



**STAFF REPORT**  
**2/5/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Juan Carrillo, Associate Planner

**SUBJECT:** Request for a second 12-Month Time Extension for Conditional Use Permit No. 294 to establish land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone. The project site is located on the northeast corner of Cesar Chavez Street and Sixth Street. (APN 778-080-009, 012, and 013). 6<sup>th</sup> Street & Cesar Chavez CIC, LP, Applicant.

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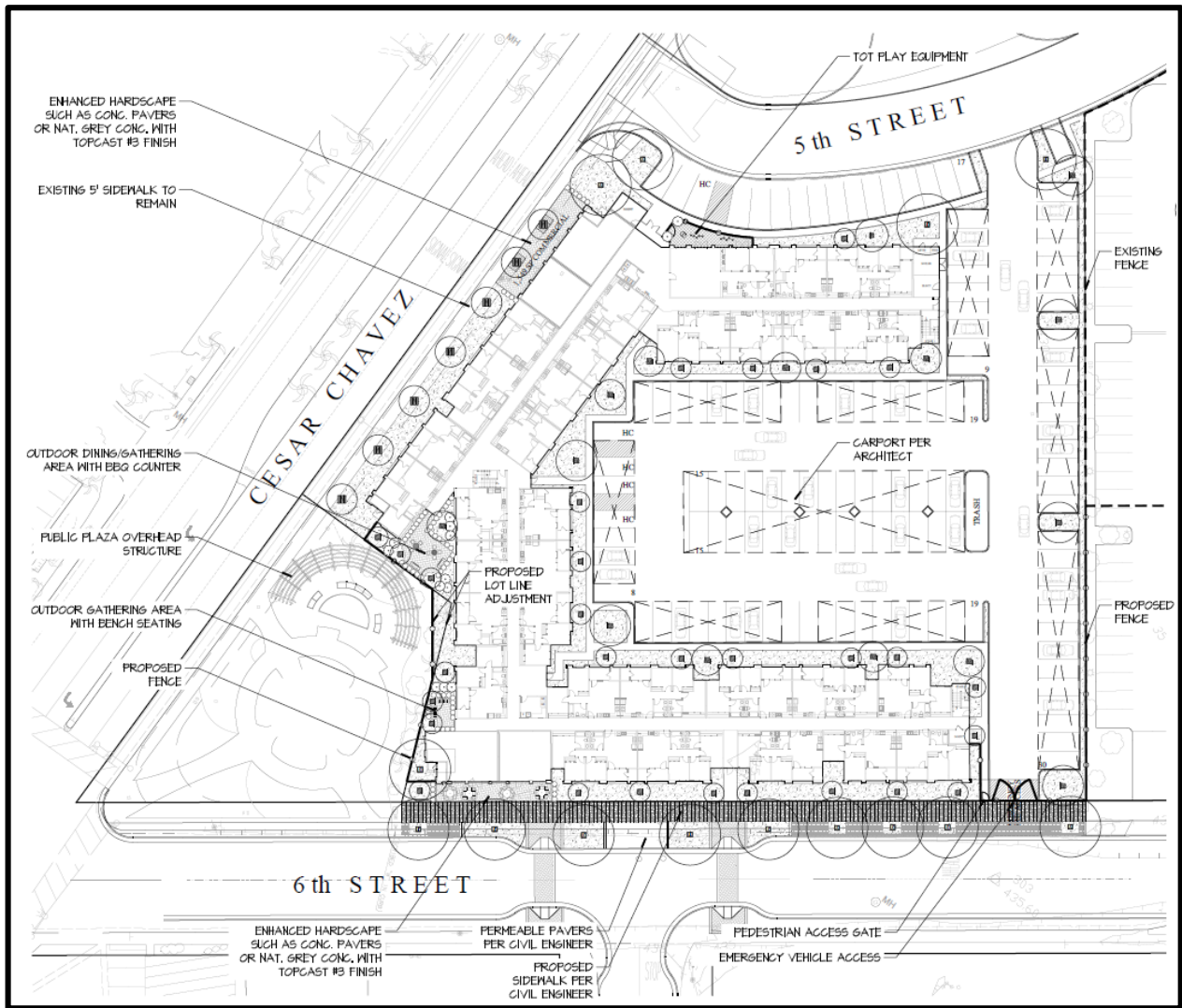
**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant a second 12-Month Time Extension for the “Pueblo Viejo Villas” Planned Development project and establish a new expiration date of December 20, 2020 for conditional Use Permit No. 294, thereby setting land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone for a future mixed use development.

**BACKGROUND:**

On November 15, 2017 the Planning Commission approved of CUP 294 for a 12 month period with an expiration of December 19, 2018 via Resolution No. PC2017-34. On November 29, 2019 the Chelsea Investment Group submitted a second request for a time extension. The proposed project is a 2.5-acre portion of a vacant site at the Northeast corner of Cesar Chavez Street and Sixth Street for a mixed use development consisting of up to 105 multi-family residential units with up to 3,000 square foot commercial component as illustrated on the next page.

On January 15, 2020 the Planning Commission approved Architectural Review No. 19-08 to allow the construction of the Pueblo Viejo Villas and Transit Hub including a new three-story mixed-use building with 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone on 2.61 acres of vacant land generally located at the northeast corner of Cesar Chavez Street and 6<sup>th</sup> Street. A transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency, will be constructed on a 1.66-acre vacant parcel located at the southeast corner of 4<sup>th</sup> Street and Cesar Chavez Street. (APN 778-080-009, 012, and 013).



### Project Site History

The project site is 2.5 acres portion of a 7.2 acre vacant parcel of land on which the Riverside County Department Social Services, DPSS, is currently building a 30,000 square foot building for social services. On October of 2017 the Planning Commission approved an Architectural Review 16-16 granting approval of a revised foot print of the building and architectural elevations. The site plan below illustrates the approved site plan for the DPSS building. A change of zone was also approved by the City Council on November 29, 2017 applying an overlay zone to portion of the site (Change of Zone 17-03):



## Design Guidelines

Pursuant to Section 17.38 of the Municipal Code, the Applicant has prepared a set of Design Guidelines for the proposed project and the Planning Commission approved them on January 15, 2020. The Design Guidelines are intended to provide guidance for all development and construction, including new buildings, site work and landscaping. Below are the building elevations prepared and approved for the project.





CESAR CHAVEZ ELEVATION 'C'



EXTERIOR ELEVATION KEYNOTES

6TH STREET ELEVATION 'D'



CESAR CHAVEZ ELEVATION 'B'

At the Planning Commission hearing of January 15, 2020, where Architectural Review 19-08 was approved, the applicant talked to the commission of some issues of concern in making the project pencil out for them. One item of concern was the burden placed on the project with cost associated items. The applicant outlined the following concerns;

- a) The cost of providing two elevators,
- b) Sidewalk along the project frontage on Cesar Chavez street,
- c) Fifth Street now becoming a public street instead of a private road,

- d) The commercial component limited to a total of 2,737 sf instead of 3,000 sf,
- e) The size of the residential units, now proposed at 730 sf. for the two bedroom units (instead of 760 sf.), and 920 sf. for the three bedroom units (instead of 1,000 sf.).
- f) Access front doors for the ground units from Cesar Chavez St. and Sixth St.

The Planning Commission approved Architectural Review 19-08 as proposed without the requested changes made by the applicant, in other words, none of the issues raised by the applicant were accommodated by the Planning Commission. On January 27, 2020 the applicant submitted construction drawings for plan check and Staff is in the process of reviewing the submittal. Additionally, the applicant has filed an appeal of the Planning Commission's decision to the City Council to modify several of the conditions of approval.

Pursuant to Chapter 17.72 and 17.74 of the Coachella Municipal Code, approval for Conditional Use Permits and Architectural Reviews are valid for 12 months unless a building permit is issued and construction is diligently pursued within that time. The Planning commission can grant up to three 12 month time extensions when the applicant submits a written request stating the reasons for the project delays.

Corrections/Clarifications:

The applicant submitted a marked-up version of Resolution No. PC 2019-01 which approved CUP No. 294 with several modifications and clarifications. Staff is not opposed to including some of these into the record, as shown below, for clarification, as they will apply to Architectural Review No. 19-08.

- 1) The applicant name needs to be updated from "Chelsea Development" to "6<sup>th</sup> & Cesar Chavez CIC, LP"
- 2) The Assessor Parcel Numbers need to be corrected to read "778-080-009 and 778-080-012".
- 3) The lot area in the first "whereas" should be "4.26 acres".
- 4) The words "parking structure" in the first "whereas" should be deleted.
- 5) The lot area in the second paragraph of page 2, and Findings #1 and #6 should be "4.26 acres".
- 6) Minimum dwelling unit sizes in Condition #4 should reflect the development incentives to be granted by the City to be 730 square feet for 2-bedroom unit, and 920 square feet for 3-bedroom unit.
- 7) Description of commercial in Condition #5 should say "up to 3,000 square feet".
- 8) The last sentence in Condition #6 should be rewritten to say: "The street frontage setback areas shall be used as an expansion of the public sidewalk." (Note: Staff is working with the applicant on final design features of the building's orientation to the sidewalk)

## **Recommendation**

Staff recommends that the Planning Commission approve a second 12-Month Time Extension for Conditional Use Permit No. 294 establishing a new expiration date of December 19, 2020.

Attachments: Applicant's Letter