



City of Coachella Development Services Department

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Notice of Action by Planning Commission

Subject Case: Second Amendment to CUP No. 351 and AR No. 22-04 (Tripoli Mixed Use Project)

Date of Meeting: February 26, 2023

Applicant: Chelsea Investment Corporation
Attn: David Davis
6339 Paseo del Lago
Carlsbad, CA 92011

Action: The Planning Commission voted to adopt Resolution No. 2023-05 recommending approval of a second amendment to Conditional Use Permit No. 251 and Architectural Review No. 22-04, to 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) subject to the findings and conditions of the staff report and modified as follows:

Modified Conditions:

- Condition 9: The applicant shall accommodate an elevator for Building ~~A~~ and B.
- Condition 81 added as follows: Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Staff, subject to a ~~maximum~~-minimum **construction** cost of \$350,000 **and half the elevator cost**, ~~inclusive of landscape architecture, and agency fees.~~ The applicant shall increase funding for park improvements above \$350,000 ~~with any savings achieved by the developer on project construction costs.~~ **the construction cost of this condition with any savings achieved by the developer on project costs to be used to increase expenditures in park improvements.**

By: Gabriel Perez
Gabriel Perez, Development Services Department

Digitally signed by Gabriel Perez
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o=City of Coachella, ou=Planning
Division - Development Services Dept.,
c=CA, cn=Gabriel Perez
Date: 2023.02.26 16:44:28-0800

Date: 2-26-23

cc: File Sanitary City Manager Engineering
City Council Building Applicant Architect

APPEALS (This item will be heard by the City Council and is not subject to appeal):

Coachella Municipal Code Section 080.23. Appeals. B. *Time Limit* - Filing of Appeal Any valid appeal shall be filed withing fifteen (15) days of the date on which notice of the recommendation or determination was mailed, except that when the final day for filing an appeal falls on a Saturday, Sunday or legal holiday, the time for filing for such appeal shall be extended to the close of business on the next succeeding working day. Mailing of notice shall be as expeditious as practicable. See also Coachella Municipal Code Sections 080.23.A, 080.43, 080.53 and 080.63