



STAFF REPORT 2/15/2023

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project (Proposed Revisions)

SPECIFICS: Second proposed amendment to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant C-G (General Commercial) zoned property 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 revisions to the conditions of approval for the Tripoli Mixed-Use project, a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and four retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue as follows:

- Amend Condition of Approval # 9 to read as follows: “The applicant shall accommodate an elevator for Building A and B.”
- Add new Condition of Approval # 81: “Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Parks Director, up to a maximum cost of \$350,000, inclusive of landscape architecture, and agency fees.”

BACKGROUND:

At a public hearing on April 20, 2022, the Planning Commission recommended approval of 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 City Council approved the project at a public hearing



on May 11, 2022. At a public hearing on October 26, 2022 the Planning Commission recommend approval of proposed amendments to the original approval and the City Council approved the amendments on November 9, 2022, which included architectural and site plan modifications and building/unit size reduction.

The applicant requests the Planning Commission remove a requirement for an elevator in Building A to reduce project costs to finance the project. The applicant states that they believe Coachella residents would benefit more from improvements for the planned park at 9th Street and Shady Lane than elevators on Building A. The applicant received California Infill Infrastructure Grant funding to pursue infrastructure improvements in the Pueblo Viejo district, which includes park construction at the 9th Street and Shady Lane property acquired from the Imperial Irrigation District. The applicant indicated that removal of the elevator in Building A is the best option to reduce costs as only 36 apartment units would be serviced by a Building A elevator for building floors 2 and 3. The applicant also conveyed the project was awarded 4% tax credits and bonds on November 30, 2022 and has a financial closing deadline of May 29, 2023. The applicant expressed the need to finalize the project’s budget and conditions of approval by the end of February 2023.

Table 1: Original Approved Project vs. Amended Project

	Original Approved	1st Amendment (Approved)
Building A Unit Size	<ul style="list-style-type: none"> • 13 - One bedroom 581-586 sq. ft. • 17 - Two bedroom 799 sq. ft. • 14 - Three bedroom 1,061 sq. ft. <u>Total Units: 44 units</u>	<ul style="list-style-type: none"> • 12 - One bedroom 542 sq. ft. • 24 - Two bedroom 702 sq. ft. • 14 - Three bedroom 932 sq. ft. <u>Total Units: 50 units</u>
Building B Unit Size	<ul style="list-style-type: none"> • 14 - One bedroom 581-586 sq. ft. • 35 - Two bedroom 799 sq. ft. • 15 - Three bedroom 1,061 sq. ft. <u>Total Units: 64 units</u>	<ul style="list-style-type: none"> • 15 - One bedroom 542 sq. ft. • 27 - Two bedroom 702 sq. ft. • 16 - Three bedroom 932 sq. ft. <u>Total Units: 58 units</u>
Community Rooms/Lounges (1 st Floor Only)	Building A <ul style="list-style-type: none"> • 652 sq. ft. community room Building B 1,296 sq. ft. community room <u>Total Community Space: 1,948 sq. ft.</u>	Building A <ul style="list-style-type: none"> • Merged with Building B Building B 1,790 sq. ft. commercial space <u>Total Community Space: 1,790 sq. ft.</u>
Tot Lot	218 sq. ft.	813 sq. ft.
Commercial Space (1 st Floor Only)	Building A <ul style="list-style-type: none"> • 1,085 sq. ft. commercial space Building B <ul style="list-style-type: none"> • 1,413 sq. ft. commercial space <u>Total Retail: 2,498 sq. ft.</u>	Building A <ul style="list-style-type: none"> • 2 commercial spaces (1,031 sq. ft. each – 2,062 sq. ft. total) Building B <ul style="list-style-type: none"> • 2 commercial spaces (992 sq. ft. each – 1,984 sq. ft. total) <u>Total Retail: 4,046 sq. ft.</u>
Parking	-On-Street Parking 41 spaces -On-Site Parking 118 spaces <u>Total Parking: 159 spaces</u>	-On-Street Parking 38 spaces -On-Site Parking 104 spaces <u>Total Parking: 142 spaces</u>

DISCUSSION/ANALYSIS

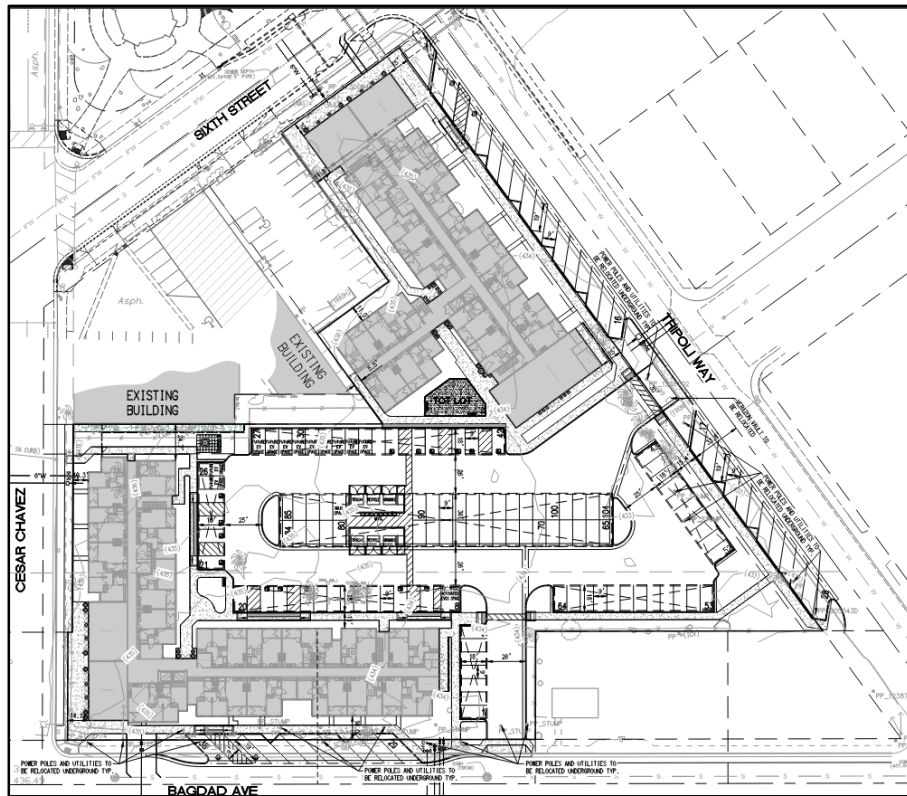
The surrounding land uses and zoning designations are as follows:

- 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 proposed buildings 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 buildings support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

Figure 2: Site Plan (Approved)



Parking

The applicant proposes 104 on-site parking spaces and 38 on-street parking spaces. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. 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 81 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 10 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Architectural Design

The overall architectural style of the approved project incorporates Spanish Colonial Revival design, which was amended from the original approval and the elevations are depicted below:



Cesar Chavez Street Frontage



Bagdad Avenue Frontage (Proposed)



Tripoli Avenue Frontage (Proposed)



6th Street Frontage (Proposed)

Landscape Design

The plant schedule 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.

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 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. 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.

Figure 3: Corner of Bagdad Avenue and Cesar Chavez St (Left) and 6th Street (Right)



Table 2 – 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. Restaurants: 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- Mixed-Use: 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces</p>	<p>-On-Street Parking 38 spaces -On-Site Parking 104 spaces <u>Total spaces:</u> 142 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 35. Due to density bonus law 61 spaces required.</p>
Lot Requirements	<p>Zoning - Minimum Lot width 50’</p>	<p>Lot width exceeds 50’</p>	<p>Yes</p>
Height (maximum)	<p>Zoning - 35’ maximum PV standards – No maximum, but requires at least a minimum 3 stories.</p>	<p>60’</p>	<p>No – Though complies with PV standards</p>
Density	<p>Zoning – No density standard in C-G zoning. PV Standards – 20-65 du/acre</p>	<p>38 du/acre</p>	<p>Yes – Complies with PV standards and General Plan</p>
Unit Size	<p>Zoning – None PV Standards –</p> <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 542 sq. ft. • 2 bedroom 702 sq. ft. • 3 bedroom 932 sq. ft. 	<p>No –but may be permitted in the PUD</p>
Public Open Space Requirement	<p>Zoning – None PV Standards – 10% for development over ½ acre</p>	<p>No public open space provided.</p>	<p>No</p>
Landscaping	<p>Zoning</p> <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10’ setback fully landscaped. 	<ul style="list-style-type: none"> • All areas exceed 10’ fully landscaped setback 	<p>Substantially in compliance. Project conditioned</p>

	<ul style="list-style-type: none"> • 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"> • 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. • The rear property line planter to the rear of Panda Express is less than 5’. 	to comply with all landscape standards.
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"> • First floor development floor height is Not 3’ above the sidewalk • The first floor retail 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>

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 Resolution No. PC 2023-05 recommending that the City Council approve amendment to conditions of approval for CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff., including a provision that any

resulting cost savings be used to increase expenditures in parking improvements.

- 2) Adopt Resolution No. PC 2023-05 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by the applicant, excluding a provision that any resulting cost savings be used to increase expenditures in parking improvements.
- 3) Not approve Resolution No. PC 2023-05 and maintain existing approvals of Council Resolution No. 2022-96 (CUP No. 351 and AR No. 22-04 and Ordinance 1193 CZ 22-01).
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1. Staff is concerned about the significant amount of modifications requested by the applicant since the original proposed design and requests that any cost savings that may result in the project construction be used to increase funding for park improvements or project enhancements.

Attachments:

1. Resolution No. PC2023-05 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
2. Vicinity Map
3. Approved Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
4. Approved Landscape Plan
5. Perspective Renderings