



Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA
OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION SPECIAL MEETING

October 26, 2022
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84535136970?pwd=L1RhWHBYV3YrdW1uL21GaWVqNXFpZz09>

Or one tap mobile :

Us: +16694449171,,84535136970#,,, *805759# US

Or telephone:

Us: +1 669 444 9171

Webinar ID: 845 3513 6970

Passcode: 805759

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Public comments may be received via email, telephonically, or via zoom with a limit of 250 words, or three minutes:

In real time:

If participating in real time via zoom or phone, during the public comment period, use the “raise hand” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.

In writing:

Written comments may be submitted to the commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes-October 5, 2022

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Request for a Third 12-Month Time Extension for Architectural Review No. 19-02 to construct a new multi-tenant retail/office center consisting of two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of land totaling 1.9 acres in the C-G (General Commercial) zone located at the southeast corner of Valley Road and Cesar Chavez Street. (APN 778-280-001 & -002). Juan Carlos Guardado, Applicant.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Tripoli Mixed-Use Project (Proposed Revisions)

Amendments 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 2 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

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

26 de Octubre, 2022
6:00 PM

DE ACUERDO CON EL PROYECTO DE LEY 361 DE LA ASAMBLEA, JUNTO CON LA DECLARACIÓN DEL ESTADO DE EMERGENCIA DEL GOBERNADOR EMITIDA EL 4 DE MARZO DE 2020, ESTA REUNIÓN SE PODRÁ REALIZAR POR TELECONFERENCIA.

Si desea asistir a la reunión a través de zoom, aquí está el enlace:

<https://us02web.zoom.us/j/84535136970?pwd=L1RhWHBYV3YrdW1uL21GaWVqNXFpZz09>

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O teléfono:

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ID del webinar: 845 3513 6970

Código de acceso: 805759

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Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN.

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA AGENDA:

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 05 de Octubre, 2022

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

2. Petición de una extensión de tiempo de 12 meses para la revisión arquitectónica N°. 19-02 para construir un nuevo centro de venta minorista/oficina con múltiples inquilinos que consiste en dos edificios comerciales para un total de 22.300 pies cuadrados en dos parcelas vacantes con un total de 1,9 acres en la zona C-G (Comercial General) ubicada en la esquina sureste de Valley Road y Cesar Chavez Street. (APN 778-280-001 & -002). Solicitante: Juan Carlos Guardado.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

3. Proyecto de uso mixto de Trípoli, propuesta de enmiendas al Permiso de Uso Condicional (CUP, por sus siglas en inglés) N°. 351 y a la revisión arquitectónica (AR, por sus siglas en inglés) N°. 22-04, incluyendo la condición o aprobación y las modificaciones de diseño para un desarrollo de uso mixto que consiste en 108 unidades de apartamentos y 3 unidades de venta minorista en 2,8 acres en la esquina noreste de Cesar Chavez Street y Bagdad Avenue (APN# 778-081-003 y -001) Solicitante: Chelsea Investment Corporation.

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



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1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 5, 2022
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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Passcode: 380084

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CALL TO ORDER: 6:08 P.M.

PLEDGE OF ALLEGIANCE:

Gabriel Perez

ROLL CALL:

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Chair Virgen, Vice Chair Navarrete

Commissioners Absent: Alternate Commissioner Gutierrez

Staff Present: *Gabriel Perez, Development Services Director.
* Eva Lara, Planning Technician.
*Jesus Medina, Information Technology Technician.

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

IT WAS MOVED BY COMMISSIONER NAVARRETE AND SECOND BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – September 21, 2022

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARRETE TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.
ABSENT: Alternate Commissioner Gutierrez.

WRITTEN COMMUNICATIONS:

None

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Historic Preservation Roles - Planning Commission

Gabriel Perez, Development Services Director, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

3. Pueblo Viejo Downtown Parking Survey and Consideration of Parking Time Limits.

Eva Lara, Planning Technician, and Gabriel Perez, Development Services Director, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Steve Garcia, owner of Sixth Street Coffee Shop, made himself available for questions and comments.

Rene Rosales, Code Compliance Manager, commented some of the issues with the parking and suggested Parking meters.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO CREATE TWO 15 MINUTE PICKUP PARKING SPACES FROM 7:00 AM TO 5:00 PM, MONDAY THROUGH SATURDAY WITH CONSISTED SIGNAGE AS THE NEW WAYFINDING SIGNAGE IN FRONT OF THE LIBRARY AND SIXTH STREET COFFEE SHOP.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

4. Request for a second 12-month time extension for Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead

Development Phase II) which consists of a mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Cesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

Gabriel Perez, Development Services Director, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA THAT THE PLANNING COMMISSION APPROVE RESOLUTION NO. PC2022-23 FOR THE SECOND 12-MONTH TIME EXTENSION WITH A NEW EXPRATION DATE OCTOBER 14, 2023.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

5. Freestanding Identification Sign – Eberhard Equipment Architecture Review No. 22-06 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant) Continued from the Planning Commission meeting of September 21, 2022Gabriel Perez, Development Services Director, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Gabriel Perez, Development Services Director, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:15 pm by Chair Virgen

Public Hearing Closed at 7:16 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY VICE CHAIR NAVARRETE TO APPROVE RESOLUTION NO. PC2022-33 APPROVING THE EBERHARD EQUIPMENT FREESTANDING IDENTIFICATION SIGN UNDER ARCHITECTUAL REVIEW NO. 22-06 AND VARIANCE NO. 22-03.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

INFORMATIONAL:

6. Development updates

Gabriel Perez, Development Services Director, updated on the following:

- Starbucks grand opening and recommendation on landscape maintenance.
- Convenience Store and Gas Station coming soon.
- Panda Express in construction.
- Application from McDonalds CUP modifications.
- Pulte and DR Horton Developing housing.
- Sunline Transit Hub is in Plan check at this moment.
- Tripoli Development is coming back some time the end of this month or in November.

ADJOURNMENT: 7:25 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
10/26/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Request for a Third 12-Month Time Extension for Architectural Review No. 19-02 to construct a new multi-tenant retail/office center consisting of two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of land totaling 1.9 acres in the C-G (General Commercial) zone located at the southeast corner of Valley Road and Cesar Chavez Street. (APN 778-280-001 & -002). Juan Carlos Guardado, Applicant.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant the third and last 12-month time extension for Architectural Review No. 19-02 for a new expiration date of August 7, 2023.

BACKGROUND:

On October 12, 2021, the applicant, Juan Carlos Guardado, submitted a first time extension request for the project, which was granted a two-year term expiring August 7, 2022. The project is a multi-tenant retail/office center on two vacant parcels of land totaling 1.9 acres in the located at the southeast corner of Valley Road and Cesar Chavez Street.

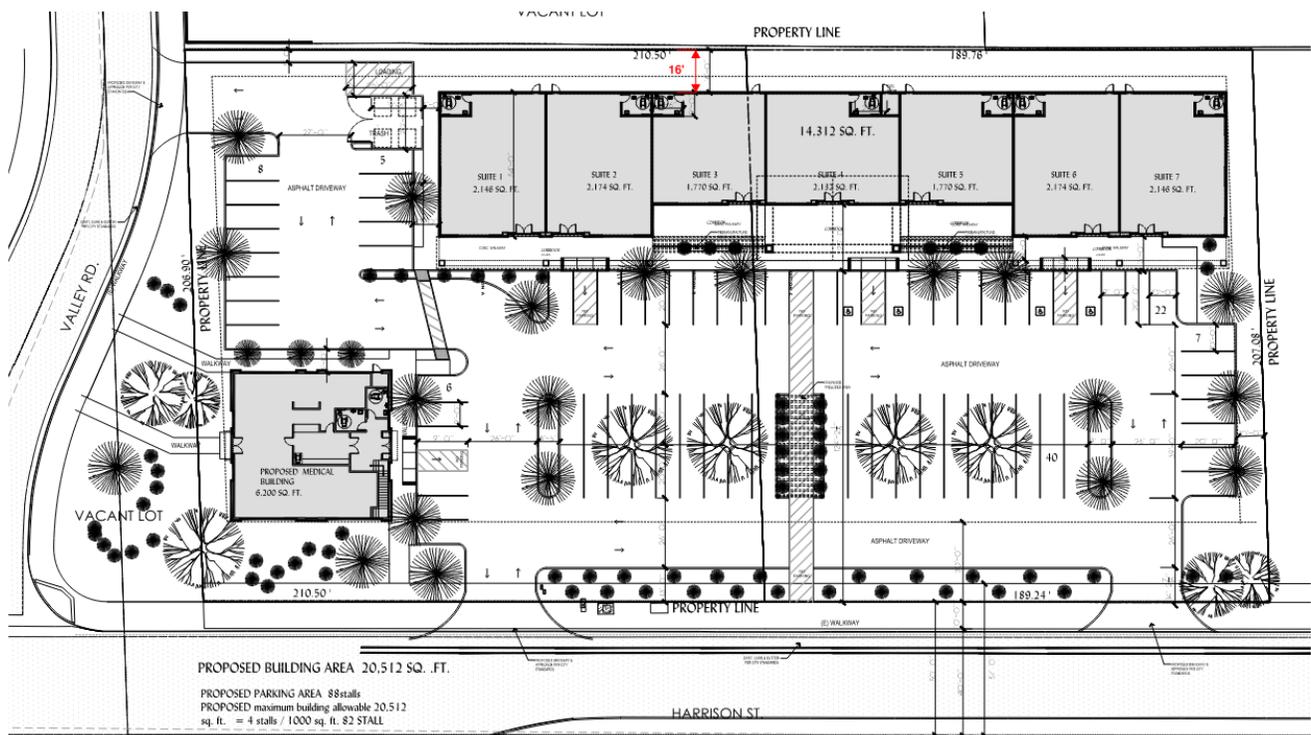
On August 7, 2019, the Planning Commission approved Architectural Review No. 19-02 to allow the construction of a multi-tenant retail/office center consisting of two commercial buildings totaling 22,300 square feet. One of the proposed buildings is a 6,200 square foot, two-story building located closer to the intersection of Cesar Chavez and Valley Road. The second building is 16,100 square feet, one-story building located at the rear of the site with seven (7) potential tenants. Three points of vehicular access are provided to the proposed development, one from Valley Road and two from Cesar Chavez Street.

The proposed architecture for the proposed two buildings is of a contemporary design with a light “Golden Gate” exterior stucco color, and a top plate wall measuring a height of 26’ for the two-story building. The one-story building proposes a top plate at 17 feet and a parapet wall height at 27 feet. The one story building provides a corridor at the entire length of the building with a 9 foot depth at the ends of the building and 17 feet 6 inches depth at the center of the building. Additionally, the corridor provides an extended arched design with stuccoed foam with accenting colors.



DISCUSSION/ANALYSIS:

As part of the previous time extension request, the applicant included a revision on the site plan for a modification to the side setback and parking stall count. The revised site plan included a 16’ side setback from the easterly property line (rear portion of the property) modified from a 10’ setback on the original plan to accommodate an existing easement. The easement is to remain clear of any structures, which resulted in a decrease of the building square footage for the one-story building located at the rear of the site from 16,100 square feet to 14,312 square feet. The one-story building will still accommodate seven (7) potential tenants. In addition, the parking stall count decreased from 91 to 88 parking stalls from the original site plan.



The Planning Commission is required to review Architectural Review time extension requests according to the following criteria in the Coachella Municipal Code.

- *There will be no significant change in the surrounding neighborhood.* There are no further changes to the proposed project that would result in a change in the surrounding neighborhood.
- *The project conforms to existing and new building and zone requirements.* The project site has a zoning designation of C-G (General Commercial) which permits office and retail uses.
- *A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration.* The Applicant filed for the extension with the Development Services Department on August 4, 2022. By requesting a 12-month time extension, it will ensure the project is valid and can continue with the plan check process.
- *The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.* The Applicant included the reason for the extension request due to the building plans in plan check.

RECOMMENDATION:

Staff recommends that the Planning Commission grant the third and last available 12-month time extension for Architectural Review No. 19-02, making the new expiration date August 7, 2023.

Attachments:

1. Applicant's Letter
2. Approved Site Plan
3. Decision Letter - Conditions of Approval AR No. 19-02

CASHCLA DESIGN & ASSOCIATES

COMMERCIAL, RESIDENTIAL & PLANNING DESIGN DEVELOPMENT

August 4, 2022

City of Coachella
c/o Planning Department
1515 6th Street
Coachella, Ca

RE: Harrison Blvd, Coachella, CA

To whom it may concern,

I am writing this letter, as per an email I received from Nikki Gomez , Associate Planner, stating that the Project AR – 1902 extension will expire on August 7, 2022, due to non issued building permit.

“The expiration date is based on the original Planning Commission approval back on August 7, 2019 , the 2 consecutive 12 month extension (24 months) granted last year made the new (now) expiration date to August 7, 2022.

So now, the last and third extension request will have the expiration date of **August 7, 2023**”.

Based on the procedure stated in Nikki’s email, we need to obtain an additional extension from the Planning Department to continue the process with the building permit. On 8/3/22, we submitted plans to this department with the current planning approval extension that was granted on 11/8/21 to complete this process, and obtain building permit. I am greatly appreciate your assistance with this matter.

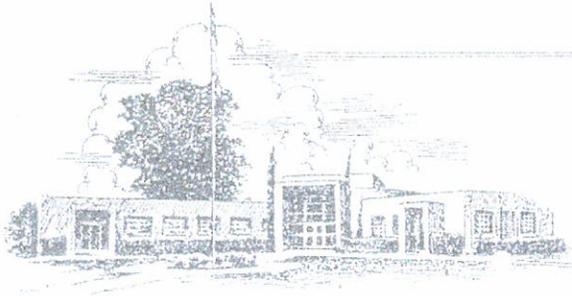
Please call me at (760) 272-9117. Your reply would be greatly appreciated.

Thank you,

Carlos Sanchez
Designer

City of Coachella
Development Services Department

1515 Sixth Street
Coachella CA 92236
(760) 398-3102
Fax (760) 398-5421



Notice of Action by Planning Commission

Subject: Architectural Review No. 19-02

Date of Meeting: August 7, 2019

APPLICANT: Mr. Juan Carlos Guardado
Guardado Group, Inc.
82-204 Highway 111, Suite A
Indio, CA 92201

Action: The Planning Commission opened the public hearing and voted (4/0) to APPROVE Architectural Review No. 19-02 consisting of a request to construct a new multi-tenant retail/office center proposing two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of vacant land totaling 1.9 acres in the C-G (General Commercial) zone. (APN 778-280-001, and 002), with the findings and conditions referenced in the staff report. The condition below has been modified to reflect the addition of street trees as conditioned by the Planning Commission:

- 38. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The applicant shall work with City Staff to add additional street trees to the landscape plan along Cesar Chavez Street between access drives

By: Luis Lopez
Luis Lopez, Development Services Director

Date: 8/8/19

cc:
Building
Applicant
City Engineer

APPEALS:

Coachella Municipal Code Section 17.70.080. Appeals. B. Time Limit - Filing of Appeal Any valid appeal shall be filed within 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 17.72.010(I)2, 17.74.040, 17.76.040, and 17.82.040.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-02:

1. Architectural Review No. 19-02 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the project entitlements.
2. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
3. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
4. 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.
5. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 6 feet high and it is only applicable to the east property line of the proposed project.
6. Any and all power lines below 50 KV shall be undergrounded and any other overhead utilities such as telephone lines and cable TV along the frontage of the proposed project.

7. The applicant shall build a decorative wall with pilasters at every 75 feet at a maximum height of 6 feet at the east property line.
8. The applicant shall process a lot-merger for the two existing lots, APN 778-280-001 and 002 prior to any building permit issuance.

Engineering:
Grading and Drainage

9. 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.
10. 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.
11. 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.

12. Applicant shall submit for review and approval by the City Engineer civil plans related to any existing utility easements in the property on-site and off-site, if any, that may affect the development of the site.
13. 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.
14. Applicant shall obtain approval of site access and circulation from Fire Marshall.
15. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.
16. Plans shall show if there are any easements for public utilities within the property boundaries.

Street Improvements

17. 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 %.
18. 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.
 - a. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Sewer and Water Improvements

19. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.

20. 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.
21. A separate fire connection is required as per standard W-1, W-4, W-7, W-10 (Above ground) for the new construction with the following criteria: if a building exceeds 3,600 square feet and/or has more than 100 seating area. Fire hydrants are required within 250 feet minimum from the closest building point to the hydrant. Pipe type c-900-CLS-200.

General

22. Underground or relocation of utility power lines is required along the project's frontage on Valley Road and Harrison Street. Previous to construction of offsite improvements; applicant shall contact utility company IID to contemplate alternatives. Applicant shall obtain a letter from IID for this purpose and submit to the city with IID's recommendations.
23. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing 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. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
24. The applicant shall process a lot-line-adjustment between the two parcels to comply with the requirements of the proposed development.
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.

Completion

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.

Development Services – Landscaping:

30. 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.
31. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
32. 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.
33. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.

34. Landscape areas shall be dressed with a minimum ½ inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
35. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
36. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
37. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.
38. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The applicant shall work with City staff to add additional street trees to the landscape plan along Cesar Chavez Street between access drives.
39. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.

Development Services – Project Design:

40. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-02 the projects construction plans and elevations, and subject to review and approval.
41. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
42. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
43. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.

44. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.
45. The applicant shall obtain all necessary easements and/or agreements to construct all access points to the site, from access drive to walkways to the proposed buildings, these includes the maintenance of landscaping along Valley Road.

Imperial Irrigation District:

46. IID holds easement rights for the CI 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines).
47. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
48. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.
49. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

50. Submit water and sewer plans for approval from Utilities Manager-project required to connect to City public water and sewer system.
51. The project will require a Water Quality Management Plan (WQMP)-> 25 parking spaces.
52. Facility will be required to submit a source control survey.
53. Facility may require grease interceptor(s) if food service establishment is being considered.

54. Submit detailed plumbing and mechanical plans
55. Install above ground “double Check Detector Assembly” DCDA for fire system; to protect water supply from contamination or pollution.
56. Backflow devices will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
57. Install separate 4G-AMI metering system for each building.
58. Install separate 4G AMI metering system for irrigation system.
59. The project shall implement the State’s drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip potable water outside or microspray systems.

Fees:

60. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
61. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
62. The applicant shall pay all required water connection fees.
63. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
64. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of One-half (1/2) of one percent (1%) for new commercial and industrial construction.
65. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Riverside County Fire Department:

66. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
67. Fire Department water system(s) for protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
68. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Coachella Valley Unified School District

69. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$.56 per square foot of all commercial/industrial development. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District. The fee will be required to be paid prior to the issuance of the building permit.

Miscellaneous:

70. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
71. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
72. A minimum of two points of access shall be provided during all phases of construction to the satisfaction of the Riverside County Fire Marshal's office.



STAFF REPORT 10/26/2022

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project (Proposed Revisions)

SPECIFICS: Amendments 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 2 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 architectural design and 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 two retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue as follows:

- **Building A** – 3-story 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space modified to 50 apartments units, 2 commercial spaces of 1,031 sq. ft. each and 1,790 sq. ft. community room/lounge. (Southwest corner of 6th Street and Tripoli Ave)
- **Building B** – 4-story 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space modified to a 3-story building consisting of 58 apartment units, 2 commercial spaces of 992 sq. ft. each (Northeast corner of Cesar Chavez Street and Bagdad Avenue)
- Outdoor Tot Lot (relocated at the front of Building A)



BACKGROUND:

The subject site is a vacant commercial property and historical aerial photographs from 1953 identify a previous large commercial/industrial building on the site and later removed on 1996 aerial photographs. Chelsea Investment Corporation is currently constructing a 3-story, 105-unit mixed-use development, Pueblo Viejo Villas, on 2.61-acre site north of this subject site as a transit-oriented development approved under Change of Zone 17-03. A transit hub on 1.66 acres at the corner of Fourth Street and Cesar Chavez Street will be constructed in association with Pueblo Viejo Villas and will be operated by Sunline Transit Agency.

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.

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 applicant proposes modification of an approved mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A was approved for a 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6th Street and Tripoli Avenue. Building B was approved as a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both 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.

The applicant proposes to maintain the same unit count of 108 apartments with 1-3 bedroom unit options, but proposes to reduce the size of all units and the unit number in Building B in order to reduce the size of Building B from 4-stories to 3-stories. The community lounge space is proposed to be merged into Building A and total community lounge space reduced by 158 sq. ft. The community space will include kitchen space, restrooms, and 6 computer stations. The retail space

available for the project would increase by 1,548 sq. ft. under the new proposal with two retail suites in each building.

Figure 1: Site Plan (Original)

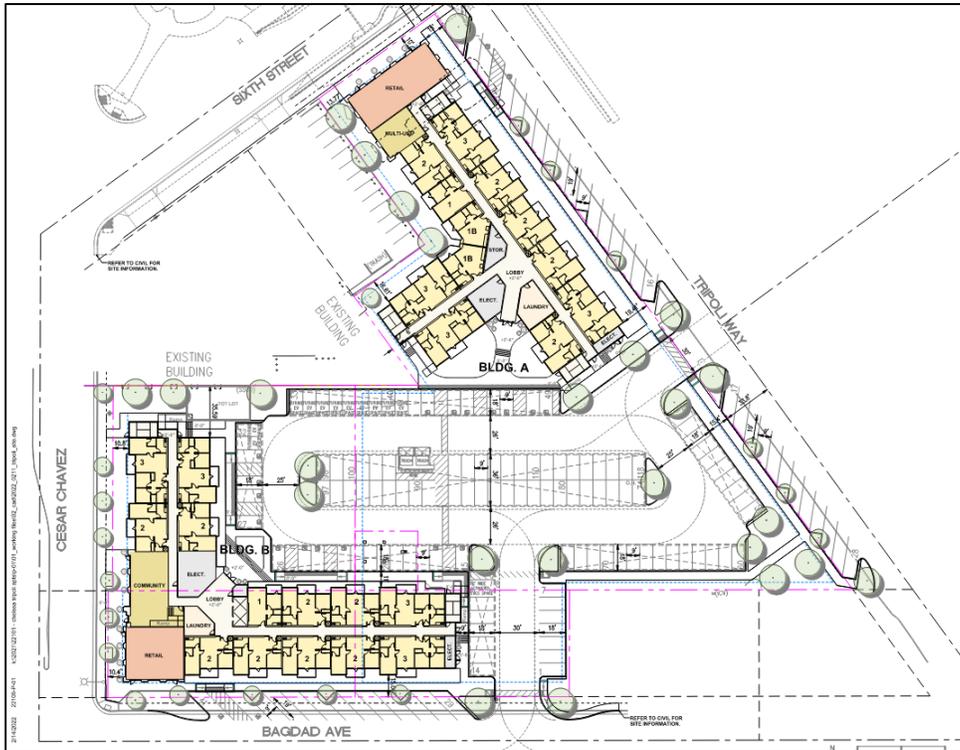
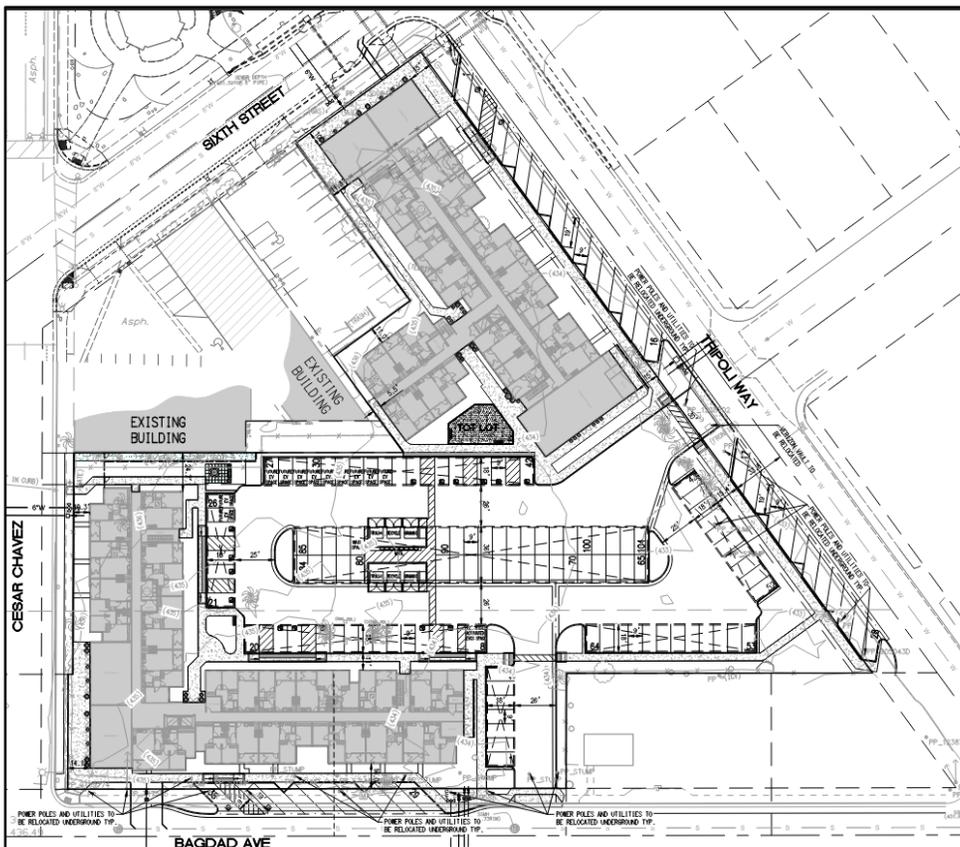


Figure 2: Site Plan (Approved)



	Original Approved P	New Proposal
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. Total Units: 44 units	<ul style="list-style-type: none"> • 12 - One bedroom 542 sq. ft. • 24 - Two bedroom 702 sq. ft. • 14 - Three bedroom 932 sq. ft. Total Units: 50 units
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. Total Units: 64 units	<ul style="list-style-type: none"> • 15 - One bedroom 542 sq. ft. • 27 - Two bedroom 702 sq. ft. • 16 - Three bedroom 932 sq. ft. Total Units: 58 units
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 Total Community space: 1,948 sq. ft.	Building A <ul style="list-style-type: none"> • Merged with Building B Building B 1,790 sq. ft. commercial space Total Community Space: 1,790 sq. ft.
Tot Lot (Outdoor)	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 Total Retail: 2,498 sq. ft.	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) Total Retail: 4,046 sq. ft.
Parking	-On-Street Parking 41 spaces -On-Site Parking 118 spaces Total Parking: 159 spaces	-On-Street Parking 38 spaces -On-Site Parking 104 spaces Total Parking: 142 spaces

A 218 sq. ft. fenced tot lot was originally proposed near Building A with playground equipment for children and is now proposed to be increase in size to 813 sq. ft. near Building B. No details of the playground equipment were submitted for the Architectural Review, but will be reviewed during building permit plan check.

Parking

The applicant proposed on-site parking area consisting of 118 parking spaces accessed by driveways from Bagdad Avenue and Tripoli Way. The new proposal reduces on-site parking to 104 parking spaces. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The applicant proposes 104 on-site parking spaces and 38 on-street parking spaces. 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.

Staff has indicated to the applicant a preference for creating diagonal parking spaces on 6th Street along the frontage of the retail spaces to increase parking count. A condition of approval (Condition No. 51) for adding diagonal parking on 6th Street has been included.

Architectural Design

The overall architectural style of the approved project incorporates Spanish Colonial Revival design. The applicant proposes a redesign of the project to reduce costs due to conditions of approval for inclusion of elevators in both buildings and the original architectural design would be cost prohibitive. The applicant selected a new architect that designed the Pueblo Viejo Villas mixed use project and elected to include many of that development’s architectural elements. The original design included a pronounced first floor retail area for Cesar Chavez Street and 6th Street, significant articulation of building features, recessed windows, undulating roofline with several tower features. The applicant redesigned the project and presented new designs for a substantial conformance approval at the administrative level. The Development Services Director determined that the proposed site plan and architectural elevation changes were substantial and would require public hearing approval by the Planning Commission and City Council. The Director also provided comments to improve the design so that the redesigned project could be recommended for approval to the Commission and Council. The applicant worked on design revisions based on staff comments, which are presented in figures 4-7 below.

Figure 3: Rendering at the Corner of Cesar Chavez Street and Bagdad Avenue (Original Approval)



Figure 4: Cesar Chavez Street Comparison (Approved vs. Proposed) Bldg B



Figure 5: Bagdad Avenue Comparison (Approved vs. Proposed) Bldg B



Figure 6: Tripoli Avenue Comparison (Approved vs. Proposed) Bldg A



Figure 7: Sixth Street Comparison (Approved vs. Proposed) Bldg A



Staff is of the opinion that the original architectural design was a superior design compared to the proposed design and recommended to the applicant that substantial design enhancements be focused on the most publicly visible portion of the development such as 6th Street and Cesar Chavez Street. The applicant retained many of the first floor retail architectural features, added finials on towers, and included the slaked stucco decorative features along the roofline that are characteristic of Spanish Colonial Revival design. The applicant does not propose to incorporate recessed windows, sloped window sills, window awnings above the first floor, mortar packing for roof tile, or bull nosed stucco building edges.

Staff has included recommended design revisions in condition of approval No. 19 that includes decorative cornices, increase in use of divided lites, and increase in use of tower features. Roof tile materials and construction consistent with Spanish Colonial Revival design is still recommended in condition of approval no. 20 with greater flexibility. Smooth stucco finishing and bull nosed corners are still recommended in condition of approval no. 21, but staff would be amenable to smooth finish stucco that does not include undulations if demonstrated to be infeasible. Condition of approval no. 17 for a 15-foot ceiling for the first floor retail is still recommended as the applicant, Chelsea Investments, has provided similar ceiling heights in other mixed-use developments in their development portfolio. Staff believes that the increase in ceiling height will create a greater desirable retail establishment setting as recommended in the Pueblo Viejo Revitalization Plan. The proposed first floor ceiling height is 9'1". Staff seeks the Planning Commission input on the first floor ceiling height and if a lower ceiling height is appropriate.

Landscape Design

The applicant proposes to maintain the same landscape pallet but proposes not to revise the landscape plan that would accommodate trees along the edge of the curb at Cesar Chavez Street and instead intends to maintain the existing sidewalk in place. Staff does not recommend that the existing sidewalk remain and requests that the original condition of approval for a separated sidewalk with trees adjacent to curb consistent with the Pueblo Viejo Revitalization Plan be implemented.

The plant palette 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. The applicant is unable to meet the requirement of 10 shade trees at every 10 parking spaces due to the proposed solar carports.

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, which does not allow for mixed-use development and specifically only permits a residential unit as a proprietors unit. The Zoning is currently inconsistent with the General Plan land use as the future zoning should be Downtown Center, which would accommodate mixed-use development at a density of 20-65 dwelling units/acre. In order to accommodate this type of development, the applicant requests amend the Official Zoning Map with approval of the 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. Staff requested that the applicant incorporate the draft development standards of the Pueblo Viejo Revitalization Plan, which identifies this area as the Sixth Street Pueblo Viejo Zone and Cesar Chavez Pueblo Viejo Zone. 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.

Table 3 – 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>	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.
Lot Requirements	Zoning - Minimum Lot width 50'	Lot width exceeds 50'	Yes

Height (maximum)	Zoning - 35' maximum PV standards – No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	Zoning – No density standard in C-G zoning. PV Standards – 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	Zoning – None PV Standards – <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. 	No –but may be permitted in the PUD
Public Open Space Requirement	Zoning – None PV Standards – 10% for development over ½ acre	No public open space provided.	No
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. • 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"> • All areas exceed 10' fully landscaped setback • 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'. 	Substantially in compliance. Project conditioned to comply with all landscape standards.
Mixed-Use Standards	Zoning – residential uses not permitted, unless a proprietor/manager/custodian unit. PV Standards <ul style="list-style-type: none"> • Residential first floor development floor height must be elevated at least 3' above the sidewalk plane. 	Zoning – Applicant proposes zone change to allow mixed-use development with a planned unit development PV standards <ul style="list-style-type: none"> • First floor development floor height is Not 3' above the sidewalk 	Zoning – with approval of Change of Zone PV Standards Complies generally except for

	<ul style="list-style-type: none"> The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities. 	<ul style="list-style-type: none"> The first floor retail Not 15 feet in height. 	residential first floor and retail height.
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Figure 6: Zoning District and Design Guidelines Subareas



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 2022-24 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC 2022-24 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by the applicant.
- 3) Not approve Resolution No. PC 2022-24 and maintain existing approvals of Council Resolution No. 2022-48 (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.

Attachments:

1. Resolution No. PC2022-24 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. Alternate Resolution No. PC2022-24 Exhibits:
Exhibit A - Conditions for Approval for CUP No. 251 AR No. 22-04 (Applicant Requested)
Exhibit B - Planned Unit Development Guidelines/Standards
3. Vicinity Map
4. Approved Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
5. Approved Landscape Plan
6. Proposed Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
7. Proposed Landscape Plan
8. Pueblo Viejo Revitalization Plan (<https://www.coachella.org/departments/pueblo-viejo-revitalization-plan>)
 - SS-PV Zone – Sixth Street Pueblo Viejo Zone
 - CC-PV Zone – Cesar Chavez Pueblo Viejo Zone
9. Original Material Board
10. Original Architectural Design Recommendation board

RESOLUTION NO. PC2022-24

Attachment 1

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF AN AMENDMENT TO CONDITIONAL USE PERMIT 351 AND ARCHITECTURAL REVIEW 22-04, AMENDING THE DEVELOPMENT STANDARDS/GUIDELINES AND DEVELOPMENT PLANS AND SIGN PROGRAM FOR THE TRIPOLI MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL APARTMENT UNITS AND RETAIL TENANT SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).

WHEREAS Coachella Investment Corporation filed an application for amendments to Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to modify conditions of approval and project design of a mixed-use development consisting of 108 affordable apartment units and 2 retail tenant spaces within two buildings located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN 778-081-003 and 778-081-001); and,

WHEREAS on May 11, 2022, the City Council of the City of Coachella held a duly noticed public hearing and approved Conditional Use Permit No. 251 and Architectural Review No. 22-04 and adopted Ordinance No. 1193 for Change of Zone No. 22-01 on May 25, 2022; and

WHEREAS on October 26, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed amendments in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; 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 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.

WHEREAS the conditions as stipulated by the City are necessary to protect the public

health, safety and welfare of the community.

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 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.

Section 3. Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 351 and Architectural Review 22-04, the Planning Commission finds as follows for the proposed for the 108 unit mixed-use development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. 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 that allows for multi-family residential development. The proposed structures 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 and the Pueblo Viejo Revitalization Plan policies for this type of development. 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 also encouraged that create a new gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.
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 and the project request modified development standards through approval of a planned unit development overlay to allow for a mixed-use development consistent with the density permitted of the General Plan of 20-65 dwelling units per acre and consistent with the Pueblo Viejo Revitalization Plan.

- 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 proposed development consists a 108 apartment units and 2 retail spaces. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
- 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 such as Pueblo Viejo Villas. The plans submitted for this project propose a commercial and multi-family residential use with amenities for the future residents of the site that are permitted in the C-G PD (General Commercial, Planned Development) zone. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
- 5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

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 recommends to the City Council approval Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in “Exhibit A” and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in “Exhibit B.”

PASSED APPROVED and ADOPTED this 26th day of October 2022.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-24, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 26th day of October 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2022-24**CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 351, ARCHITECTURAL REVIEW NO. 22-04****TRIPOLI MIXED-USE PROJECT**

(Changes to conditions of approval include new language in BOLD and removed language in strike-out)

General Conditions

1. Conditional Use Permit No. 351 and Architectural Review 22-04 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. **(City of Coachella submitted this documentation).**
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. **(City to provide Application and /or Fees)**
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.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas **per CBC and State requirements**.
8. Add 2 on-site parking spaces for van pools.
9. The applicant shall work with staff to accommodate an elevator for Building A if financing for elevator and supporting infrastructure can be identified and incorporated within the development timeframe for the project.
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. The "purple pipe" water lines shall be installed along the entire Avenue 48 street frontage according to City standards.
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. 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 U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
- ~~14. 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. 21-04, including architectural features, materials, and site layout.~~
14. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

Architectural Design, Character and Massing

15. All first floor dwelling units shall have a front door accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure adjacent to the sidewalk.

16. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Architectural Revival design to the satisfaction of the Development Services Director.
17. Retail ceiling height shall be approximately 15 feet consistent with Pueblo Viejo Revitalization Plan Guidelines.
18. First floor residential level shall be 3 feet above sidewalk level for privacy consistent with the Pueblo Viejo Revitalization Plan Guidelines.
19. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal that include:
 - ~~a. Creating sloped window sills consistent with Spanish Colonial Revival design.~~
 - b. Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.
 - c. If window shutters are used they should be sage green or blue in color similar to original elevation design.**
 - d. Painting window edges colors consistent with Spanish Colonial Revival design.
 - e. Corner towers for building A and B shall be modified as follows:
 - ~~i. Bring proposed cornice trim closer to edge of roof tile.~~
 - ii. Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
 - iii. Consider a more ridged decorative cornice trim to create more shadows **similar to the top of the proposed retail floor.**
 - iv. Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street.
 - ~~v. Include a spire or weather vane ornamental feature.~~
 - f. Utilize an alternate color banding at the building base such as terracota color.
 - g. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
 - ~~h. Enhance the Building B north tower feature with architectural enhancements above 38 foot level~~
 - ~~i. Consider a stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns.~~
 - j. Massing on walls between retail windows shall be wider consistent with the original project design and windows for retail shall be recessed similar to original design.**
 - k. Increase use of divided lites on windows consistent with Spanish Colonial Revival design**
 - l. Utilize a similar tower feature on the north end of Building B along Cesar Chavez to original approved elevation drawing.**
 - m. Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue.**
20. 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. **If the aforementioned roof treatment consistent with Spanish Colonial Revival is demonstrated to be infeasible for the development, the applicant shall propose roofing provides the appearance of Spanish Colonial Revival architecture as demonstrated with boosted roof tiles and mortar packing at roof edges, roof ridges and at boosted tiles to the satisfaction of the Development Services Director.**

21. Stucco walls shall consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
22. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
23. 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.
24. The sign program shall be revised so that cabinet type signs are permitted only as secondary to the individual channel letters advertising a business and that raceway signs are prohibited.

Public Realm/Streetscape

25. The sidewalks along Cesar Chavez Street shall be expanded to provide access into the ground floor units with an urban character, and reduced perimeter planter areas adjacent to the building edge.
26. Planters with tree grates shall be installed every 17-25 feet and planted with shade trees adjacent to the Cesar Chavez Street to create a separation between the street and pedestrian traffic to the satisfaction of the City Engineer and Development Services Director.
27. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the retail space of building B.
28. Expand hardscape are at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
29. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
30. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

General - Engineering

31. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed

professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.

32. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

A comprehensive 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 pre- and post-development hydrology maps 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.

33. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
34. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
35. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
36. 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.

37. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.

38. 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.
39. Applicant shall obtain approval of site access and circulation from Fire Marshall.
40. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
41. 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.

ROUGH GRADING:

42. Prepare and submit rough grading and erosion control plans for the project.
43. The project's soils engineer shall certify to the adequacy of the grading plan.
44. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

45. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
46. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
47. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
48. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

49. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including

street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

50. 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.

51. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6th Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- d. Applicant shall underground all existing dry utilities at southbound lane on Tripoli Way Between 6th Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6th Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

- c. Applicant shall construct all appurtenant roadway components on South side of 6th Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
 - d. Applicant shall underground all existing dry utilities at eastbound lane on 6th Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
 - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6th street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
 - f. 6th Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6th Street urban corridor improvements.
 - g. Include diagonal parking along 6th Street to serve project retail units at the direction of the City Engineer. The City Engineer may eliminate the need for diagonal parking if demonstrated by the applicant to be infeasible.**
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
 - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
 - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include

replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

52. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
53. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

54. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
55. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
56. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. 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.
57. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

58. Prior to issuance 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. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. 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.

Landscaping

59. 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.
60. 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.
61. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
 - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
 - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
 - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
 - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
 - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
62. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on east and west sides of Building A retail space.
63. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

64. 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.
65. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. **The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first class conditions.**
66. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

Coachella Valley Water District:

67. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

Fire Department (chris.cox@fire.ca.gov)

68. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
69. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
70. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
71. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
72. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

73. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
74. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
75. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
76. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
77. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

Environmental Compliance:

78. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
79. The project will require a Water Quality Management Plan (WQMP)
80. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
81. Backflow devices are required on irrigation meters and all non-residential meters.
82. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

83. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model.

Code Enforcement

84. **Applicant shall maintain fencing** and windscreen that is adequately secured and braced to the satisfaction of the Code Enforcement Manager ~~shall be constructed within 2 months of project approval~~ to deter vandalism and dumping that is regularly occurring on the property **prior to construction.**

TRIPOLI - AFFORDABLE FAMILY APARTMENTS



CITY OF COACHELLA
TRIPOLI - AFFORDABLE FAMILY APARTMENTS

DESIGN GUIDELINES

APPLICANT:

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6339 PASEO DEL LAGO
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760-456-6000

JURISDICTION:

CITY OF COACHELLA
DEVELOPMENT SERVICES
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PREPARED BY:

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TRIPOLI - AFFORDABLE FAMILY APARTMENTS

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I. INTRODUCTION

These Design Guidelines are required pursuant to the City of Coachella C-G PUD (General Commercial, Planned Unit Development). This Overlay Zone will provide for a mixed-use development for up to 108 apartments with approximately 3,000 square feet of ground floor commercial uses and urban open space.

The purpose of these Design Guidelines and Development Standards are to provide guidance for development, construction, new buildings, building additions, site work and landscaping. These guidelines will be used in addition to the zoning in establishing permitted uses, activities and development standards.

These guidelines may be amended from time to time. It is the owner's responsibility to be sure they have current Guidelines and have reviewed all applicable sections, ordinances or regulations that may affect any improvements.

The illustrations, photos and exhibits in this document are intended to convey a concept, not detailed construction drawings for construction. The intent of these guidelines are to provide a framework for preparing construction drawings for approval.

In the event of a conflict between these guidelines and any local, state or federal building and zoning codes. The jurisdictional approved documents shall govern.

II. PROJECT DESCRIPTION

The proposed project consists of a mixed-use development on vacant land located on 2.79 acres. The site is in the City of Coachella within a Planned Development (PD) Overlay Zone for a future mixed-use building. The residential affordable apartments will consist of 108 units including thirty (30) three-bedroom, fifty-one (51) two-bedroom and twenty-seven (27) one-bedroom units for families. The project includes one (1) residential unit for a fulltime onsite manager. The Commercial portion consist of two commercial locations. Building A proposes to build 2,062 sf retail space and will front onto 6th Street. Building B proposes to build 1,984 sf of retail space and will be located on the corner of Cesar Chavez and Bagdad Avenue. Building A will be a 3-story structure of wood frame construction with no elevators. Building B will be a 3-story structure of wood frame construction and include elevators. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be energy efficient and include solar for power generation. Onsite social services provided to residents at no charge.

A 1,790 sf Community Meeting Room will serve the entire project and include a computer lab, kitchen, and leasing office. Laundry facilities will be located in each building. The project will include ADA accessibility and hearing/visually impaired units.

The architectural style utilizes the latest design guidelines from the “Pueblo Viejo Implementation Strategy Plan”. This will consist of private patios and balconies along with tower elements.

A. C-G PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT) OVERLAY ZONE)

I. Commercial

This intent of this zone is to provide for and encourage the orderly development of commercial areas designed to serve the community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. The provisions of this zone intend to ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements.

2. Residential

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large parcels of land; to encourage more imaginative and innovative design of

projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience and aesthetics, than if developed under the underlying zone.

B. PROPERTY DEVELOPMENT STANDARDS

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Planning Director review approval, providing the minimums specified herein are maintained as average minimums.

Setbacks:	
Front Setback	Zero (0) to ten (10) feet from property line.
Minimum Building Height	Three (3) stories or forty (40) feet
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) stories.
Allowed Residential Densities	Minimum twenty (2) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Parking:	Residential: 0.5 per one-bedroom, 0.5 per two-bedroom, 0.5 per three-bedroom. Guest parking 0%.
	Retail/Commercial: 40% of 4/1000 sf.
	On-Street parking that is within 500 hundred feet of the main entrance of a development may be utilized to satisfy the requirement for off-street parking.
Unit Size:	1-bedroom 542 sf
	2-bedroom 702 sf
	3-bedroom 932 sf

Walls and Fences:

Walls and fences are subject to the regulations set forth in the City of Coachella Zoning Ordinance. Fencing and wall design shall adhere to the parameters described in these Design Guidelines and/or Codes, Covenants and Restrictions.

Apartment Development:

Conceptual Site Plan is depicted on Figure 1, Conceptual Floor Plans are depicted on Figure 2, Conceptual Unit Plans are depicted on Figure 3 and Conceptual Elevations are depicted on Figure 4.

Animal Keeping:

Consistent with an affordable type of community proposed, pets and animal raising are not permitted.

C. PARKING REGULATIONS

All off-street parking shall be in accordance with the regulations set forth by the State of California Density Bonus Law. Parking areas shall be landscaped in accordance with these Design Guidelines.

D. GENERAL GUIDELINES – PROJECT THEME

The project is designed as an 100% Affordable Apartment Project whereby the natural character of the site and surroundings are integrated into the community design (Figure 6 Landscape Concept Plan). A landscape theme reminiscent of early California Heritage is used. Landscape themes on 6th Avenue will continue the current design associated with the adjacent Pueblo Viejo Villas project and the DPSS building. The property features quality commercial themes along the frontages of the community serving facilities located on Cesar Chavez and 6th Street. The project will extend these themes down Tripoli Way and Bagdad with angled parking with landscape pockets. This project will benefit by the Sunline Transit Center which is located on the southeast corner of 4th Street and Cesar Chavez.

E. PURPOSE AND INTENT

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the City of Coachella in the building of the project. The intent of these guidelines is to establish an individual identity, yet blend in with the overall community theme, as well as to blend with the overall community character of Coachella.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the City of Coachella Planning Department. This document is used together with the City of Coachella Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community.

F. LANDSCAPE DESIGN GUIDELINES

To reinforce the character of the project, landscape design guidelines for development is set forth in this section, compliment the qualities of the natural environment and surrounding community character. The project incorporates several development standards typical of rural desert communities such as roads without sidewalks, trails and informal landscaping. Public Roads designed to City standards, flow with the

neighborhood and provide continuity. Streetscapes, as well as project entries and key focal points entering the community emulate the character through appropriate signage, landscaping and materials. The project landscape palette complements the themes and character for the City of Coachella.

Adherence to these guidelines helps ensure a quality living environment by creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide the City of Coachella assurances that the project develops in accordance with the quality and character proposed in this document.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

Street Scenes

The street scene guidelines establish street hardscape, furniture, landscape development, as well as a framework for consistency of design. All landscaping construction drawings require approval of the City of Coachella Planning Department.

Cesar Chavez “Major Road”

Primary project Frontage is located along the Western Property Line. This street scene development provides for community commercial elements and serves as an introduction to the Commercial uses. The Cesar Chavez street scene is designed to accommodate pedestrian uses and local traffic from the apartments and Transit Center.

The street tree-planting concept for Cesar Chavez, features a row of trees and sidewalk adjacent to the commercial activity. The area between the sidewalk and residential units will be landscaped with desert planting and decomposed granite. The area adjacent to commercial spaces shall be enhance concrete which reflect a local natural appearance.

6th Street

This is a local road that has been enhance and is a primary access to the City facilities. The intent is to encourage visitors to walk along shaded walkways, trellis’s and tree canopies. Elements to be included are landscape planters, interlocking permeable pavers, bike racks, and street trees in planters, benches, sidewalk opening, decorative roadway crossings and trash receptacles.

Tripoli Way

This is a local road intended to complete the circulation between the existing residential and commercial activity to the south to Bagdad Avenue. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming. Additional traffic calming measure may be required if undesirable conditions are determined.

Bagdad Avenue

This is a local road intended to connect eastern neighborhoods to Cesar Chavez. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming.

Landscape Planting and Irrigation

Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

COMMUNITY PLANT PALLET

Botanical Name	Common Name
Trees	
Acacia Aneura	Mulsa
Bauhinia x blakeana	Hong Kong Orchid
Chilopsis L. 'Timeless Beauty'	Desert Willow
Ebenopsis Ebano	Texas Ebony
Ulmus Parvifolia 'Drake'	Drake Elm
Phoenix Dactylifera	Date Palm
Large Shrubs	
Encelia Californica	Brittlebush
Leucophyllum Fruitescens	Texas Ranger
Salvia Leucantha	Mexican Bush Sage
Small Shrubs	
Carex Tumulicola	Foothill Sedge
Dalea Greggii	Trailing Indigo Bush
Dasylyron Wheeleri	Spoon Yucca
Festuca Glauca	Elijah Blue
Nandina 'Compacta'	Dwarf Nandina
Rosa x 'Noare'	Carpet Rose
Stipa Tenuissima	Mexican Feather Grass
Ground Cover	
Decomposed Granite	DG

Exhibit A - Resolution No. 2022-48**CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. ~~351~~ 251, ARCHITECTURAL REVIEW NO. ~~22-04~~ 21-04 TRIPOLI MIXED-USE PROJECT****General Conditions**

1. Conditional Use Permit No. 351 and Architectural Review ~~22-04~~ 21-04 shall be valid for 12 months from the effective date of said City Council 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. (City of Coachella submitted this documentation).
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. (City to provide Application and /or Fees)
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.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas per CBC and State requirements.
8. ~~Add 2 on-site parking spaces for van pools.~~
9. The applicant shall ~~work with staff to~~ accommodate an elevator for Building A and B. ~~if financing for elevator and supporting infrastructure can be identified and incorporated within the development timeframe for the project.~~
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. ~~The "purple pipe" water lines shall be installed along the entire Avenue 48 street frontage according to City standards.~~
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. 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 U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. ~~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. 21-04, including architectural features, materials, and site layout. Repeat of Condition 4.~~
15. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

Architectural Design, Character and Massing

16. All first floor dwelling units facing the public streets shall have a rear patio gate front door accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, ~~with a fenced~~ and patio enclosure, adjacent to the sidewalk.

17. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Architectural Revival design to the satisfaction of the Development Services Director.
18. Retail ceiling height shall be approximately 9' 15 feet consistent with Pueblo Viejo Revitalization Plan Guidelines.
19. ~~First floor residential level shall be 3 feet above sidewalk level for privacy consistent with the Pueblo Viejo Revitalization Plan Guidelines.~~
20. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal, ~~that include:~~
 - a. ~~Creating sloped window sills consistent with Spanish Colonial Revival design.~~
 - b. ~~Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.~~
 - c. ~~Painting window edges colors consistent with Spanish Colonial Revival design.~~
 - d. ~~Corner towers for building A and B shall be modified as follows:~~
 - ~~Bring proposed cornice trim closer to edge of roof tile.~~
 - ~~Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.~~
 - ~~Consider a more ridged decorative cornice trim to create more shadows.~~
 - ~~Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street.~~
 - ~~Include a spire or weather vane ornamental feature.~~
 - e. ~~Utilize an alternate color banding at the building base such as terracota color.~~
 - f. ~~Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.~~
 - g. ~~Enhance the Building B north tower feature with architectural enhancements above 38 foot level~~
 - h. ~~Consider a stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns.~~
21. ~~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.~~
22. Stucco walls shall standard 60/40 sand finish. ~~consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull nose corners and edges.~~
23. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this

condition for roof mounted equipment screening.

24. 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.
25. The sign program shall be revised so that cabinet type signs are permitted only as secondary to the individual channel letters advertising a business and that raceway signs are prohibited.

Public Realm/Streetscape

26. The sidewalks along Cesar Chavez Street shall be expanded to provide access and seating into the ground floor commercial spaces ~~units~~ with an urban character, and reduced perimeter planter areas, including adjacent to the building edge. Residential units shall provide a new access to the existing sidewalk.
27. ~~Planters with tree grates shall be installed every 17-25 feet and planted with shade trees adjacent to the Cesar Chavez Street to create a separation between the street and pedestrian traffic to the satisfaction of the City Engineer and Development Services Director.~~
28. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the retail space of building B.
29. Expand hardscape area at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
30. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
31. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

General - Engineering

32. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
33. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
34. A comprehensive 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 pre- and post-development hydrology maps 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.

35. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
36. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
37. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
38. 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.
39. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.

40. 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.
41. Applicant shall obtain approval of site access and circulation from Fire Marshall.
42. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
43. 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.

ROUGH GRADING:

44. Prepare and submit rough grading and erosion control plans for the project.
45. The project's soils engineer shall certify to the adequacy of the grading plan.
46. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

47. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
48. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
49. ~~Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.~~
50. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

51. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including

street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

52. 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.

53. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6th Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- d. Applicant shall underground all existing dry utilities along west side of ~~at southbound lane on~~ Tripoli Way Between 6th Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6th Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

- c. Applicant shall construct all appurtenant roadway components on South side of 6th Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
 - d. Applicant shall underground all existing dry utilities at eastbound lane on 6th Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
 - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6th street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
 - f. 6th Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6th Street urban corridor improvements.
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
 - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
 - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include

replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
- 4). Cesar Chavez Street – Public Roadway as shown on the RAC and per comments shall include the following:
- This street has 50 feet of right-of-way measured from centerline. If street widening is included in the project design then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
 - Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances per City Guidelines as required to the satisfaction of the City Engineer.
 - Applicant shall construct all appurtenant roadway components on the East side of Cesar Chavez Street between Bagdad Avenue and 6th street such as, but not limited to: sidewalk, Landscape, Street Lights, ADA ramps, traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue, as well as installation of a two head street light fixture within the median at the Bagdad Avenue crosswalk and a single head street light near the midway point of the project frontage. All sidewalk improvements and modifications shall conform to landscape requirements presented in other conditions of approval.

SEWER and WATER IMPROVEMENTS:

54. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
55. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

56. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
57. ~~Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right of way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.~~

- 58. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. 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.
- 59. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

- 60. Prior to issuance 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. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. 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.

Landscaping

61. 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.
62. 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.
63. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
 - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
 - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
 - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
 - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
 - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
64. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on east and west sides of Building A retail space.
65. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

66. 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.
67. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.
68. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

Coachella Valley Water District:

69. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

Fire Department (chris.cox@fire.ca.gov)

70. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
71. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
72. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
73. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
74. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

75. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
76. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
77. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
78. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
79. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

Environmental Compliance:

80. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
81. The project will require a Water Quality Management Plan (WQMP)
82. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
83. Backflow devices are required on irrigation meters and all non-residential meters.
84. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

85. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model.

Code Enforcement

86. Fencing and windscreen that is adequately secured and braced to the satisfaction of the Code Enforcement Manager shall be constructed within 2 months of project approval to deter vandalism and dumping that is regularly occurring on the property.

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

Attachment 2



CITY OF COACHELLA
TRIPOLI - AFFORDABLE FAMILY APARTMENTS

DESIGN GUIDELINES

APPLICANT:

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JURISDICTION:

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TRIPOLI - AFFORDABLE FAMILY APARTMENTS

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

I. INTRODUCTION

These Design Guidelines are required pursuant to the City of Coachella C-G PUD (General Commercial, Planned Unit Development). This Overlay Zone will provide for a mixed-use development for up to 108 apartments with approximately ~~4,350~~ 3,000 square feet of ground floor commercial uses and urban open space.

The purpose of these Design Guidelines and Development Standards are to provide guidance for development, construction, new buildings, building additions, site work and landscaping. These guidelines will be used in addition to the zoning in establishing permitted uses, activities and development standards.

These guidelines may be amended from time to time. It is the owner's responsibility to be sure they have current Guidelines and have reviewed all applicable sections, ordinances or regulations that may affect any improvements.

The illustrations, photos and exhibits in this document are intended to convey a concept, not detailed construction drawings for construction. The intent of these guidelines are to provide a framework for preparing construction drawings for approval.

In the event of a conflict between these guidelines and any local, state or federal building and zoning codes. The jurisdictional approved documents shall govern.

II. PROJECT DESCRIPTION

The proposed project consists of a mixed-use development on vacant land located on 2.79 acres. The site is in the City of Coachella within a Planned Development (PD) Overlay Zone for a future mixed-use building. The residential affordable apartments will consist of 108 units including twenty-nine (~~30~~ 29) three-bedroom, fifty-two (~~51~~ 52) two-bedroom and twenty-seven (27) one-bedroom units for families. The project includes one (1) residential unit for a fulltime onsite manager. The Commercial portion consist of two commercial locations. Building A proposes to build ~~2,200~~ 1,805 sf retail space and will front onto 6th Street. Building B proposes to build ~~2,125~~ 1,413 sf of retail space and will be located on the corner of Cesar Chavez and Bagdad Avenue. Building A will be a 3-story structure of wood frame construction with ~~no~~ elevators. Building B will be a ~~3~~ 4-story structure of wood frame construction and also include elevators. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be energy efficient and include solar for power generation. Onsite social services provided to residents at no charge.

A ~~2,200~~ 1,296 sf Community Meeting Room along with ~~a 652-sf~~ Multi-Purpose room will serve the entire project and include a computer lab, kitchen, and leasing office. Laundry facilities will be located in each building. The project will include ADA accessibility and hearing/visually impaired units.

The architectural style utilizes the latest design guidelines from the “Pueblo Viejo Implementation Strategy Plan”. This will consist of private patios and balconies along with tower elements.

A. C-G PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT) OVERLAY ZONE)

I. Commercial

This intent of this zone is to provide for and encourage the orderly development of commercial areas designed to serve the community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. The provisions of this zone intend to ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements.

2. Residential

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large parcels of land; to encourage more imaginative and innovative design of

projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience and aesthetics, than if developed under the underlying zone.

B. PROPERTY DEVELOPMENT STANDARDS

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Planning Director review approval, providing the minimums specified herein are maintained as average minimums.

Setbacks:	
Front Setback	Zero (0) to ten (10) feet from property line.
Minimum Building Height	Three (3) stories or forty (40) feet
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) stories.
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty sixty-five (65) D.U. per acre
Parking:	Residential: 0.5 per one-bedroom, 0.5 per two-bedroom, 0.5 per three-bedroom. Guest parking 0%.
	Retail/Commercial: 40% of 4/1000 sf.
	On-Street parking that is within 500 hundred feet of the main entrance of a development may be utilized to satisfy the requirement for off-street parking.
Unit Size:	1-bedroom 542 570 sf
	2-bedroom 702 780 sf
	3-bedroom 932 1,000 sf

Walls and Fences:

Walls and fences are subject to the regulations set forth in the City of Coachella Zoning Ordinance. Fencing and wall design shall adhere to the parameters described in these Design Guidelines and/or Codes, Covenants and Restrictions.

Apartment Development:

Conceptual Site Plan is depicted on Figure 1, Conceptual Floor Plans are depicted on Figure 2, Conceptual Unit Plans are depicted on Figure 3 and Conceptual Elevations are depicted on Figure 4.

Animal Keeping:

Consistent with an affordable type of community proposed, pets and animal raising are not permitted.

C. PARKING REGULATIONS

All off-street parking shall be in accordance with the regulations set forth by the State of California Density Bonus Law. Parking areas shall be landscaped in accordance with these Design Guidelines.

D. GENERAL GUIDELINES – PROJECT THEME

The project is designed as an 100% Affordable Apartment Project whereby the natural character of the site and surroundings are integrated into the community design (Figure 6 Landscape Concept Plan). A landscape theme reminiscent of early California Heritage is used. Landscape themes on 6th Avenue will continue the current design associated with the adjacent Pueblo Viejo Villas project and the DPSS building. The property features quality commercial themes along the frontages of the community serving facilities located on Cesar Chavez and 6th Street. The project will extend these themes down Tripoli Way and Bagdad with angled parking with landscape pockets. This project will benefit by the Sunline Transit Center which is located on the southeast corner of 4th Street and Cesar Chavez.

E. PURPOSE AND INTENT

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the City of Coachella in the building of the project. The intent of these guidelines is to establish an individual identity, yet blend in with the overall community theme, as well as to blend with the overall community character of Coachella.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the City of Coachella Planning Department. This document is used together with the City of Coachella Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community.

F. LANDSCAPE DESIGN GUIDELINES

To reinforce the character of the project, landscape design guidelines for development is set forth in this section, compliment the qualities of the natural environment and surrounding community character. The project incorporates several development standards typical of rural desert communities such as roads without sidewalks, trails and informal landscaping. Public Roads designed to City standards, flow with the

neighborhood and provide continuity. Streetscapes, as well as project entries and key focal points entering the community emulate the character through appropriate signage, landscaping and materials. The project landscape palette complements the themes and character for the City of Coachella.

Adherence to these guidelines helps ensure a quality living environment by creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide the City of Coachella assurances that the project develops in accordance with the quality and character proposed in this document.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

Street Scenes

The street scene guidelines establish street hardscape, furniture, landscape development, as well as a framework for consistency of design. All landscaping construction drawings require approval of the City of Coachella Planning Department.

Cesar Chavez “Major Road”

Primary project Frontage is located along the Western Property Line. This street scene development provides for community commercial elements and serves as an introduction to the Commercial uses. The Cesar Chavez street scene is designed to accommodate pedestrian uses and local traffic from the apartments and Transit Center.

The street tree-planting concept for Cesar Chavez, features a row of trees and sidewalk adjacent to the commercial activity. The area between the sidewalk and residential units will be landscaped with desert planting and decomposed granite. The area adjacent to commercial spaces shall be enhance concrete which reflect a local natural appearance.

6th Street

This is a local road that has been enhance and is a primary access to the City facilities. The intent is to encourage visitors to walk along shaded walkways, trellis’s and tree canopies. Elements to be included are landscape planters, interlocking permeable pavers, bike racks, and street trees in planters, benches, sidewalk opening, decorative roadway crossings and trash receptacles.

Tripoli Way

This is a local road intended to complete the circulation between the existing residential and commercial activity to the south to Bagdad Avenue. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming. Additional traffic calming measure may be required if undesirable conditions are determined.

Bagdad Avenue

This is a local road intended to connect eastern neighborhoods to Cesar Chavez. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming.

Landscape Planting and Irrigation

Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

COMMUNITY PLANT PALLET

Botanical Name	Common Name
Trees	
Acacia Aneura	Mulsa
Bauhinia x blakeana	Hong Kong Orchid
Chilopsis L. 'Timeless Beauty'	Desert Willow
Ebenopsis Ebano	Texas Ebony
Ulmus Parvifolia 'Drake'	Drake Elm
Phoenix Dactylifera	Date Palm
Large Shrubs	
Encelia Californica	Brittlebush
Leucophyllum Fruitescens	Texas Ranger
Salvia Leucantha	Mexican Bush Sage
Small Shrubs	
Carex Tumulicola	Foothill Sedge
Dalea Greggii	Trailing Indigo Bush
Dasylyron Wheeleri	Spoon Yucca
Festuca Glauca	Elijah Blue
Nandina 'Compacta'	Dwarf Nandina
Rosa x 'Noare'	Carpet Rose
Stipa Tenuissima	Mexican Feather Grass
Ground Cover	
Decomposed Granite	DG



Vicinity Map

LEGEND

- RETAIL
- COMMUNITY
- UNITS
- CIRCULATION
- SUPPORT
- STORAGE/MECH

PROJECT RESUME

Building A										
Unit Type	Level 1	Level 2	Level 3	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking	
Type 1: 1 BR/1Bath inside corner	2	4	4	10	581	5,810	1	0.5	5	
Type 2: 1 BR/1Bath	1	1	1	3	586	1,758	1	0.5	1.5	
Type 3: 2 BR/1Bath	5	6	6	17	799	13,583	1	0.5	8.5	
Type 4: 3 BR/2Bath	4	5	5	14	1,061	14,854	1	0.5	7	
Total	12	16	16	44		36,005			22	
Amenities										
Retail	1805	0	0			1,805	(4/1000)*40%		2.89	
Laundry	494	0	0			494				
Lobby	762	0	0			762				
Multi-Purpose Room	652	0	0							
Utility/ Storage	891	263	263			1,417				
Sub Total						4,478				
Building A Total (NSF)						40,483			24.89	
Net to Gross Ratio						23%			9,311	
Total Gross Square Feet						49,794				

Building B										
Unit Type	Level 1	Level 2	Level 3	Level 4	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking
Type 1: 1 BR/1Bath inside corner	0	1	1	1	3	581	1,743	1	0.5	1.5
Type 2: 1 BR/1Bath	1	3	3	4	11	586	6,446	1	0.5	5.5
Type 3: 2 BR/1Bath	8	9	9	9	35	799	27,965	1	0.5	17.5
Type 4: 3 BR/2Bath	4	4	4	3	15	1,061	15,915	1	0.5	7.5
Total	13	17	17	17	64		52,069			32
Amenities										
Retail	1413	0	0	0			1,413	(4/1000)*40%		2.26
Laundry	338	0	0	0			338			
Lobby	616	594	594	594						
Community Room	1296	0	0	0			1,296	(4/1000)*40%		2.07
Utility/ Storage	592	538	538	538			2,206			
Sub Total							5,253			
Building B Total (NSF)							57,322			36.33
Net to Gross Ratio							24%		13,757	
Total Gross Square Feet							71,079			

Site Calculations		GSF
Total GSF Buildings A+B		120,873
Total Lot Area (Acres)		2.8
FAR		0.99
Total Units		108
Density (DU/A)		38.57

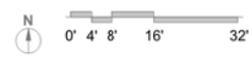
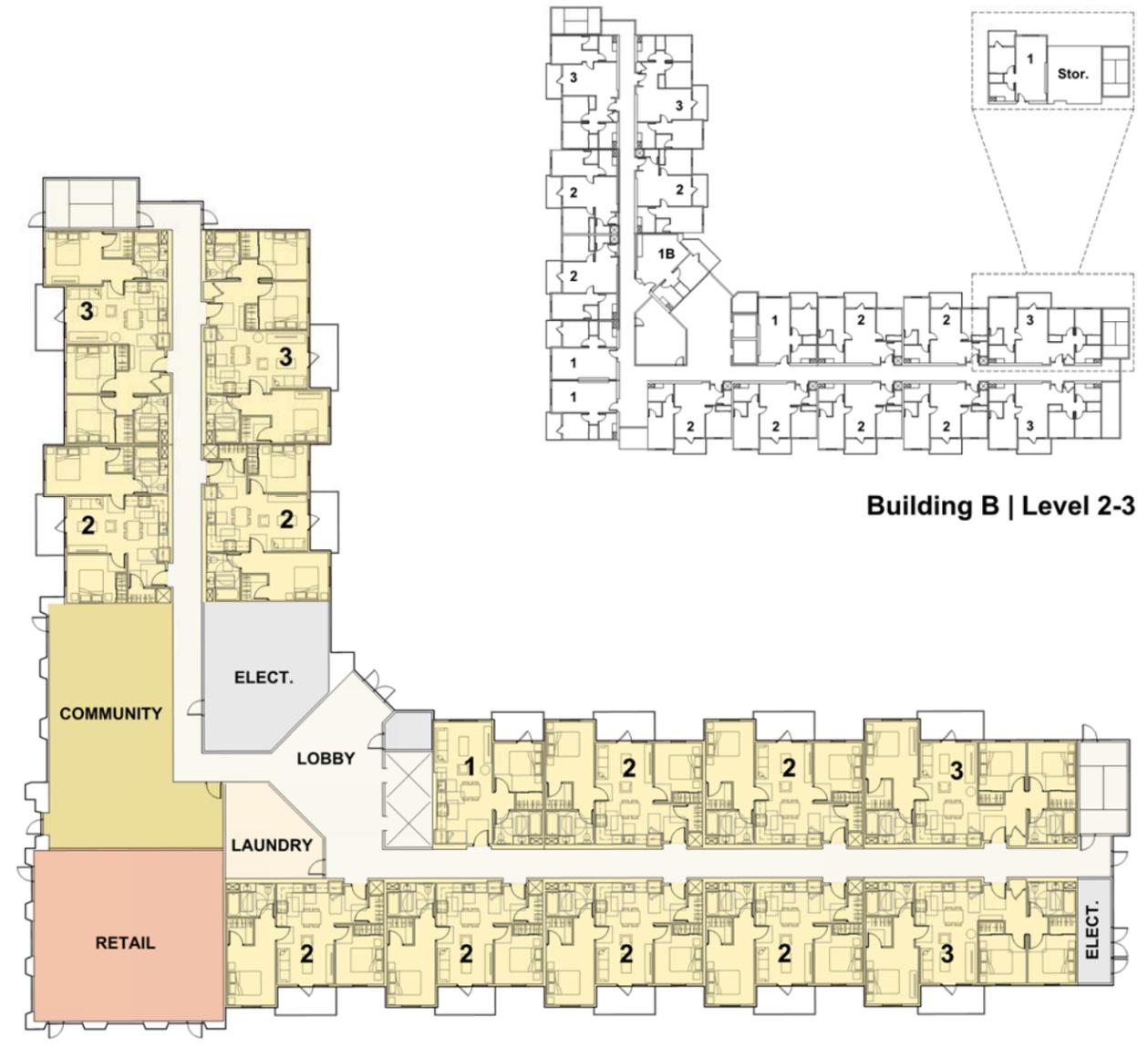
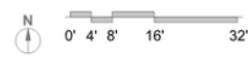
Unit Types	1BR	2BR	3BR	Total Units
Total By Unit Type	27	52	29	108
Unit Percent %	25%	48%	27%	100%

Parking Required	Area/ Units	
Retail Parking Required	3,218 SF	5.15
Community Room Parking Required	1,296 SF	2.07
Residential Parking Required	108 Units	0.5 per Unit
Guest Parking Required		0
Parking Provided		159
On Street Parking Provided		41
On Site Parking Provided		118
Surplus		+97.8



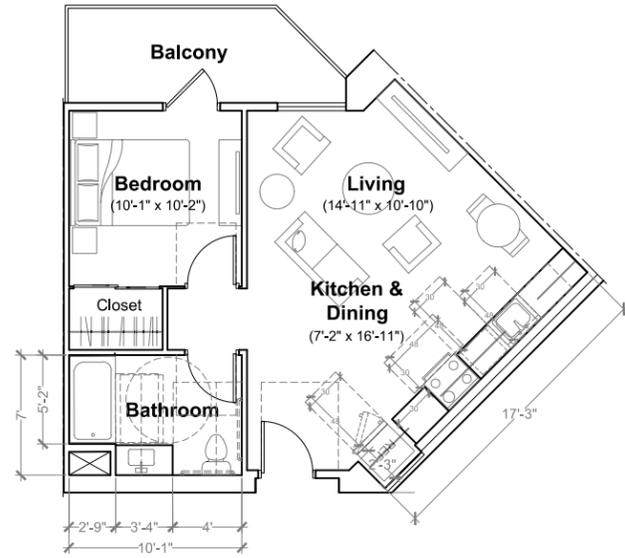
2/14/2022 22:105-P-01 k:\2021\2101 - chelsea tripoli\apb\p-0101_working files\02_cad\2022_0211_tripoli_site.dwg

- LEGEND**
- RETAIL
 - COMMUNITY
 - UNITS
 - CIRCULATION
 - SUPPORT
 - STORAGE/MECH



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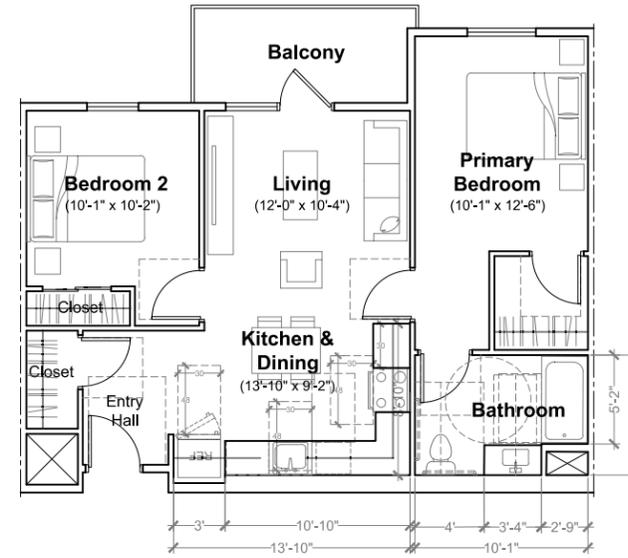
Unit Types



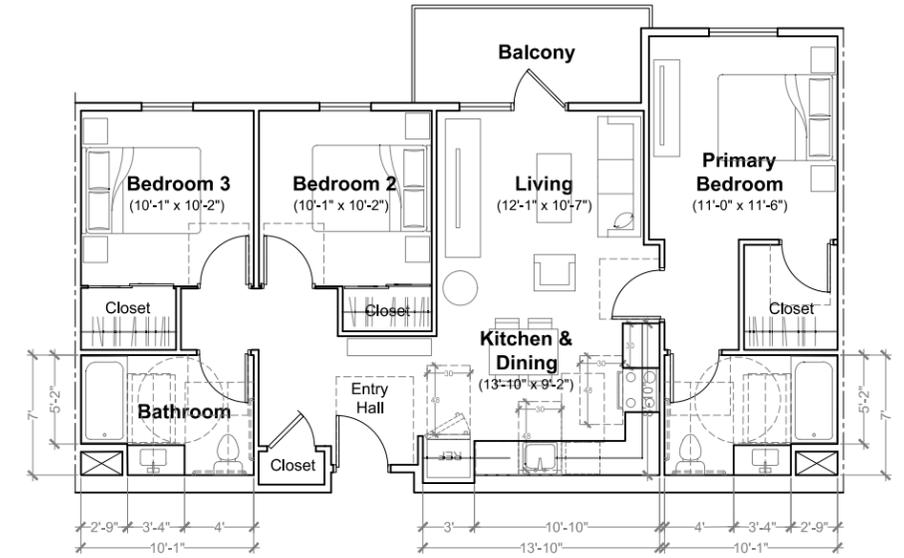
Unit Type 1
 1B - 1-Bedroom Unit
 1-Bath
 581 SQ. FT.



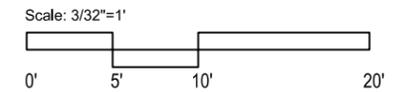
Unit Type 2
 1-Bedroom
 1-Bath
 586 SQ. FT.



Unit Type 3
 2-Bedroom
 1-Bath
 799 SQ. FT.



Unit Type 4
 3-Bedroom
 2-Bath
 1,061 SQ. FT.



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22105-P-01

5/12/2021





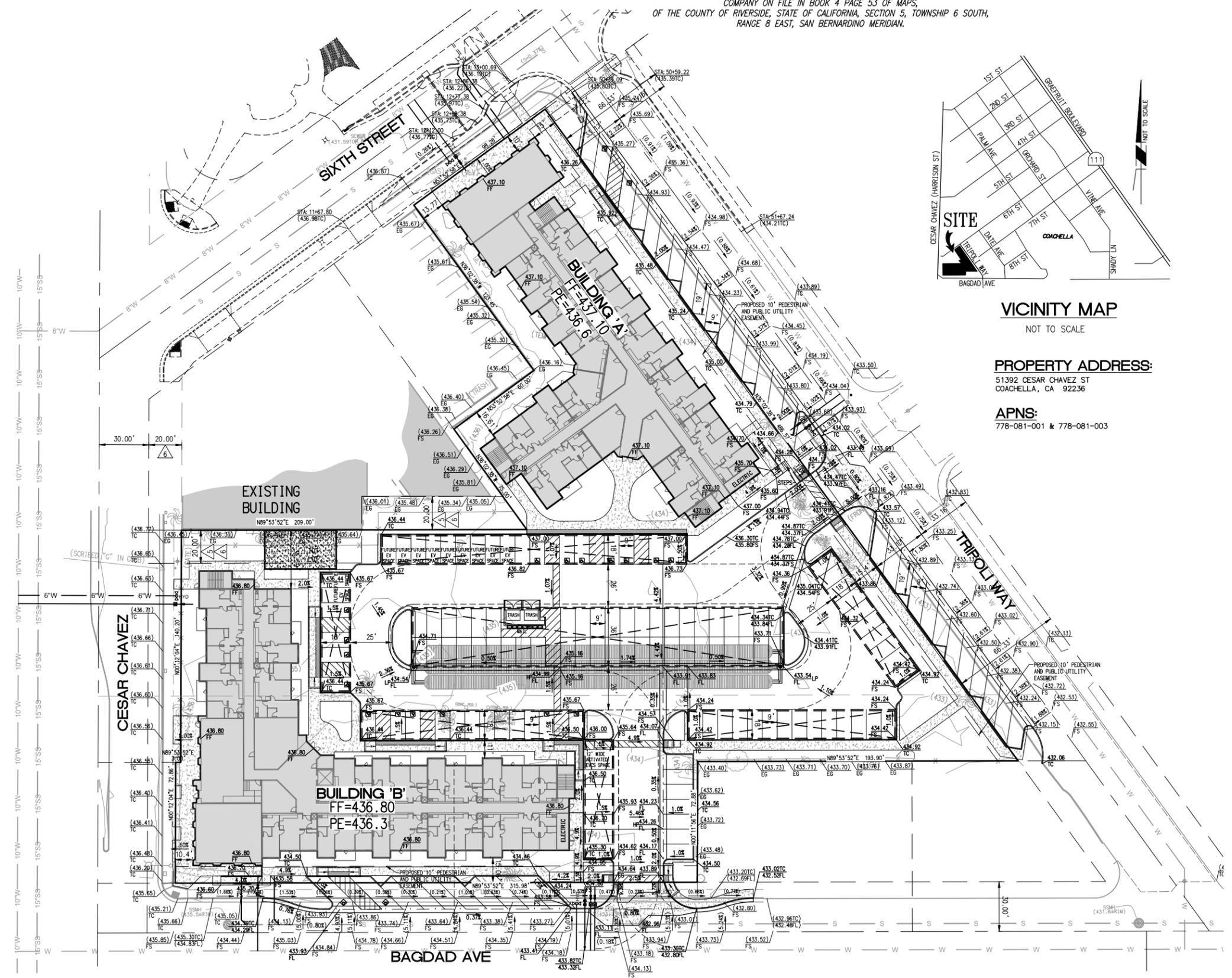




IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.



VICINITY MAP
NOT TO SCALE

PROPERTY ADDRESS:
51392 CESAR CHAVEZ ST
COACHELLA, CA 92236

APNS:
778-081-001 & 778-081-003

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, AS DETERMINED LOCALLY BY THE LINE BETWEEN CONTINUOUS OPERATING GPS BASE STATION STATIONS P491 AND PIN1, (EPOCH 2017.50) COORDINATES), AS COMPUTED AND PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC), BEING: NORTH 78° 59' 35.49" WEST.

DATUM STATEMENT:

COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (EPOCH 2017.50), BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL STATIONS AS PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC):
 P491 N 2,152,729.752 E 6,568,729.532
 PIN1 N 2,166,429.728 E 6,498,293.942
 COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GROUND UNLESS NOTED OTHERWISE. TO CONVERT GRID INVERSE DISTANCES TO GROUND DISTANCES, DIVIDE GRID DISTANCE BY 0.9999802878 COMBINED FACTOR TO OBTAIN GROUND DISTANCE. CALCULATIONS FROM GRID TO GROUND VALUES AND CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT COORDINATES OF N. 2,169,636.169, E. 6,583,240.108, USING AN ELEVATION OF -65.999 FEET (NAVD88).

BENCHMARK

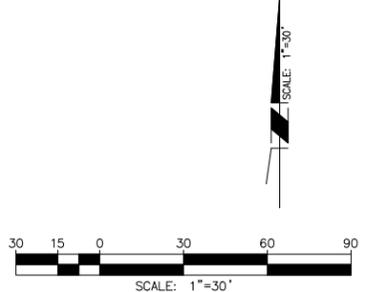
BENCHMARK: CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD88 + 500 FEET
 DESCRIPTION: 3 1/2" BRASS DISK SET IN TOP OF THE NORTHWEST CORNER OF A 1.5 FOOT HIGH PLANTER WALL AROUND THE "CITY OF COACHELLA" MONUMENT SIGN, LOCATED 25 FEET SOUTHEAST FROM THE BEGINNING OF THE SOUTH CURB RETURN AND 35 FEET SOUTH WEST OF SOUTHERLY CURB RETURN LOCATED AT THE INTERSECTION OF GRAPEFRUIT BLVD. (HIGHWAY 111) AND CESAR CHAVEZ (HARRISON STREET).

TITLE REPORT SCHEDULE B EXCEPTIONS:

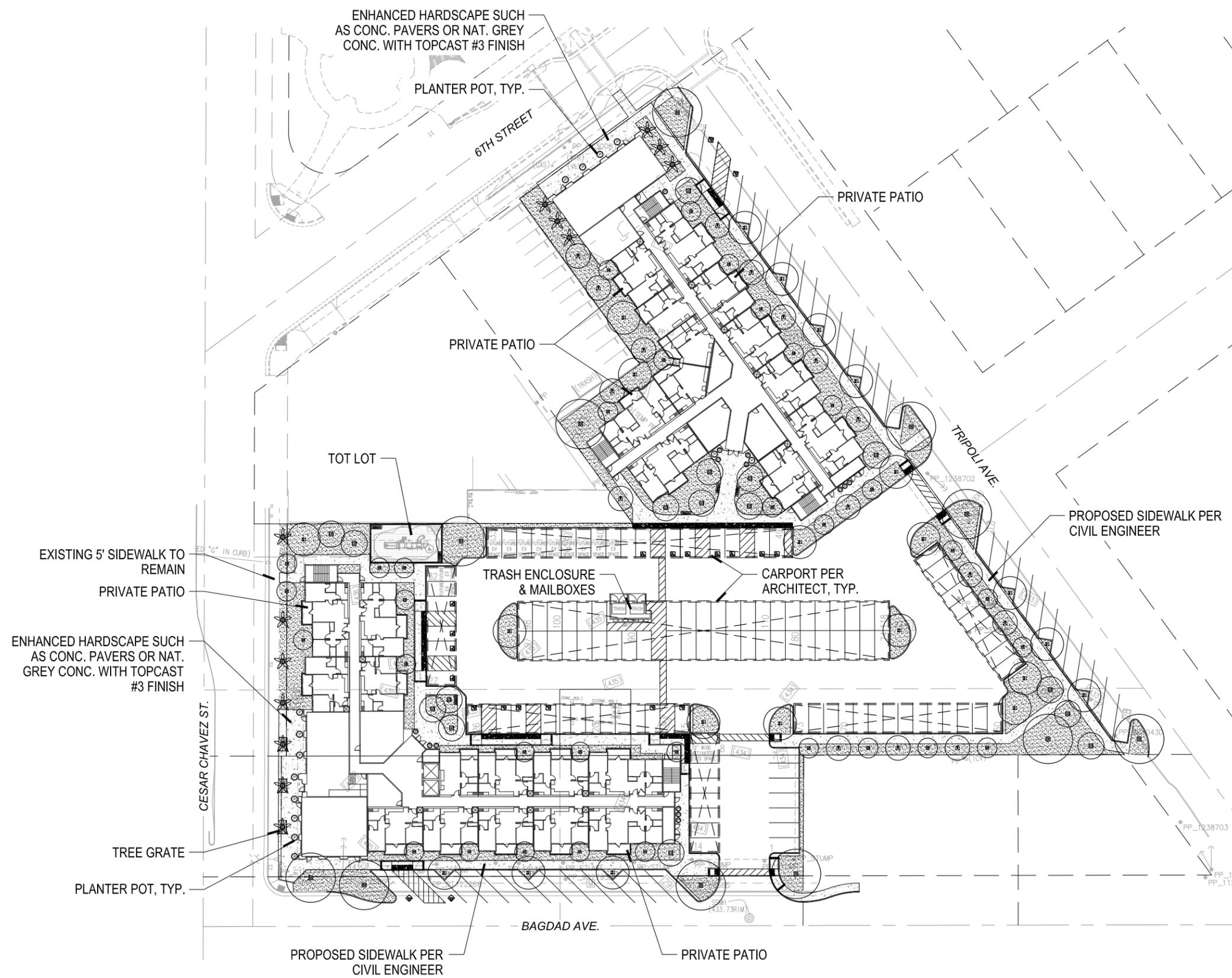
- 5 AN EASEMENT FOR ROADS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 1961 AS INSTRUMENT NO. 78010 OF OFFICIAL RECORDS.
 IN FAVOR OF: TED KOLETOS AND ANGELA J. KOLETOS, HUSBAND AND WIFE, AS JOINT TENANTS
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)
- 6 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 07, 1968 AS INSTRUMENT NO. 76372 OF OFFICIAL RECORDS.
 IN FAVOR OF: THE CITY OF COACHELLA
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)

OWNERSHIP:

TITLE TO SAID ESTATE OF INTEREST AT THE TIME OF THE SURVEY, AS DISCLOSED BY THE PRELIMINARY TITLE REPORT IS VESTED IN:
 R & L O'CONNELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

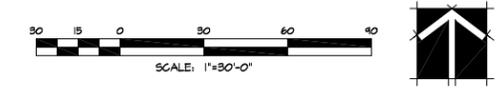


Attachment 5



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	16' BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OCHLA-LA'	OCHLA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. CUPREUM	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINA SPECTABILIS	PINK CALANDRINA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE	SQ. FT.	



Attachment 5



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	JULGA	21"BOX	L
	BAUHIA X BLAKEANA	HONG KONG ORCHID TREE	21"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	21"BOX	VL
	EBENOPSIS EBAYO	TEXAS EBONY	21" BOX	L
	JULMUS PARVIFLORA 'TRAKE'	DRAKE ELM	21"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	1' BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANKCATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'CO-LALA'	DO-LA BOUTAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMFACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENISELUM S. CUPREUM	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANI	DWAFF CENTURY PLANT	5 GAL	L
	AGAVE X BLUE FLAME	BLUEFLAME AGAVE	5 GAL	L
	CALANDRINA SPECTABILIS	PINK CALANDRINA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE	SQ. FT	

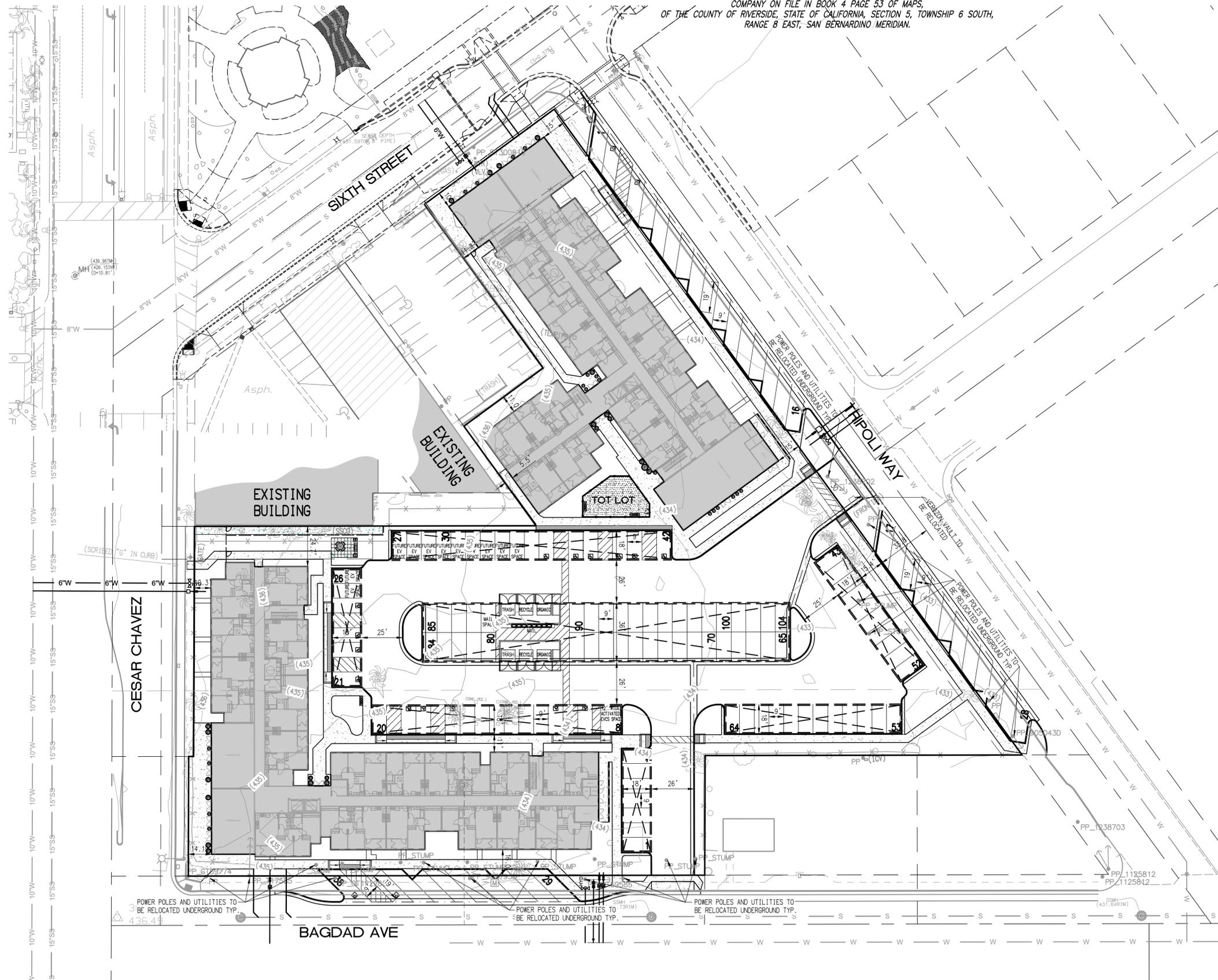


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN

PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.

Attachment 6



VICINITY MAP

NOT TO SCALE

PROPERTY ADDRESS:

51392 CESAR CHAVEZ ST
COACHELLA, CA 92236

APNS:

778-081-001 & 778-081-003

PARKING COUNT PER AB2345:

MASS TRANSIT IS LOCATED WITHIN 1/2 MILE NORTH ON CESAR CHAVEZ RD FROM THIS PROPERTY. PROJECT IS 100% LOW INCOME AFFORDABLE HOUSING PER AB2345. THE PARKING REQUIREMENT IS 0.5 SPACES PER UNIT.

(108 TOTAL UNITS)

REQUIRED ACCESSIBLE UNITS:	15% OF TOTAL
	108 UNITS x 15% = 16 ACCESSIBLE UNITS

REQUIRED ACCESSIBLE PARKING:	1 SPACE PER ACCESSIBLE UNIT
	16 ACCESSIBLE SPACES REQUIRED
	16 ACCESSIBLE SPACES PROVIDED

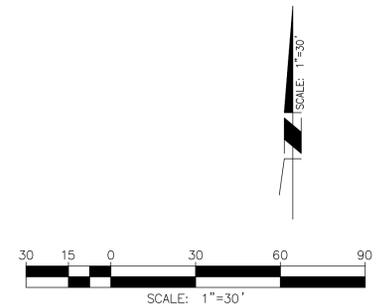
TOTAL PARKING REQUIRED =	54 PARKING SPACES
TOTAL PARKING PROVIDED =	104 ON-SITE PARKING SPACES
NORMAL PARKING PROVIDED =	87 NORMAL ON-SITE PARKING SPACES
ADA PARKING PROVIDED =	16 ON-SITE ADA PARKING SPACES
MAIL PARKING PROVIDED =	1 ON-SITE MAIL PARKING SPACE

TOTAL OFF-SITE PARKING PROVIDED =	38 OFF-SITE PARKING SPACES
NORMAL OFF-SITE PARKING PROVIDED =	34 NORMAL OFF-SITE PARKING SPACES
ADA OFF-SITE PARKING PROVIDED =	4 ADA OFF-SITE PARKING SPACES

BUILDING DATA:

(27) 1 BR/1 BA	542 SF
(51) 2 BR/1 BA	702 SF
(30) 3 BR/2 BA	932 SF

(108 TOTAL UNITS)





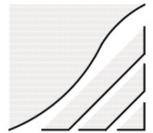
SIXTH STREET



CESAR CHAVEZ

TRIPOLI
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 17, 2022



BUILDING A

BUILDING DATA

12 1BR/1BA 542 SQ. FT
 24 2BR/1BA 702 SQ. FT
 14 3BR/2BA 932 SQ. FT

50 TOTAL UNITS

**TRIPOLI - BUILDING A
 FIRST FLOOR BUILDING PLAN
 CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022



TRIPOLI - BUILDING A
SECOND FLOOR BUILDING PLAN
CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



OCTOBER 11, 2022



TRIPOLI - BUILDING A
 THIRD FLOOR BUILDING PLAN
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

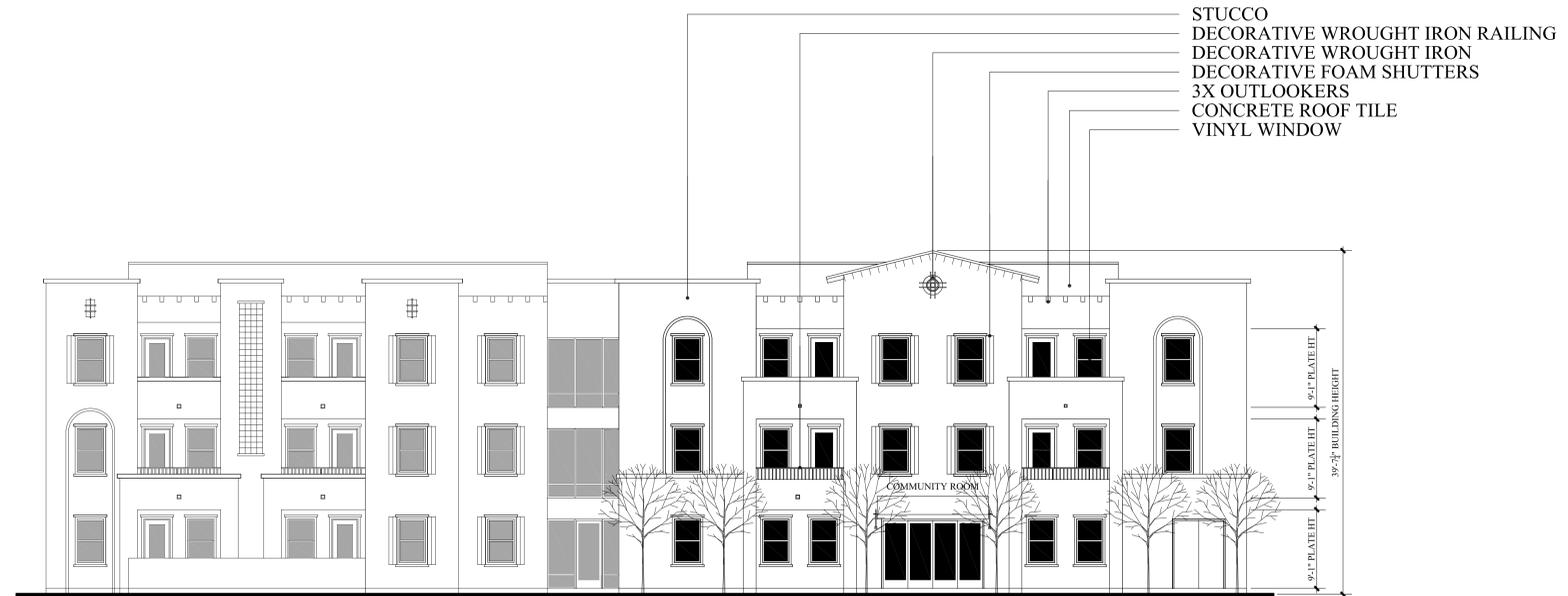


THE MCKINLEY ASSOC., INC.
 ARCHITECTURE & PLANNING

OCTOBER 11, 2022



BUILDING A - NORTH ELEVATION



- STUCCO
- DECORATIVE WROUGHT IRON RAILING
- DECORATIVE WROUGHT IRON
- DECORATIVE FOAM SHUTTERS
- 3X OUTLOOKERS
- CONCRETE ROOF TILE
- VINYL WINDOW

BUILDING A - SOUTH ELEVATION

TRIPOLI - BUILDING A
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022

- DECORATIVE WROUGHT IRON
- VINYL WINDOWS
- STUCCO
- DECORATIVE COLORED TILE
- DECORATIVE WROUGHT IRON RAILING
- 3X OUTLOOKERS
- CONCRETE ROOF TILE
- DECORATIVE FOAM SHUTTERS
- DECORATIVE STUCCO TRIM



BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION

TRIPOLI - BUILDING A
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



OCTOBER 11, 2022



BUILDING B

BUILDING DATA

15 1BR/1BA	542 SQ. FT
27 2BR/1BA	702 SQ. FT
16 3BR/2BA	932 SQ. FT

58 TOTAL UNITS

**TRIPOLI - BUILDING B
FIRST FLOOR BUILDING PLAN
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022



**TRIPOLI - BUILDING B
SECOND FLOOR BUILDING PLAN
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022



**TRIPOLI - BUILDING B
THIRD FLOOR BUILDING PLAN
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



OCTOBER 11, 2022



BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION

TRIPOLI - BUILDING B
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
 ARCHITECTURE & PLANNING
 OCTOBER 11, 2022

Attachment 6



BUILDING B - WEST ELEVATION



BUILDING B - EAST ELEVATION

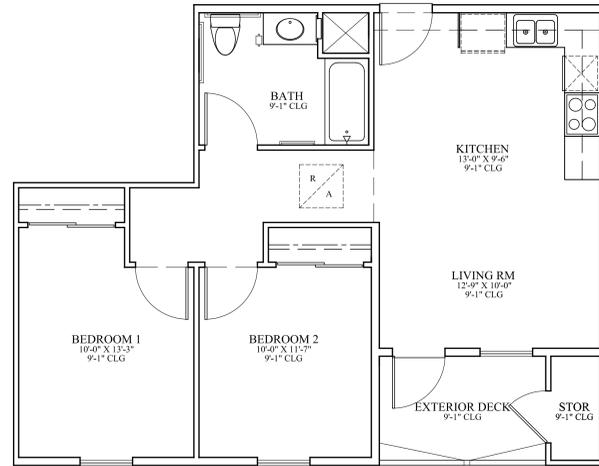
TRIPOLI - BUILDING B
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
 ARCHITECTURE & PLANNING
 OCTOBER 11, 2022

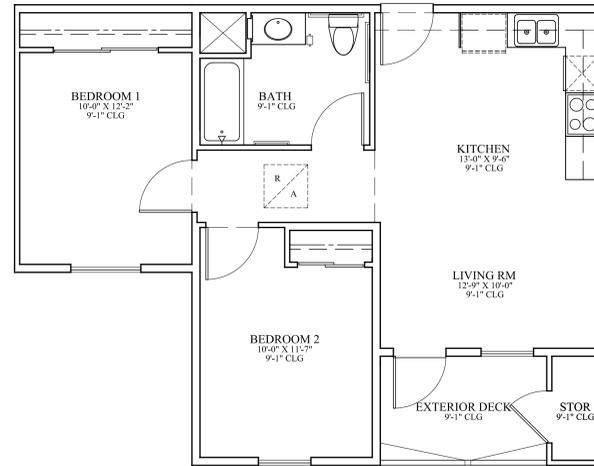
Attachment 6



TWO BEDROOM UNIT B

SCALE: 1/4" = 1'-0"

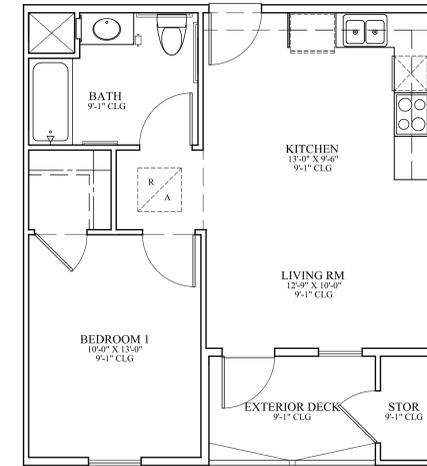
UNIT: 709 SQ. FT.
DECK: 60 SQ. FT.
STORAGE: 198 CU. FT.



TWO BEDROOM UNIT A

SCALE: 1/4" = 1'-0"

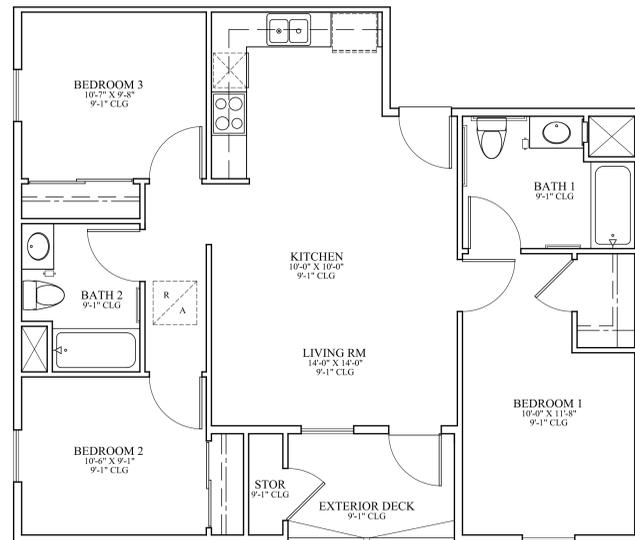
UNIT: 702 SQ. FT.
DECK: 60 SQ. FT.
STORAGE: 198 CU. FT.



ONE BEDROOM UNIT

SCALE: 1/4" = 1'-0"

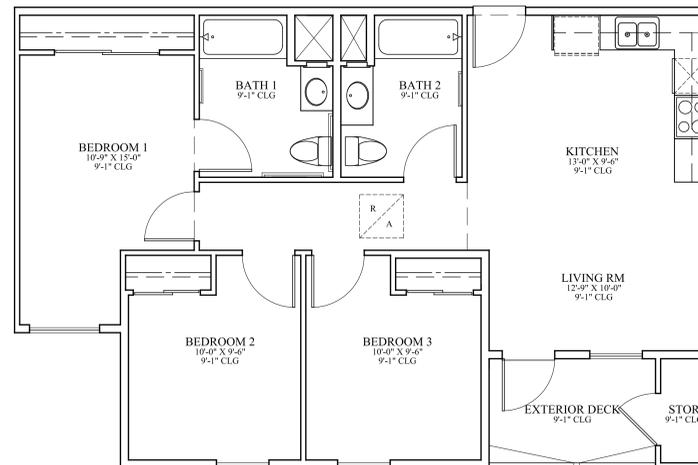
UNIT: 542 SQ. FT.
DECK: 60 SQ. FT.
STORAGE: 198 CU. FT.



THREE BEDROOM UNIT B

SCALE: 1/4" = 1'-0"

UNIT: 965 SQ. FT.
DECK: 60 SQ. FT.
STORAGE: 135 CU. FT.



THREE BEDROOM UNIT A

SCALE: 1/4" = 1'-0"

UNIT: 932 SQ. FT.
DECK: 60 SQ. FT.
STORAGE: 198 CU. FT.

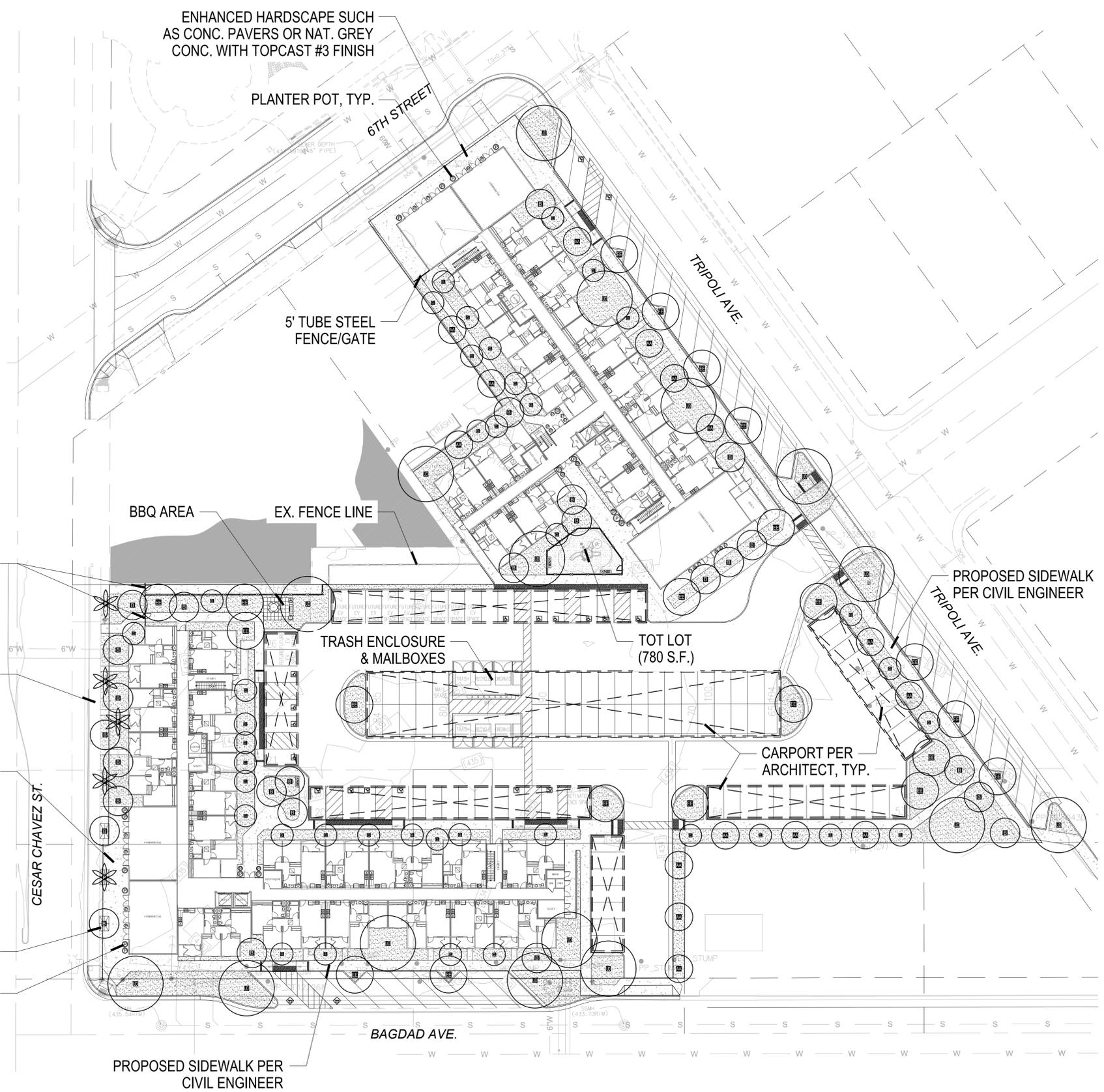
**TRIPOLI
UNIT PLANS
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

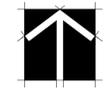
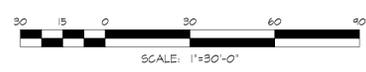
OCTOBER 11, 2022



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOOI'	DATE PALM	16' BTH	L
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'

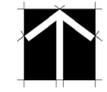




PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOO'	DATE PALM	16' BTH	L
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRIUM LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.

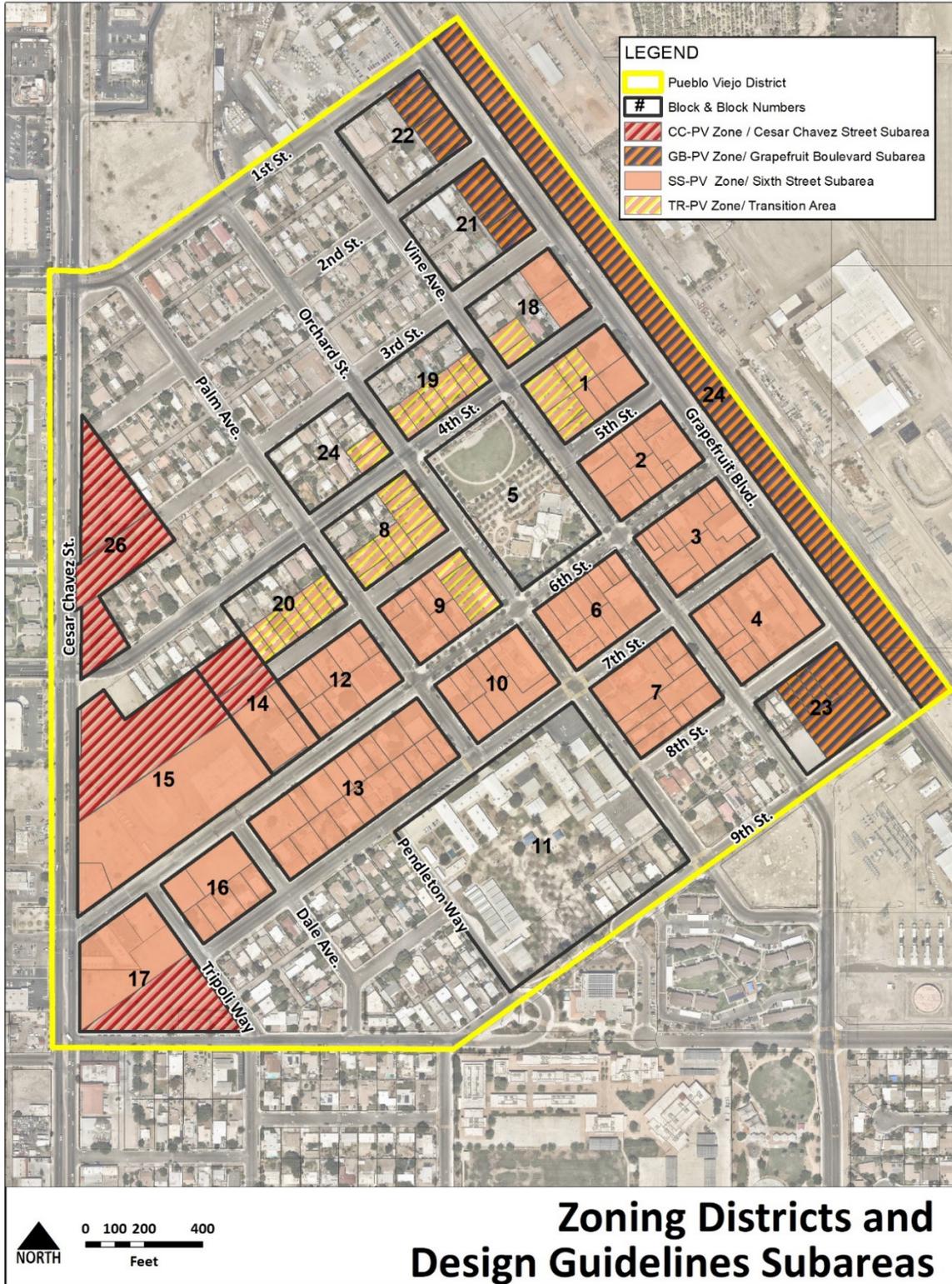
NOTE: TREE PLANTING HEIGHT A MIN. OF 7'





GB-PV ZONE

GB-PV – GRAPEFRUIT BOULEVARD PUEBLO VIEJO ZONE





GB-PV ZONE

17.25.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the areas of the Pueblo Viejo that borders Grapefruit Boulevard and serve as gateways into the district. The Pueblo Viejo is envisioned as a higher-density downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. Centered around a mixed-use core, this zone encourages future mixed-use development, but recognizes the need to support existing uses previously allowed under the C-G General Commercial Use and M-S Manufacturing Service zones. This zone provides for an orderly transition to higher intensity development, defined as the Downtown Center in the city's General Plan. While encouraging pedestrian-friendly connections and safe multi-modal access, this zone recognizes current automobile-oriented uses, but allows for flexibility in reducing parking requirements, maintaining existing historical automobile-oriented architectural character along Grapefruit Boulevard and retrofitting existing development as market-demands call for new, innovative and/or higher intensity development styles.

17.25.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Service, limited Manufacturing, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-Use, Retail, Office
Minimum Building Height	Two (2) stories or thirty-five (35) feet
Front Setback	Zero (0) to ten (10) feet from property line except for where adjoining zoning is residential, then front setback shall be of equal depth to the average of the required front-yards of the adjoining residential zone
Upper Floor Setbacks	Additional five (5) foot setback for each story on buildings adjacent to a single-family residential zone.
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0
Maximum Block Size	The integrity of existing blocks shall be maintained
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent.



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Encroachment for Colonnades or Arcades Allowed	Yes, except for Grapefruit Boulevard. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line.
Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater.

17.25.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. The Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section's intent and purpose. Appeals of the Planning Director's decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Amusement Arcades (Indoor)
4. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
5. Antique Dealers and Shop
6. Appliance Repair and Maintenance
7. Art and Architecture Supply Shops and Studios
8. Art Dealers
9. Automobile Parts and Accessories Stores
10. Automobile Service Station
11. Automotive Equipment Rental and Leasing
12. Automotive Repair and Maintenance
13. Beer and/or Winemaking Supply Retail Stores
14. Business Professional, Labor, Political and Similar Organizations
15. Business Service Centers
16. Candle Shops
17. Caterers
18. Civic and Social Organizations
19. Clothing and Clothing Accessories Stores
20. Collectors Shops
21. Combined Live/Work Dwellings
22. Computer Systems Design and Related Services
23. Consignment Shops
24. Consumer Goods Rentals



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25. Cosmetics, Beauty Supplies and Perfume Stores
26. Dance Halls
27. Child Day Care Centers
28. Diet and Weight Reducing Centers
29. Drug Stores or Retail Pharmacies
30. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
31. Educational Services
32. Electronic and Precision Equipment Repair and Maintenance
33. Electronics and Appliance Stores
34. Emergency Services Stations (Including Police and Fire)
35. Employment Services
36. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)
37. Fitness and Recreational Sports Centers
38. Flag and Banner Shops
39. Florist Shops
40. Food Service Contractors
41. Footwear and Leather Goods Repair
42. Fruit and Vegetable Markets
43. Funeral Homes and Funeral Services
44. General Rental Centers
45. Grantmaking and Giving Services
46. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
47. Hardware Stores
48. Health and Personal Care Stores
49. Home Furnishing Stores
50. Home Health Care Services
51. Home Security Equipment Stores
52. Hotels, Resort Hotels and Motels
53. Household Furniture or Stores
54. Independent Artists, Writers and Performers
55. Information
56. Interurban and Rural Bus Transportation
57. Investigation and Security Services (Except Locksmiths)
58. Jewelry and Silverware Manufacturing
59. Jewelry Repair Shops
60. Jewelry, Luggage and Leather Goods Stores
61. Laboratory, Research
62. Laboratory, Support
63. Libraries and Archives
64. Locksmiths
65. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
66. Medical and Diagnostic Laboratories
67. Motorcycle and ATV Dealers
68. Office Administrative Services
69. Office Machinery and Equipment Rental and Leasing



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70. Office Machinery Equipment Rental and Leasing
71. Office Supplies, Stationary and Gift Stores
72. Office, Professional
73. Offices of Lessors of Other Real Estate Property
74. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
75. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
76. Offices of Construction Industries
77. Offices of Dentists
78. Offices of Finance and Insurance
79. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
80. Offices of Lessors of Residential Buildings and Dwellings
81. Offices of Management of Companies and Enterprises
82. Offices of Motion Picture and Video Industries
83. Offices of Newspaper, Periodical, Book and Directory Publishers
84. Offices of Other Health Care Practitioners
85. Offices of Physicians
86. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
87. Offices of Promoters of Performing Arts, Sports and Similar Events
88. Offices of Real Estate Agents and Brokers
89. Offices of Software Publishers
90. Optical Goods Stores
91. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)
92. Other Personal and Household Goods Repair and Maintenance
93. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
94. Paint and Wallpaper Stores
95. Parcel Delivery Services
96. Pet and Pet Supply Stores
97. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
98. Photographic Services and Photofinishing
99. Post Services
100. Recreational or Youth Sports Teams
101. Religious Goods Store
102. Religious Institution
103. Residential, Multi-Family
104. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
105. Retail Bakeries



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106. Reupholstery and Furniture Repair
107. Social Advocacy Organizations
108. Sound Recording Industries
109. Specialty Food Stores (No On-Site Slaughtering)
110. Sporting Goods, Hobby, Musical Instrument, Toy and Book Stores
111. Supermarkets and Other Grocery Stores
112. Tailor and Alterations Stores
113. Theaters and Auditoriums
114. Thrift Shops
115. Tourist Information Centers
116. Travel Arrangement and Reservation Services
117. Trophy (Including Awards and Plaques) Shops
118. Urban Transit Systems
119. Vocational Rehabilitation Services

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. New Car Dealers
3. Used Car Dealers
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Blind and Shade Manufacturing
7. Blood and Organ Banks
8. Bowling Centers
9. Cannabis Retail Establishment
10. Chocolate Confectionary Manufacturing
11. Coffee and Tea Manufacturing
12. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
13. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, Office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
14. Community Gardens
15. Convenience Stores with Gas Stations
16. Dairy Product Manufacturing
17. Distribution Centers
18. Drinking Places
19. Drive-Thru Windows
20. Electric Lighting Equipment Manufacturing
21. Emergency Shelters



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22. Equipment Sales, Rental and Storage
23. Freight Transportation Arrangement
24. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
25. Grain and Bakery Products
26. Home and Garden Equipment Repair and Maintenance
27. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
28. Mattress Manufacturing
29. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
30. Museums, Historical Sites, and Similar Institutions (Except Zoos)
31. Non-Chocolate Confectionery Manufacturing
32. Office Supplies (Except Paper) Manufacturing
33. Outpatient Care Centers
34. Parking Lots
35. Parking Structures
36. Performing Arts Companies
37. Printing
38. Public Utility Substations and Storage Buildings
39. Recycling Center, Neighborhood Only
40. Scenic and Sightseeing Transportation, Land
41. Scientific Research and Development Services
42. Services to Buildings and Dwellings
43. Sign Manufacturing
44. Soft Drink and Ice Manufacturing
45. Sporting and Athletic Goods Manufacturing
46. Telephone Call Center
47. Telephone Exchanges and Switching Equipment
48. Testing Laboratories
49. Tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
50. Water and Gas Company Service Facilities

C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Fuel Service Stations
6. Nurseries, Garden Center and Farm Supply Stores
7. Outdoor Dining Areas
8. Parking Lots



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9. Residential, Proprietor/Caretaker Dwelling Unit
10. Retail Distribution of Products Manufactured on Premises
11. Tree Nut Farming

D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. Campgrounds
4. Cemeteries and Crematories
5. Communications and Microwave Installations
6. Communications Equipment Manufacturing
7. Community Food and Housing, and Emergency and Other Relief Services
8. Computer and Peripheral Equipment Manufacturing
9. Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly
10. Converted Paper Product Manufacturing
11. Facilities Support Services
12. Footwear Manufacturing
13. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
14. Gambling Industries
15. General Medical and Surgical Hospitals
16. Glass and Glass Product Manufacturing
17. Golf Courses and Country Clubs
18. Household Appliance Manufacturing
19. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
20. Lessors of Mini-warehouses and Self-Storage Units
21. Manufacturing of Reproducing Magnetic and Optical Media
22. Medical Equipment and Supplies Manufacturing



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23. Miniature Golf Courses
24. Mobile Food Services
25. Mobile Homes, Provided They Are Kept Mobile and Licensed Pursuant to State Law, When Used for Construction Offices and Caretaker's Quarters on Construction Sites for the Duration of a Valid Building Permit
26. Musical Instrument Manufacturing
27. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
28. Nursing Care Facilities
29. Office Furniture (Including Fixtures) Manufacturing
30. Optical Instrument and Lens Manufacturing
31. Other Ambulatory Health Care Services
32. Other Residential Care Facilities
33. Other Support Services
34. Photographic and Photocopying Equipment Manufacturing
35. Printing Machinery Equipment Manufacturing
36. Psychiatric and Substance Abuse Hospitals
37. Remediation and Other Waste Management Services
38. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
39. Residential, Accessory Dwelling Unit
40. Residential, Single-Family
41. Riding Stables
42. Rooming and Boarding Houses, Dormitories and Worker's Camps
43. Scale and Balance Manufacturing
44. Semiconductor and Other Electronic Component Manufacturing
45. Services to Buildings and Dwellings
46. Sign Manufacturing
47. Signs, On-Site Advertising
48. Specialty Hospitals (Except Psychiatric and Substance Abuse)
49. Spectator Sports
50. Waste Collection
51. Waste Treatment and Disposal

17.25.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.



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B. Building Types

1. Mixed-Use
 - a. Mixed-use may be oriented in a horizontal and/or vertical development pattern if uses are integrated within the same block.
 - b. Residential uses may be allowed on the first floor of a building provided all the following are met:
 - i. the first-floor height meets requirement (C)(2) of this part;
 - ii. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
 - iii. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
 - iv. No ownership tenure is allowed for first-floor residential use.
 - c. The Planning Director or their designee may waive the requirements of section (B)(2) of this part above except for section (B)(2)(c) of this part.
 - d. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
2. The lower floor of proposed parking garages that face or partially face any street must include usable commercial space and are required to follow the design guidelines for parking garages.
3. All uses, except for outdoor dining, nurseries, tree-nut farming, parking, and other conditional or temporary outdoor uses permitted in section 17.23.030 shall be conducted entirely within a completely enclosed building.
4. Nurseries must be completely screened from view on all sides. See (I) of this section for screening and fencing requirements.
5. New buildings, that are of only one story and meet only the minimum height criteria of this zone, must be built to structurally support future vertical expansion as market forces may command expansion or reuse as not to inhibit intensification of this zone as envisioned by the General Plan except:
 - a. Flex Buildings. Flex buildings shall meet all other applicable criteria of this section and in addition:
 - i. May contain singularly or in combination, industrial, commercial, retail or service uses.
 - ii. Must provide for reconfigurable interior spaces and partitions to suit the needs of current and future uses.
 - iii. Must adhere to the design guidelines and incorporate surrounding architectural styles, character and/or elements that creates a unique contribution to the Pueblo Viejo District.

C. Building Orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.



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D. Height, Massing and Articulation

1. Building height must be a minimum of two (2) usable stories or twenty-five (25) feet.
2. the first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. Buildings that are not two (2) floors or more in height must utilize a faux floor style on the exterior façade to give the visual appearance of more than one story.
4. All buildings shall incorporate articulation and façade treatments as outlined in the applicable design guidelines for this zone.
5. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street.
6. An additional five (5) foot setback for every story shall be required on all building faces adjacent to a single-family residential zone.
7. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
8. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.

E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
 - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to



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the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.

2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Additional requirements for buildings that contain or partially contain manufacturing uses:
 - a. A side or rear yard of not less than thirty (30) feet is required for any building directly adjacent to a single-family residential district. If an alleyway separates the uses, the overall yard may be reduced by ten (10) feet.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart substantially from those used within market rate units within the same structure.

H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than one (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in part (8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
 - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1,000 square feet of gross floor area.
 - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:



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- i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
 - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.
4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The requirements of subsection (a) above may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
 - a. If the proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.



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- c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
- d. A payment-in-lieu agreement with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
- e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.
2. For nurseries, screening of not less than eight (8) feet in height and not more than twelve (12) feet in height shall fully encompass the nursery.
3. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.
4. All screening and fencing shall be subject to the design guidelines.

J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. the applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.



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2. the applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement above.

M. Development Standards Applicable to Specific Uses

1. Emergency Shelters shall comply with the following criteria:
 - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 - b. The shelter shall always provide at least one qualified on-site supervisor, plus one attendant for each fifty (50) occupants.
 - c. A shelter shall not be approved when another homeless shelter is existing within three hundred (300) feet of the proposed site.
 - d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
 - e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
 - f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
 - g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.
2. Residential, Proprietor/Caretaker Dwelling Unit



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- a. No structure originally designed or intended for single-family residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling unit by a proprietor, manager, custodian or caretaker of a permitted use.
3. Manufacturing
 - a. No use shall be established in this zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety or general welfare. All uses shall be continuously maintained so that they are neither obnoxious or offensive by reason of the above emissions.
4. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
 - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.



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17.25.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. The use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
 - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.025.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

3. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
4. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.
5. Changing of a use governed by this section to a use not permitted in this zone shall immediately terminate the application of this section, and such use shall be reclassified as an illegal non-conforming use and shall be subject to Chapter 17.78 of this ordinance.



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17.29.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District. The core of the Pueblo Viejo District is envisioned, by the city’s General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. This zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, people watching, public art and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes.

17.29.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-use (vertical and horizontally oriented) (See 17.29.040)
Minimum Building Height	Three (3) stories or forty (40) feet
Front Setback	Zero (0) to ten (10) feet from property line
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) and an additional five (5) foot setback for stories oriented towards 5 th or 7 th streets
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0.
Maximum Block Size	Five hundred (500) linear feet on 5 th 6 th or 7 th streets
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent
Encroachment for Colonnades or Arcades Allowed	Yes. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line



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Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater

17.29.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. The Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section’s intent and purpose. Appeals of the Planning Director’s decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Amusement Arcades (Indoor)
3. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
4. Antique Dealers and Shop
5. Art and Architecture Supply Shops and Studios
6. Art Dealers
7. Beer and/or Winemaking Supply Retail Stores
8. Bowling Centers
9. Business Professional, Labor, Political and Similar organizations
10. Business Service Centers
11. Candle Shops
12. Civic and Social organizations
13. Clothing and Clothing Accessories Stores
14. Collectors Shops
15. Computer Systems Design and Related Services
16. Consignment Shops
17. Cosmetics, Beauty Supplies and Perfume Stores
18. Dance Halls
19. Diet and Weight Reducing Centers
20. Drug Stores or Retail Pharmacies
21. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
22. Educational Services
23. Electronics and Appliance Stores
24. Employment Services
25. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)



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26. Fitness and Recreational Sports Centers
27. Flag and Banner Shops
28. Florist Shops
29. Footwear and Leather Goods Repair
30. Fruit and Vegetable Markets
31. Grantmaking and Giving Services
32. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
33. Hardware Stores
34. Health and Personal Care Stores
35. Home Furnishing Stores
36. Home Security Equipment Stores
37. Hotels, Resort Hotels and Motels
38. Household Furniture or Stores
39. Independent Artists, Writers and Performers
40. Information
41. Jewelry Repair Shops
42. Jewelry, Luggage and Leather Goods Stores
43. Libraries and Archives
44. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
45. Office Administrative Services
46. Office Machinery and Equipment Rental and Leasing
47. Office Supplies, Stationary and Gift Stores
48. Office, Professional
49. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
50. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
51. Offices of Construction Industries
52. Offices of Dentists
53. Offices of Finance and Insurance
54. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
55. Offices of Lessors of Residential Buildings and Dwellings
56. Offices of Management of Companies and Enterprises
57. Offices of Motion Picture and Video Industries
58. Offices of Newspaper, Periodical, Book and Directory Publishers
59. Offices of Other Health Care Practitioners
60. Offices of Physicians
61. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
62. Offices of Promoters of Performing Arts, Sports and Similar Events
63. Offices of Real Estate Agents and Brokers
64. Offices of Software Publishers
65. Optical Goods Stores
66. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)



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67. Other Personal and Household Goods Repair and Maintenance
68. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
69. Paint and Wallpaper Stores
70. Pet and Pet Supply Stores
71. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
72. Photographic Services and Photofinishing
73. Recreational or Youth Sports Teams
74. Religious Goods Store
75. Residential, Multi-Family
76. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
77. Retail Bakeries
78. Reupholstery and Furniture Repair
79. Social Advocacy organizations
80. Sound Recording Industries
81. Specialty Food Stores (No On-Site Slaughtering)
82. Sporting Goods, Hobby, Musical Instrument, toy and Book Stores
83. Supermarkets and Other Grocery Stores
84. Tailor and Alterations Stores
85. Thrift Shops
86. tourist Information Centers
87. Travel Arrangement and Reservation Services
88. Trophy (Including Awards and Plaques) Shops
89. Vocational Rehabilitation Services

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Appliance Repair and Maintenance
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Cannabis Retail Establishment
7. Caterers
8. Combined Live/Work Dwellings
9. Community Gardens
10. Child Day Care Centers
11. Drinking Places



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12. Emergency Services Stations (Including Police and Fire)
13. Funeral Homes and Funeral Services
14. Interurban and Rural Bus Transportation
15. Investigation and Security Services (Except Locksmiths)
16. Jewelry and Silverware Manufacturing
17. Laboratory, Research
18. Laboratory, Support
19. Locksmiths
20. Medical and Diagnostic Laboratories
21. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
22. Museums, Historical Sites, and Similar Institutions (Except Zoos)
23. Outpatient Care Centers
24. Parking Structures
25. Performing Arts Companies
26. Post Services
27. Public Utility Substations and Storage Buildings
28. Recycling Center, Neighborhood Only
29. Religious Institution
30. Scenic and Sightseeing Transportation, Land
31. Scientific Research and Development Services
32. Telephone Exchanges and Switching Equipment
33. Testing Laboratories
34. theaters and Auditoriums
35. tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
36. Urban Transit Systems
37. Water and Gas Company Service Facilities

C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Nurseries, Garden Center and Farm Supply Stores
6. Outdoor Dining Areas
7. Parking Lots
8. Tree Nut Farming



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D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. New Car Dealers
4. Used Car Dealers
5. Automobile Parts and Accessories Stores
6. Automobile Service Station
7. Automotive Equipment Rental and Leasing
8. Automotive Repair and Maintenance
9. Blind and Shade Manufacturing
10. Blood and organ Banks
11. Campgrounds
12. Cemeteries and Crematories
13. Chocolate Confectionary Manufacturing
14. Coffee and Tea Manufacturing
15. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
16. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
17. Communications and Microwave Installations
18. Communications Equipment Manufacturing
19. Community Food and Housing, and Emergency and Other Relief Services
20. Computer and Peripheral Equipment Manufacturing
21. Consumer Goods Rentals
22. Continuing Care Retirement Communities and Assisted Living Facilities For the Elderly
23. Convenience Stores with Gas Stations
24. Converted Paper Product Manufacturing



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25. Dairy Product Manufacturing
26. Distribution Centers
27. Drive-Thru Windows
28. Electric Lighting Equipment Manufacturing
29. Electronic and Precision Equipment Repair and Maintenance
30. Emergency Shelters
31. Equipment Sales, Rental and Storage
32. Facilities Support Services
33. Food Service Contractors
34. Footwear Manufacturing
35. Freight Transportation Arrangement
36. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
37. Fuel Service Stations
38. Gambling Industries
39. General Medical and Surgical Hospitals
40. General Rental Centers
41. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
42. Glass and Glass Product Manufacturing
43. Golf Courses and Country Clubs
44. Grain and Bakery Products
45. Home and Garden Equipment Repair and Maintenance
46. Home Health Care Services
47. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
48. Household Appliance Manufacturing
49. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
50. Lessors of Mini-warehouses and Self-Storage Units
51. Manufacturing of Reproducing Magnetic and Optical Media
52. Mattress Manufacturing
53. Medical Equipment and Supplies Manufacturing
54. Miniature Golf Courses
55. Mobile Food Services
56. Mobile Homes, provided they Are Kept Mobile and Licensed Pursuant to State Law, When Used For Construction offices and Caretaker's Quarters On Construction Sites For the Duration of A Valid Building Permit
57. Motorcycle and ATV Dealers
58. Musical Instrument Manufacturing
59. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
60. Non-Chocolate Confectionery Manufacturing
61. Nursing Care Facilities
62. office Furniture (Including Fixtures) Manufacturing
63. office Machinery Equipment Rental and Leasing
64. office Supplies (Except Paper) Manufacturing
65. offices of Lessors of Other Real Estate Property



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66. Optical Instrument and Lens Manufacturing
67. Other Ambulatory Health Care Services
68. Other Residential Care Facilities
69. Other Support Services
70. Parcel Delivery Services
71. Photographic and Photocopying Equipment Manufacturing
72. Printing
73. Printing Machinery Equipment Manufacturing
74. Psychiatric and Substance Abuse Hospitals
75. Remediation and Other Waste Management Services
76. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
77. Residential, Accessory Dwelling Unit
78. Residential, Proprietor/Caretaker Dwelling Unit
79. Residential, Single-Family
80. Riding Stables
81. Rooming and Boarding Houses, Dormitories and Worker's Camps
82. Scale and Balance Manufacturing
83. Semiconductor and Other Electronic Component Manufacturing
84. Services to Buildings and Dwellings
85. Sign Manufacturing
86. Signs, On-Site Advertising
87. Soft Drink and Ice Manufacturing
88. Specialty Hospitals (Except Psychiatric and Substance Abuse)
89. Spectator Sports
90. Sporting and Athletic Goods Manufacturing
91. Telephone Call Center
92. Waste Collection
93. Waste Treatment and Disposal

17.29.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.

B. Mixed-Use and Building Type

1. Buildings may be oriented initially in integrated-horizontal development or vertical mixed-use patterns depending upon current market demands.
2. Residential uses may be allowed on the first floor of a building provided all of the following are met:



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- a. the first-floor height meets requirement (D)(2) of this part;
 - b. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
 - c. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
 - d. No ownership tenure is allowed for first-floor residential use.
3. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space and are required to follow the architectural guidelines for parking garages.
 4. The Planning Director or their designee may waive the requirements of part (2) of this section except for part (2)(c) of this section.
 5. Vertical mixed use buildings or integrated horizontal developments may reduce parking requirements by forty (40) percent.
 6. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.

C. Building orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.

D. Height, Massing and Articulation

1. Building height must be a minimum of three (3) usable stories or forty (40) feet, whichever is greater.
2. The first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street. An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th street.
4. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
5. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.



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E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
 - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.
2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Colonnades and/or arcades may occur forward of the build-to-line and may encroach upon the rights of way, if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While



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trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure.

H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in subsection (H)(8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
 - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1000 square feet of gross floor area.
 - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:
 - i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
 - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.



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4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
 - a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.
 - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
 - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
 - e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.



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2. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.

J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. The applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.
2. The applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement of part (C) above.



M. Development Standards Applicable to Specific Uses

1. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
 - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.

17.29.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. the use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.



SS-PV ZONE

- c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.029.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

1. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
2. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.



- Paint Colors**
 P1- Ibis White
 P2- Gauzy White
 P3- BungleHouse Blue
 P4- Deep Maroon
 P5- RookWood Brown
 P6- Night Owl
 P7- Black Swan
- Materials**
 M1- Stucco
 M2- Wood Composite
 M3- Precast Concrete
 M4- Tile - Decorative Encaustic
 M5- Tile - Saltillo Tile
 M6- Metal Screen
 M7- Iron Metalwork
 M8- Fabric Awnings - Sapphire Blue
 M9- GFRC Detail
 M10- Metal Finnacle
 M11- Concrete Roof Tile(boosted)
 M12- Brick - Belden Beaver Blend
 M13- Gutter and Downspouts



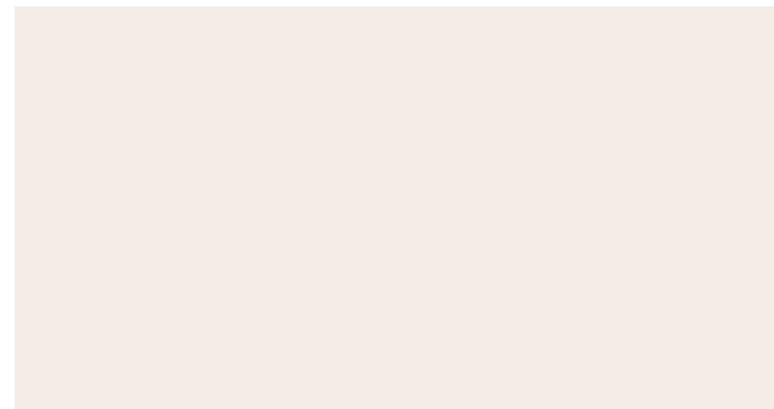
P6- SW 7061-NIGHT OWL



P4- SW 0072-DEEP MAROON



M8- SB SAPPHERE BLUE 4641



P1- SW 7000-IBIS WHITE



M4- Encaustic Decorative Tile 8x8



M5- Saltillo Tile



P7 - SW 6279-BLACK SWAN



P5- SW2808-ROOKWOODDK BRWN



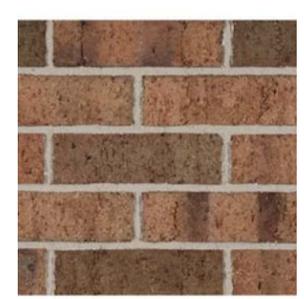
P3- SW 0048-BUNGLEHOUSE BLUE



P2- SW 6035 GAUZY WHITE



M11- Boral-BoostedBarcelonaBlend



M12- Belden- Beaver Blend FF

Architectural Recommendation Board

1st Floor Residential Accessways



Windows (recessed, color, and sloped sills)



Sweep hanging with catenary curve



Roofing enhancements:



Focal Balcony Recommendation at corner towers

