

RESOLUTION NO. PC2022-01

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW 21-13 TO ALLOW THE CONSTRUCTION OF THE COACHELLA SUNLINE TRANSPORTATION HUB CONSISTING OF A 540 SQ. FT. BREAKROOM/OFFICE BUILDING, THREE BUS SHELTERS, STREETScape AND LANDSCAPE IMPROVEMENTS LOCATED AT THE SOUTHEAST OF FOURTH STREET AND CESAR CHAVEZ STREET (APN 778-080-021) SUNLINE TRANSIT AGENCY (APPLICANT).

WHEREAS Sunline Transit Agency filed an application for Architectural Review (AR) 21-13 to allow the construction of a transit center for Sunline Transit Agency services (Line 111, Line 91, Line 92, Line 95) and will include a 540 sq. ft. breakroom/office building for the use of Sunline Transit Agency staff, three bus shelters, landscape improvements, and a corner focal point for a future public art installation located at the Southeast corner of Cesar Chavez Street and 4th Street located at the northeast corner of First Street and Cesar Chavez Street (APN 778-080-021); and,

WHEREAS on January 19, 2022, the Planning Commission of the City of Coachella considered the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and requested project design revisions; and

WHEREAS on July 6, 2022, the Planning Commission of the City of Coachella again considered the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and requested project design revisions; and

WHEREAS the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project qualifies for a CEQA exemption under Section 15332.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct

and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project project qualifies for a CEQA exemption under Section 15332. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site where no more than five acres are to be developed and substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. Therefore, the City has acknowledged that the project is exempt from CEQA.

Section 3. Architectural Review Findings

With respect to Architectural Review 21-13, the Planning Commission finds as follows for the proposed for the proposed transit hub:

1. The Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. 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. The Coachella Sunline Transit Hub would accomplished the General Plan goals of brining the community together by created a transit center that bring visitors to the City's Pueblo Viejo district from the City and throughout the Coachella Valley. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The project as designed and conditioned would designed to be consistent with architecture, streetscape, and landscape design recommended in the Pueblo Viejo District

Design Guidelines.

4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic and buses on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Architectural Review 21-13 for the Coachella Sunline Transportation Hub subject to the conditions approval identified in Exhibit A and modified by the Planning Commission to include:

- A public restroom shall be added to the Sunline Transit Hub site as an add-alternate amenity based on the availability of funding. *(Added as Condition 19)*
- Date palm trees shall be added to the landscape plan as add-alternate landscaping based on the availability of funding. *(Modified in Condition 7c)*
- The proposed chain-link fence to enclose the retention basin area shall be replaced with wrought iron fencing with a design and color consistent with the transit center design and the Pueblo Viejo Design Guidelines as an add-alternate feature based on the availability of funding. *(Modified in Condition 7d)*

PASSED APPROVED and ADOPTED this 6th day of July 2022.



Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez

Digitally signed by Gabriel Perez
DN: cn=Gabriel Perez, o=City of Coachella, ou=Planning
Division - Development Services Dept,
cn=Gabriel Perez
Date: 2022.08.15 10:02:24 -07'00'

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:



Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-01, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of July 2022, by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSENT: None.

ABSTAIN: None.

Gabriel Perez
Digitally signed by Gabriel Perez
DN: C=US, E=gperrez@coachella.org,
O=City of Coachella, OU=Planning
Division - Development Services Dept,
CN=Gabriel Perez
Date: 2022.08.15 10:02:06-07'00'

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2022-01
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 21-13 SUNLINE TRANSIT HUB

General Conditions

1. Architectural Review 21-13 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. 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 the conditional use permit or architectural review.
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

Architectural Design

7. The applicant shall include project architectural design modifications prior to building permit submittal that include:
 - a. Ensuring sufficient window and door recesses on breakroom building.
 - b. Add stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns to the breakroom building.
 - c. Incorporate date palm tree as add-alternate landscaping based on the availability of funding within the landscape design and substitute trees and plants with the types recommended in the Pueblo Viejo design guidelines.
 - d. The proposed chain-link fence to enclose the retention basin area shall be replaced with wrought iron fencing with a design and color consistent with the transit center design and the Pueblo Viejo Design Guidelines as an add-alternate feature based on the availability of funding. Utilize decorative window grilles and incorporate light green window color.
 - e. Add decorative lighting to the breakroom building.
8. 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.
9. Stucco walls shall consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
10. Any proposed trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.

Public Realm/Streetscape

11. Setback the sidewalk along Cesar Chavez Street along landscape areas to create a landscape parkway to separate pedestrian traffic from street and allow for shade from afternoon sun and reduce heat island effect. Alternatively, place tree grates in proposed sidewalk area consistent with Pueblo Viejo Design Guidelines (page 4-180) that reduce heat island effect and provide shade from afternoon sun.
12. Widen 6-foot sidewalk areas to 8 feet to enhance pedestrian access.

Landscaping

13. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
14. Add trees and plants at the retention basin between fencing and curb.
15. Decomposed granite for landscape areas shall be a minimum of $\frac{3}{4}$ inch.
16. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
17. Landscape design shall include Hong Kong Orchid or Chinese Elm trees, which are eligible trees in the Pueblo Viejo design guidelines. Plants shall be substituted with the succulents, shrubs, and perennials recommended in the Pueblo Viejo design guidelines.
18. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy/project completion.
19. A public restroom shall be added to the Sunline Transit Hub site as an add-alternate amenity based on the availability of funding.