

RESOLUTION NO. PC2020-02

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW 19-10 TO ALLOW THE DEMOLITION OF 50 EXISTING RESIDENCES AND CONSTRUCTION OF A NEW 110-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY (COACHELLA VALLEY APARTMENTS) WITH ON-SITE AMENITIES INCLUDING A COMMUNITY BUILDING, BASKETBALL HALF-COURT, POCKET PARK, SPLASH-PAD, TOT LOT, FREESTANDING CARPORTS ON PRIVATE DRIVEWAYS, AND COMMON-AREA PICNIC AREAS ON 5.76 ACRES LOCATED AT 84-900 BAGDAD AVENUE. (APN 768-210-025 & -026). COMMUNITY HOUSING OPPORTUNITIES CORPORATION (APPLICANT).

WHEREAS, Community Housing Opportunities Corporation (CHOC) has filed an application for Tentative Parcel Map No. 37833 and Architectural Review No. 19-10 to allow the phased development of 5.76 acres into a 110-unit multifamily residential community on property in the R-M (Multifamily Residential) zone located at 84-900 Bagdad Avenue; and,

WHEREAS, the City has processed said application pursuant to the City's Municipal Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on February 5, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map and Architectural Review as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does find that the project is consistent with the City's General Plan and Zoning Code subject to the recommended findings and conditions of approval contained in the staff report and contained herein; and,

WHEREAS the proposed project was found to not have a significant effect on the environment and a Section 15183 analysis was prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 tiering off of the City's General Plan Update Environmental Impact Report; and

WHEREAS, the proposed project could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved, that the Planning Commission of the City of Coachella, California does hereby approve Architectural Review No. 19-10, subject to the findings and conditions of approval listed below.

Findings for Approval for Architectural Review No. 19-10:

1. The proposed project is consistent with the goals, objectives, policies, and implementation

measures of the newly adopted Coachella General Plan 2035. The site has an Urban Neighborhood land use designation that allows for high-density residential development. The project will have a new density of 19 dwelling units per acre. The proposed structures will be in keeping with the policies of the Urban Neighborhood land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with General Plan policies including “High quality construction and architecture” which requires high-quality and long-lasting building materials on all new development projects in the City, and will encourage innovative and quality architecture. Additionally, the project will preserve existing, signature views of the hills and mountains from the City.

2. The proposed project will be in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes to redevelop an older 50-unit multifamily residential project by demolishing existing units, and constructing a new high-density 110-unit project with several two-story and three-story multifamily residential buildings surrounding a new community building and common open-space amenities including a pocket park, basketball half-court, outdoor splash pad, barbeque / picnic areas and shade structures. The project has shown a financial barrier to providing affordable housing and is entitled to development incentives in the form of reduced parking, and reduced dwelling unit sizes which includes 600 square foot one-bedroom units, and 940 square foot two-bedroom units and 1030 square foot three-bedroom units. Except for these development incentives, the project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed.
3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project will provide a high-density residential development designed in a traditional garden apartments theme with generous common open space directly accessible and visible to the street. The architecture is a contemporary Spanish/ Colonial/ Moorish style that will significantly improve the built environment conditions. The proposed uses will be compatible with existing adjacent uses in that there are one-story elements placed near the street and the two-story and three-story structures are set back from the street, in order to be compatible with the surrounding residential structures in the vicinity, and commercial uses to the east.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a two-story and three-story multi-family residential development with attractive architectural features and that will enhance the surrounding uses. The streetscape buildings will include substantial one-story elements including a trellis/arbor,

front porches and covered walkways to be in keeping with one-story homes on the south side of Bagdad Avenue.

5. The proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies.

Conditions of Approval for Architectural Review No. 19-10:

1. The Architectural Review (AR 19-10) is contingent upon City Council approval of Tentative Parcel Map No. 37833 and shall be valid for 24 months from the effective date of said City Council approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Architectural Review.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the submitted plans and conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Valley Apartments Project applications.
 - b. All carports shall be treated architecturally and painted to match the residential buildings.

- c. All fencing or garden walls for the project shall be subject to issuance of a separate building permit by the City Building Division. The use of decorative masonry with wrought iron fencing shall be used to include textured precision block, slump stone, or splitface block and wrought iron painted to complement the residential structures.
 - d. All parking lot lighting for the project center shall incorporate a Spanish Colonial decorative design.
 - e. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.
 - f. Decorative paving in the form of pavers or stamped/colored concrete shall be used for the first 20 feet behind the sidewalk at both driveway entrances into the project site.
3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 19-10, including architectural features, materials, and site layout.
 4. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted C.B.C., C.P.C., C.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Marshal's Office and any requirements by any other agency having jurisdiction on the project.
 5. Prior to the issuance of any building permits, the applicant shall submit landscape and irrigation plans with appropriate water calculations, and tabulations of overall new areas of outdoor landscaping for water efficiency monitoring purposes, to the Development Services Director. Compliance with regional Model Water Efficiently Landscape Ordinance is encouraged.
 6. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
 7. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Marshal's Office, Coachella Engineering Department or to other agencies for whom plan review and approval is required.

8. The owner shall vote to annex the subject property into the City's Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a grading permit.
9. The developer shall meet and confer with the 29 Palms Band of Mission Indians, or another local tribe to obtain sensitivity training, in the event that potentially significant cultural resources are encountered during ground-disturbing activities.
10. Prior to issuance of building permits, the developer shall pay all applicable City of Coachella Development Impact Fees (DIF) and any applicable regional fees including Transportation Uniform Mitigation Fees (TUMF), and Multi Species Habitat Conservation fees in effect at the time of permit issuance.
11. The applicant or successor in interest shall submit plans and pay applicable fees to the Imperial Irrigation District for electrical utility infrastructure, and include all on-site and off-site utility infrastructure work on composite utility plans submitted to the City of Coachella.
12. All roof-top equipment must be architecturally screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment generally shall be located below the parapet walls of the building. Please provide cross sections showing the line of site from street elevation, height of parapets, and height of rooftop mechanical equipment.
13. Typical 10' X 25' trash enclosures (minimum 6-ft high masonry wall with opaque metal gates) shall be installed conforming to the standards of Burrtec Waste Disposal as shown on the site plan, and in convenient centrally-located areas accessible to all residents.

ENGINEERING:

14. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
15. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
16. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing

tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

17. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required. Applicant shall obtain approval of site access and circulation from Fire Marshal's Office.
18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
19. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
20. Applicant shall obtain an encroachment permit to underground overhead distribution power line along Bagdad Avenue.
21. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. The applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer

24. The applicant shall meet and confer with the Coachella Valley Water District to verify the absence of tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines.
25. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
26. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
28. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
29. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

FIRE DEPARTMENT:

30. The Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
31. The Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance, showing compliance with the items below.
 - a. Minimum clear width of 24-feet shall be provided.

- b. Minimum outside turning radius of 38-feet while maintaining minimum inside turning radius of 14-feet.
 - c. Vertical clearance of 13'6" shall be maintained for the minimum clear width of 24-feet. This includes tree clearances.
 - d. No traffic calming devices are permitted
32. The Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
33. Fire sprinklers are required for all residential buildings. Deferred submittal of plans shall be provided to the appropriate Office of the Fire Marshal representative to be reviewed and approved prior to installation.
34. Phased inspections will be required to be completed in association with the rough piping and final acceptance, and shall be coordinated by the developer or his agents through the Riverside County Fire Marshal's office.
35. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required prior to the issuance of any building permits.

UTILITIES:

36. Detailed plumbing and mechanical plans shall be submitted as part of plan check review, to the Environmental Programs Coordinator for review and approval.
37. A water quality management plan is required for this project.
38. The developer shall install 4 AMI type water service meters. Separate water service meter for landscape irrigation; Install Above Ground "Double Check Detector Assembly" DCDA for fire system; to protect water supply from contamination or pollution.
39. The developer shall install RP/Backflow device at least 12" of all water meters servicing landscape, for commercial facilities.
40. The project must adhere to the State Drought Mandate for drip or micro-spray of all landscape. A Pollution Prevention Plan for chemical storage and materials for water play area. The facility may be required to install a sub-meter for non-residential buildings to determine "return to sewer" from water use;

PASSED APPROVED and ADOPTED this 5th day of February 2020.

Javier Soliz, Chair
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2020-02, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of February 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Secretary