



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 20, 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/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

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Or telephone:

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Webinar ID: 845 4425 7915

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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 - April 6, 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:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. AM PM – Type 21 Alcohol Sales

Conditional Use Permit No. 350 to allow liquor sales as part of a proposed 5,170 sq. ft. “AMPM” convenience store (ABC License Type 21, Off-Sale General) in an existing commercial building located at 48055 Grapefruit Blvd. in the C-G (General Commercial) zone. GSC & Son Corporation (Applicant)

3. Tripoli Mixed-Use Project (Continued from April 13, 2022)

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 site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

4. Pueblo Viejo Villas Sign Program

The Sign Program for Pueblo Viejo Villas at 1279 6th Street (APN: 778-080-020) at the northeast corner of Cesar Chavez Street and 6th Street in the CG-PD (General Commercial-Planned Development) zone. 6th & Cesar Chavez CIC, LP (Applicant)

5. Cannabis Business Streamline Code Amendments- Zoning Ordinance 22-02

Consideration of amendments to Title 5 and Title 17 of the Coachella Municipal Code regarding Cannabis Business Zoning and Operation in the City of Coachella. Applicant: City-Initiated.

INFORMATIONAL:

ADJOURNMENT:

Complete Agenda Packets are available for public inspection in the Planning 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



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(760) 398-3502 www.coachella.org

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

20 de Abril, 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/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

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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 – 16 de Marzo, 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:

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

2. AM PM – Ventas de Alcohol Tipo 21

Permiso de uso condicional N.º 350 para permitir la venta de licores como parte de una tienda de conveniencia “AMPM” propuesta de 5170 pies cuadrados (licencia ABC tipo 21, venta para llevar general) en un edificio comercial existente ubicado en 48055 Grapefruit Blvd. en la zona C-G (Comercial General). GSC & Son Corporation (Solicitante).

3. Proyecto de uso mixto de Trípoli (continuación del 13 de abril de 2022)

Cambio de Zona (CZ) 22-01, Permiso de Uso Condicional (CUP) 351, Revisión Arquitectónica (AR) 22-04 para enmendar el Mapa de Zonificación Oficial agregando la Zona de Superposición PUD (Construcción de Unidades Planificada) en 2.8 acres de propiedad zonificada C-G (General Commercial) vacante para una construcción de uso mixto que consta de 108 unidades de apartamentos y 2 unidades comerciales. El sitio está ubicado en la esquina noreste de Cesar Chavez Street y Bagdad Avenue (APN# 778-081-003 y -001) Solicitante: Chelsea Investment Corporation

4. Programa de letreros de Pueblo Viejo Villas

El Programa de Letreros para Pueblo Viejo Villas en 1279 6th Street (APN: 778-080-020) en la esquina noreste de Cesar Chavez Street y 6th Street en la zona CG-PD (General Comercial-Construcción Planificada). 6th & Cesar Chavez CIC, LP (Solicitante)

5. Enmiendas al Código de Optimización del Negocio de Cannabis- Ordenanza de Zonificación 22-02

Consideración de enmiendas al Título 5 y al Título 17 del Código Municipal de Coachella con respecto a la Zonificación y Operación de Negocios de Cannabis en la Ciudad de Coachella. Solicitante: Iniciado por la ciudad.

INFORMATIONAL:

ADJOURNMENT:

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

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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 6, 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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CALL TO ORDER: 6:04 P.M.

PLEDGE OF ALLEGIANCE:

GABRIEL PEREZ

ROLL CALL:

Commissioners Present: Alternate Commissioner Gutierrez, Commissioner Figueroa, Commissioner Leal, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen (Commissioner Figueroa and Commissioner Leal participated via teleconference)

Staff Present: *Gabriel Perez, Development Services Director
*Nikki Gomez, Associate Planner

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 GONZALEZ AND SECOND BY VICE COMMISSIONER NAVARRETE TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – March 16, 2022

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

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

WRITTEN COMMUNICATIONS:

None.

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:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Electronic freeway-oriented outdoor advertising sign – 85901 Vista Del Norte

Variance No. 22-01 and Use Interpretation for an electronic freeway-oriented outdoor advertising sign at 40’ high to be located to the west corner of the property at 85901 Vista Del Norte (APN: 603-102-025.) visible from I-10 Freeway in the C-G Zone (General Commercial) zone. Foxpoint Interactive, LLC (Applicant)

Nikki Gomez, Associate Planner, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:25 pm by Chair Virgen

David Muran, Foxpoint Media, Director of Planning and Engineering for Foxpoint Media, made himself available for questions.

Public Hearing Closed at 6:34 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY VICE CHAIR NAVARRETE THAT STAFF RECOMMENDS THAT THE PLANNING COMMISSION APPROVE VARIENCE NO. 22-01 & USE INTERPRETATION WITH THE FINDINGS AND CONDITIONS LISTED IN RESOLUTION NO. PC 2022-08 AND A MODIFICATION TO THE USE INTERPRETATION AS FOLLOWS:

“ELECTRONIC MESSAGING SIGNS MAY BE ALLOWED WITH A CONFORMING OUTDOOR ADVERTISING SIGN SUBJECT TO AND OUTDOOR ADVERTISING SIGN PERMIT.”

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Tripoli Mixed-Use Project (Continuance requested to April 20, 2022)

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 site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation.

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 TO APPROVE THE CONTINUATION OF ITEM NUMBER THREE (3) FOR OUR NEXT PLANNING COMMISSION MEETING ON APRIL 20, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

INFORMATIONAL:

Gabriel Perez, Development Services Director, discussed the distribution of the Agenda with Commissioners.

ADJOURNMENT: 6:58 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

*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



STAFF REPORT
4/20/2022

TO: Planning Commission Chair and Commissioners

FROM: Nikki Gomez, Associate Planner

SUBJECT: AM PM – Type 21 Alcohol Sales

SPECIFICS: Conditional Use Permit No. 350 to allow liquor sales as part of a proposed 5,170 sq. ft. “AMPM” convenience store (ABC License Type 21, Off-Sale General) in an existing commercial building located at 48055 Grapefruit Blvd. in the C-G (General Commercial) zone. GSC & Son Corporation (Applicant)

STAFF RECOMMENDATION:

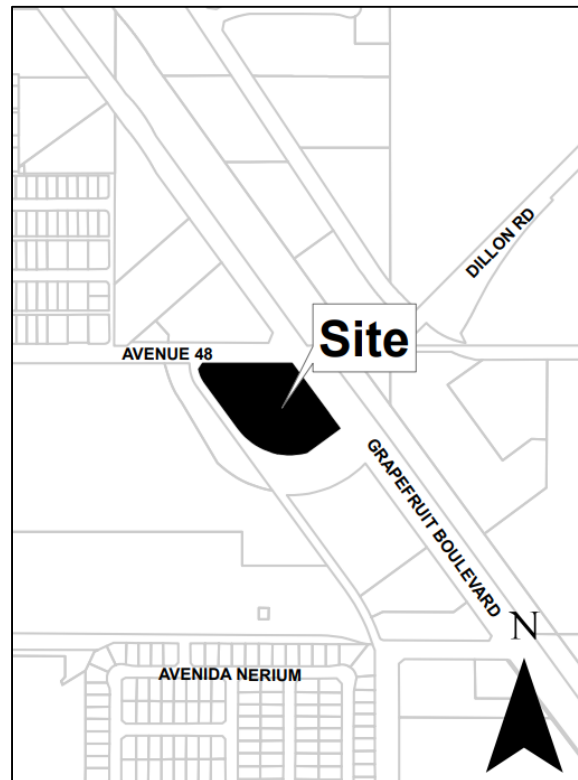
Staff recommends that the Planning Commission adopt Resolution No. PC 2022-07 approving Conditional Use permit No. 350 to allow a liquor sales license (Type 21 On Sale General Alcohol License) at AMPM convenient store located at 48055 Grapefruit Blvd. pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

The subject site is an existing commercial tenant space located within a 1.7-acre commercial building located at 48055 Grapefruit Blvd. The AMPM convenient store currently utilizes Type 20 Off -Sale Beer and Wine license type with the California Department of Alcohol Beverage Control since September 2017. The project was initially scheduled to go before the Planning Commission on April 6, 2022. The applicant requested for the proposed project to be continued on a certain of April 20, 2022 as the applicant needed more time to review and evaluate the conditions of approval.

DISCUSSION/ANALYSIS:

The applicant, GSC & Son Corporation, submitted a request for a Conditional Use Permit (CUP) to allow the off sale of liquor (beer, wine and distilled



spirits) at the AMPM convenient store. The AMPM convenient store currently holds Type 20 off-sale beer and wine license, which will be surrendered once the Type 21 is issued.



The zoning designation of the commercial center where the store is proposed is within the C-G (General Commercial) and allows liquor sales with approval of a CUP. In December of 2016, the City adopted an ordinance requiring a conditional use permit for any off-sale and on-sale alcohol sales establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. The Conditional Use Permit findings are required to be made by the Planning Commission.

Section 17.74.015(C)(2) of the Municipal Code establishes that off-sale establishments must comply with the following requirements:

- a. **The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use; and**

The establishment is within 700 feet of Rancho Las Flores Park and residences at the Carver Tract Neighborhood located outside of Coachella city limits.

- b. **The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use; and**

The establishment is within 700 feet of other off-sale establishments, which is the Tower Market across the street north of Avenue 48; however, the Tower Market is not within the City of Coachella jurisdiction but within the City of Indio.

- i. **The planning commission may find that the public benefit outweighs the distance restrictions of subsections (a) and/or (b) above, upon additional findings that:**

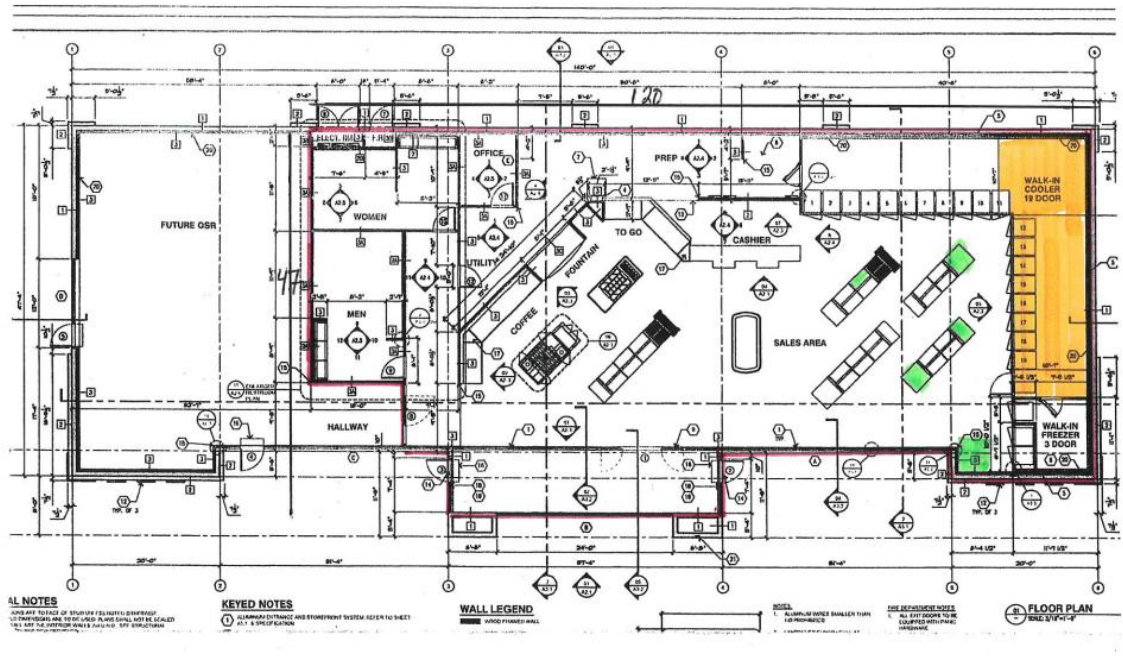
Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the off-sale beer, wine and distilled spirits license as the convenient store offers goods and services in the nearby neighborhood.

- (A) The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance; and

The establishment provides benefit to the immediate neighborhood, as it is the one of the facilities offering food and services to the neighborhood at the most northwest city boundary.

- (B) Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages;

The floor plan and picture shown below shows the location of the display and storage of the beer, wine and distilled spirits, which is 4.5 percent, which does not exceed the five percent or the 1,000 sf for the display and storage of alcoholic beverages.



Total Square Footage: 5,170 square feet
 Liquor storage: 192 square feet
 Liquor display: 43.5 square feet

G & SON CORPORATION
 DBA: AMPM
 48055 Grapefruit Blvd.
 Coachella, CA 929236

- c. That the requested establishment at the proposed location will not adversely affect the economic welfare of the nearby community; and

Moreover, the establishment will not adversely affect the economic welfare of the nearby community since general access to the establishment since the applicant is not establishing

or introducing a new liquor license in the area, rather is it a change of a type of liquor license. The establishment is within a commercial center along a major arterial (Grapefruit Blvd.), which provides essential services for nearby residents like food and fuel. However, staff added conditions to the project since it is within a commercial center along an entryway commercial corridor to the City of Coachella. Condition # 4 is to provide general upkeep of the perimeter landscape along the entire commercial center to an acceptable condition. This includes the removal of dead or trash debris and replacement plant material of along the perimeter landscape of the commercial center. Another condition, Condition # 6 is to install sidewalk along the southeast portion of the commercial center specifically the frontage (along Grapefruit Blvd.) of the vacant parcel APN: 603-220-057. Although the establishment is within 700 feet from the park and residential uses, the establishment does not front or have direct access to the nearby residences or park. Rather the establishment is oriented towards the major arterial, Grapefruit Blvd.

- d. That the exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood.**

There will be no alterations to the exterior facade of the establishment, the AMPM convenient store was built along with the other structures within the site. In addition, a condition has been added to include the requirement of providing Covenants, Conditions and Restrictions (CC&R) and name the City as third party beneficiary containing obligation of maintenance obligations such as private landscaping, private streets, sidewalks and other pertinent items.

- D. Additionally, if the California Department of Alcoholic Beverage Control (ABC) notifies the City that the proposed establishment is either (1) subject to the State law moratorium/limit on the number of liquor licenses that may be issued within the city under California Business and Professions Code Section 23817.7 or, (2) is in an area of "undue concentration" of liquor licenses, as defined in California Business and Professions Code Section 23958.4; the planning commission must additionally find that the public convenience or necessity nonetheless justifies the issuance of the liquor license to the establishment.**

The subject site is located within Census Tract 9404.00, where ABC concentration standards allow a maximum of 3 of off-sale licenses, where 12 exists as shown on Table 1. When it is determined by ABC that there is an undue concentration of off-sale licenses, the Planning Commission must make findings that the public convenience or necessity justifies the issuance of the liquor license to the establishment.

Table 1 – Off-Sale Alcohol Licenses

Off-Sale Alcohol License within Census Tract 9404.00			
Business Name		Address	License Type
1	Food 4 Less 517	49241 Grapefruit Blvd.	21 (General)
2	Coachella Travel Center	46155 Dillon Rd.	20 (Beer and Wine)
3	Victory Liquor & Sports Goods	49968 Cesar Chavez St.	21 (General)
4	CVS Pharmacy	84010 Avenue 50	21 (General)
5	Garibaldi Meat Market	49975 Harrison St.	20 (Beer and Wine)
6	Coachella Florist	49889 Harrison St.	20 (Beer and Wine)
7	Family Dollar	49681 Harrison St.	20 (Beer and Wine)
8	Coachella Oil Corporation	46651 Dillon Rd.	20 (Beer and Wine)
9	Smart & Final Store 718	49978 Harrison St.	21 (General)
10	Baja Meat Market	47570 Van Buren St.	21 (General)
11	ARCO AMPM	48055 Grapefruit Blvd.	20 (Beer and Wine)
12	Tower Market	84417 Indio Blvd.	21 (General)

Per ABC, If the applicant surrenders the current type 20 upon issuance of the type 21, a PCN letter is required. The applicant’s intent is to surrender existing Type 20 and replace it with the new Type 21 license, if approved by the Planning Commission.

Staff contacted the Lieutenant Martinez with the Riverside County Sheriff regarding any concerns or complaints for the AMPM convenient store License change from Type 20 to a Type 21 Liquor License. Lieutenant Martinez did not identify any concerns with the applicant for the AMPM Convenient Store and does not recommend any conditions of approval.

Hours of Operation:

The AMPM convenient store will continue the same operating hours, which is open for 24 hours.

Environmental Setting:

The subject site is within an existing commercial building at 48055 Grapefruit Blvd substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Tower Market/City of Indio

South: Lighthouse Marijuana Dispensary / (C-G, General Commercial)

East: Highway 111 & Railroad

West: Lighthouse Marijuana Dispensary / (C-G, General Commercial)

Site Plan / Parking and Circulation:

The site is fully developed with three points of access, one from Grapefruit Blvd., second one from Avenue 48 and third one from Dillon Road. The site provides ample parking spaces for the existing commercial center. No modifications to the site are proposed with this request. As shown on the existing conditions photos, attachment 4 of the report, the landscape perimeter requires landscaping maintenance. There are some portions along the landscaping perimeter where there is missing plant material that may have died, but never replaced. In addition, there is an abandoned tall metal monument sign that has remained after the construction of the commercial center. In comparison the landscaping on the new gas station, Tower Market across Avenue 48, the project site shows lack of landscaping plant material and maintenance. Therefore, staff is has included conditions to ensure the applicant maintain the landscaping along the perimeter of the entire commercial center especially since it is the first commercial center along the entry way to the City of Coachella.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

CONCLUSIONS AND RECOMMENDATIONS

1. Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 350 with the findings and conditions listed in Resolution No. PC 2022-07, and in the attached resolution.
2. Deny the proposed project.
3. Continue this item and provide staff and the applicant with direction.

Attachments:

1. Resolution No. PC 2022-07
Exhibit A - Conditions of Approval
2. AMPM Convenient Store Floor Plan
3. Vicinity Map
4. Existing Conditions

RESOLUTION NO. PC 2022-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 350 TO ALLOW OFF-SAE BEER, WINE, DISTILLED SPIRITS FOR THE 5,170 SQUARE FOOT “AMPM” CONVENIENCE STORE (ABC LICENSE TYPE 21- OFF-SALE GENERAL) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 48055 GRAPEFRUIT BLVD. (APN 603-220-056); GSC & SON CORPORATION, APPLICANT.

WHEREAS, GSC & SON Corporation filed an application for Conditional Use Permit No. 350 (CUP 350) to allow a 5,170 square foot eating place with service of beer, wine and distilled spirits (ABC License Type 21 – Off-Sale General) in an existing commercial building located at 48055 Grapefruit Blvd.; Assessor’s Parcel No. 603-220-056 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 350 on March 16, 2022, the project was continued to a date certain of April 20, 2022 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code.

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 part of an existing commercial center and the establishment currently utilizes an ABC Type 20 – Off-Sale Beer and Wine and will accommodate the proposed ABC Type 21- Off-Sale General; and,

WHEREAS, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

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 does hereby approve Conditional Use Permit No. 350, subject to the findings and conditions of approval listed below.

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 350:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed restaurant use with alcohol sales is within the Suburban Retail District land use designation according to the General Plan 2035, which allows retailers located in major crosstown corridors, retail districts balance the need to provide convenient access and parking for motorists providing an attractive shopping environment. The proposed Type 21 Off-Sale General liquor license support the type of established as convenient store located at the major arterial supporting the goals of the General Plan.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits convenient store subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use in the C-G zone and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
2. Consideration has been 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 development, because the existing commercial has all infrastructure available on-site for the convenient store. The project was part of a commercial center that was approved by Planning Commission as Architecture Review 12-07, CUP 254 and CUP 256, therefore the project conforms to the on-site parking pursuant to the City Parking Ordinance Chapter 17.54.
3. Although the AMPM Type 21 Off-Sale General establishment does fall within seven hundred (700) feet, measured from property line to property line of Rancho Las Flores Park and residences at the Carver Tract Neighborhood located outside of Coachella city limits. establishment is not fronting with no direct access to the nearby residences and park rather it is oriented towards the major arterial, Grapefruit Blvd.
4. Although the AMPM Type 21 Off-Sale General establishment does fall within seven hundred (700) feet, measured from property line to property line, of a convenient store, with a Type 21 Off-Sale General, which is the Tower Market across the street north of Avenue 48; however, the Tower Market is not within the City of Coachella jurisdiction but within the City of Indio. The establishment provides benefit to the immediate neighborhood, as it is the one of the facilities offering food and services to the neighborhood at the most northwest city boundary. The establishment will have 4.5 percent display and storage of alcoholic beverage which is less than the requirement of

not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.

5. The AMPM Type 21 Off-Sale General establishment at the location will not adversely affect the economic welfare of the nearby community since general access to the establishment since the applicant is not establishing or introducing a new liquor license in the area, rather is it a change of a type of liquor license. The establishment is within a commercial center along a major arterial (Grapefruit Blvd.) which provides essential services for nearby residents like food and fuel. The project has been condition to provide general upkeep of the perimeter landscape along the entire commercial center to an acceptable condition. This includes the removal of dead or trash debris and replacement plant material of along the perimeter landscape of the commercial center. Another condition is to install sidewalk along the southeast portion of the commercial center specifically the frontage (along Grapefruit Blvd.) of the vacant parcel APN: 603-220-057.
6. There will be no alterations to the exterior facade of the establishment, the AMPM convenient store was built along with the other structures within the site. In addition, a condition has been added to include the requirement of providing Covenants, Conditions and Restrictions (CC&R) and name the City as third party beneficiary containing obligation of maintenance obligations such as private landscaping, private streets, sidewalks and other pertinent items.
7. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages. The Riverside County Sheriff indicated that there no concerns about the operations of this establishment including service of Type 21 – Off-Sale General Alcohol License. The Sherriff’s Department not recommend conditions related to public safety concerns. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable interference with traffic on surrounding public streets or roads. Existing vehicular approaches from Avenue 48, Dillon Road, and Grapefruit Blvd. will be utilized for the project. Existing on-site vehicular parking is sufficient.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a) as the proposed on sale service of liquor will occur in conjunction with an existing business in an existing commercial building.

PASSED APPROVED and ADOPTED this 20th day of April 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephanie Virgen
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-07 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 20th day of April 2022 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

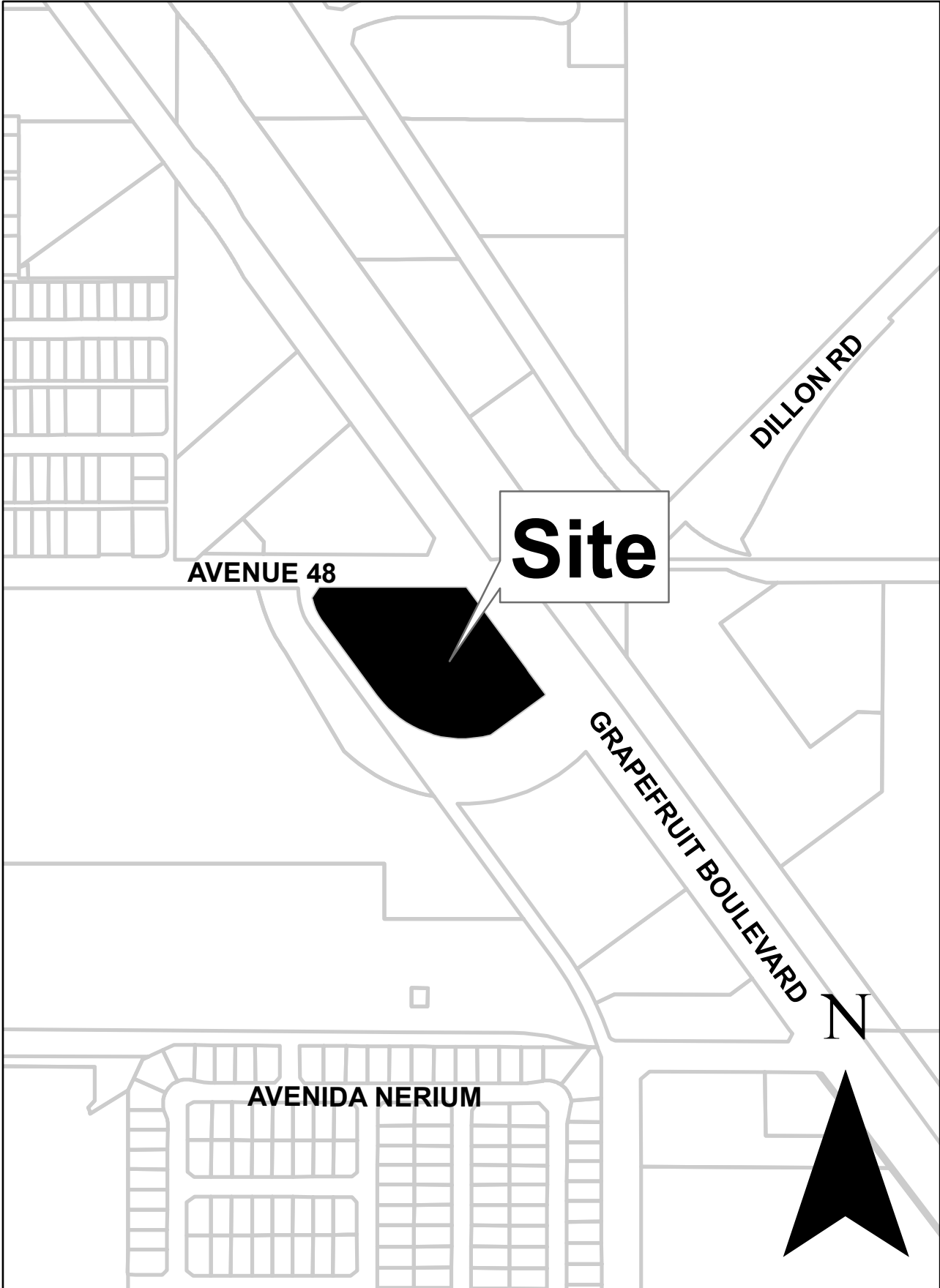
Gabriel Perez
Planning Commission Secretary

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 350:

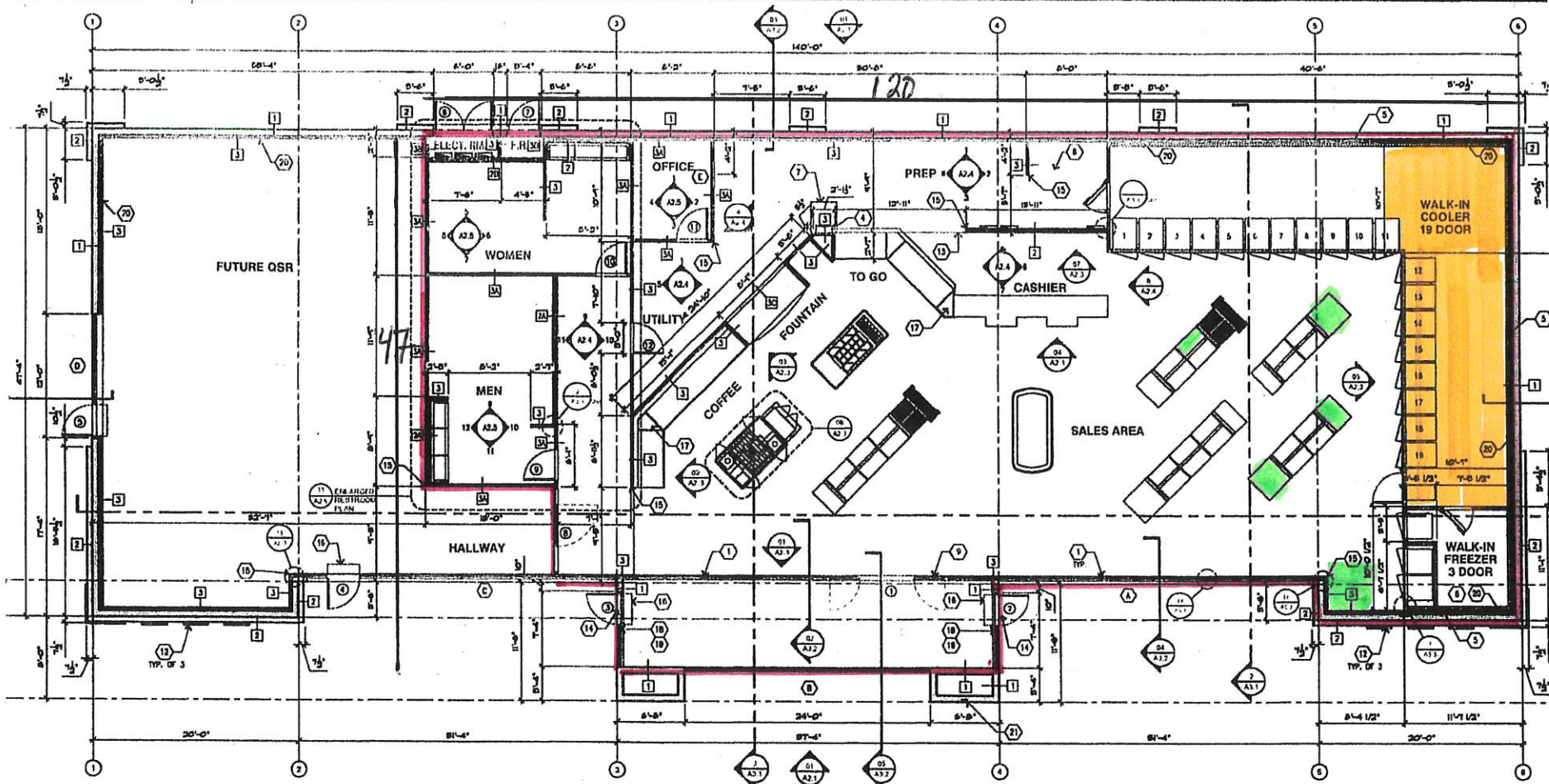
1. Conditional Use Permit No. 350 is an approval for the on sale of beer, wine and distilled spirits in an existing commercial facility AMPM convenient store. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval prior to establishment of the Type 21 License and sale of distilled spirits. 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. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. 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.
4. The CUP No. 350 will be considered effective upon replacement of on-site missing, dead or decaying landscaping and removal of the abandoned pylon frame to the satisfaction of the Code Enforcement Manager and Development Services Director. The applicant shall arrange a field inspection with the Code Enforcement Manager and Development Services Director to affirm that this conditional approval was addressed. The Development Services Director will confirm with the CA Alcohol Beverage Control that this condition has been satisfied at that the CUP No. 350 is considered affective.
5. 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.
6. The applicant shall install and continue the sidewalk along the southeast portion of the commercial center specifically the frontage (along Grapefruit Blvd.) of the vacant parcel APN: 603-220-057.
7. Any break in service, meaning the closure of the convenience convenient store for a period of 180 consecutive days, will result in the expiration of this CUP.
8. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California

Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.

9. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
10. Hours of operation will continue the same operating hours, which open for 24 hours.
11. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.



Vicinity Map



AL NOTES

1. NOTES ARE TO FACE OF STUDY UNLESS NOTED OTHERWISE
 2. DIMENSIONS ARE TO BE USED UNLESS OTHERWISE NOTED
 3. ALL ARE 3/4" INTERIOR WALLS UNLESS OTHERWISE NOTED

KEYED NOTES

1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A3.1 & SPECIFICATION

WALL LEGEND

WOOD FRAMED WALL

NOTES

1. ALUMINUM WIPER SMALLER THAN 1/4" PROHIBITED

FIRE DEPARTMENT NOTES

1. ALL EXIT DOORS TO BE EQUIPPED WITH PANDA HARDWARE

FLOOR PLAN

SCALE: 3/16"=1'-0"

Total Square Footage: 5,170 square feet
Liquor storage: 192 square feet
Liquor display: 43.5 square feet

G & SON CORPORATION
DBA: AMPM
48055 Grapefruit Blvd.
Coachella, CA 929236

FLOOR PLAN

CUP 350 – Existing Conditions
AMPM 48055 Grapefruit Blvd.









STAFF REPORT
4/20/2022

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project (Continued from April 13, 2022)

SPECIFICS: 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 site is located 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 the Tripoli Mixed-Use project that includes 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. (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. (Northeast corner of Cesar Chavez Street and Bagdad Avenue)
- Outdoor Tot Lot



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.

Figure 1: Pueblo Viejo Revitalization Plan Perspective Sketch



DISCUSSION/ANALYSIS

The surrounding land uses and zoning designations are as follows:

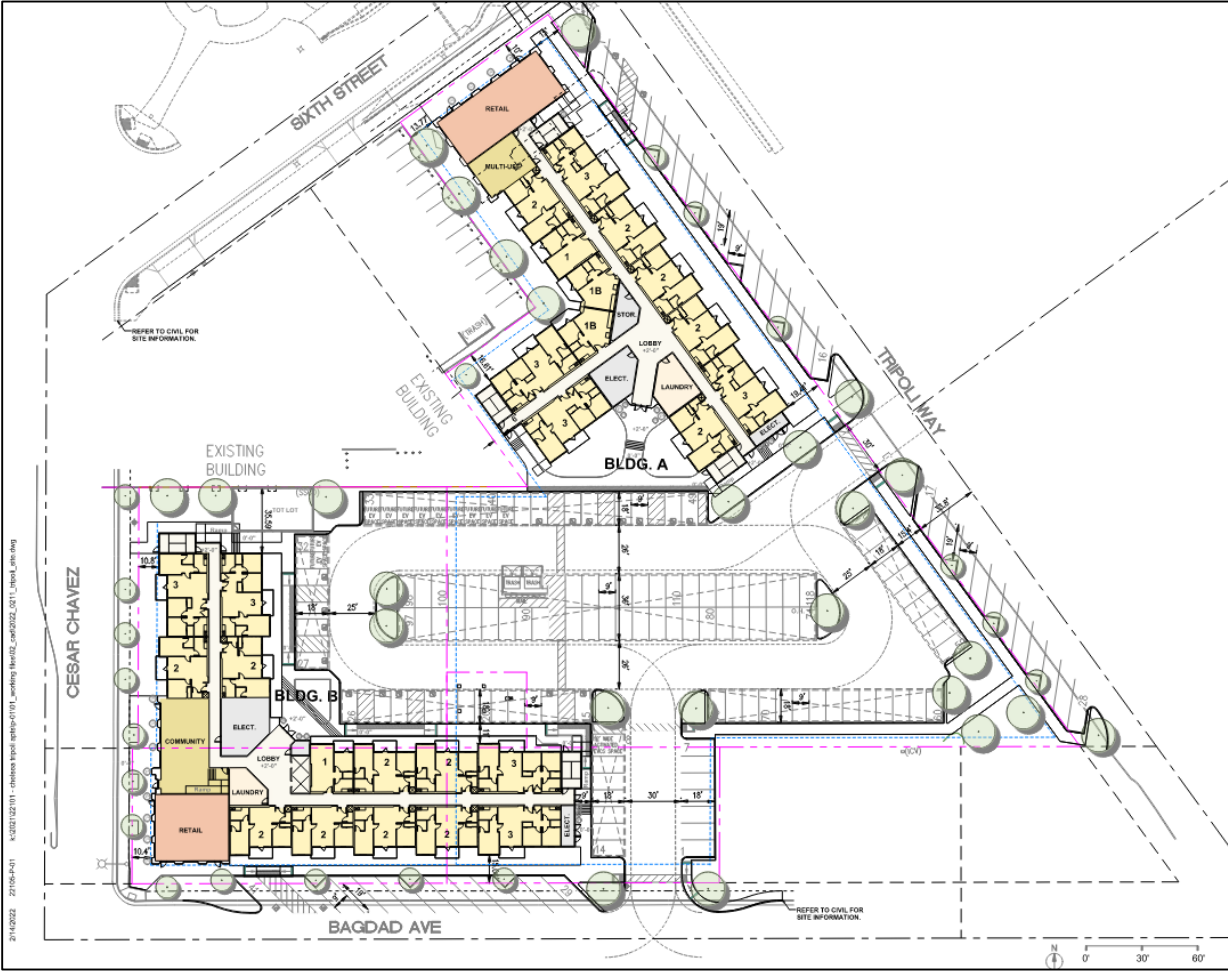
- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).
- West:** O'Reilly Auto Parts and Cesar Chavez Street (C-G, General Commercial).

Site Plan

The applicant proposes construction of a mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A is 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6th Street and Tripoli Avenue. Building B

is a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both building 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 building support the City’s goals of promoting a walkable downtown environment with a well-designed public realm.

Figure 2: Site Plan



Building A

Building A is 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. (Southwest corner of 6th Street and Tripoli Ave). There are 1-3 bedrooms options available ranging in size from 581 sq. ft. to 1,061 sq. ft as follows.

- 13 - One bedroom units (581-586 sq. ft.)
- 17 – Two bedroom units (799 sq. ft.)
- 14 – Three bedroom units (1,061 sq. ft.)

A 652 sq. ft. multi-purpose building and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 3 other access points. Access above the first floor is by three proposed staircases and no elevator is proposed. Staff has requested that space between the west building elevation and property line be configured to improve safety and opportunity for usable common area for residents and customers of the retail space.

Building B

Building B is a 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. (Northeast corner of Cesar Chavez Street and Bagdad Avenue). The distribution of 1- 3 bedroom apartment units are as follows.

- 27 - One bedroom units (581-586 sq. ft.)
- 52 – Two bedroom units (799 sq. ft.)
- 29 – Three bedroom units (1,061 sq. ft.)

A 1,296 sq. ft. community room and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 2 other access points. Access above the first floor is proposed by an elevator located at the lobby or two staircases. The City's General Plan allows a density from 20 to 65 units per acre and the proposed project has a density of 38 units per acre measured over the 2.8 acres. Thus, the proposed density is within the maximum allowable density of the General Plan.

Ground floor retail for Building A and B would not include improvements such as bathrooms, fire sprinklers, or grease traps. The Pueblo Viejo Draft Standards require 15 foot high ceiling for ground floor retail to accommodate modern commercial and retail activities. The applicant has stated that the retail ceiling is 12 feet in height.

A 218 sq. ft. fenced tot lot is proposed near the project parking lot with playground equipment for children. No details of the playground equipment were submitted for the Architectural Review, but will be reviewed during building permit plan check. The project does not provide a significant amount of common outdoor open space for the project, but does contribute to an attractive and high quality streetscape as recommended in the Pueblo Viejo Revitalization Plan.

Parking

The parking serving the site is provided with one large on-site parking area consisting of 118 parking spaces and is accessed by driveways from Bagdad Avenue and Tripoli Way. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The applicant proposes 118 onsite parking spaces and 41 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 97 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 13 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Architectural Design

The overall architectural style of the project incorporates Spanish Colonial Revival design. The proposed design complies with the City’s Pueblo Viejo design guidelines with regard to form, articulation, materials and proper equipment screening. The project includes red tile roof elements with distinct material and color patterns for each building. Doors and windows are shown on perspective graphics as recessed on all facades to create articulation and relief.

Figure 3: Rendering at the Corner of Cesar Chavez Street and Bagdad Avenue



Figure 4: Cesar Chavez Street and Bagdad Avenue Elevations



Figure 5: Tripoli Way and 6th Street Elevations



The retail and community room frontage of Building B has a prominent design on the first floor as depicted in Figure 4 with large windows with divided lites and awnings. The retail space for Building A includes considerable frontage facing 6th Street that contributes significantly to the pedestrian environment encouraged along 6th Street. The first floor residential units are currently designed with an enclosed outdoor space and are recommended to be modified so that access ways occur along the street frontage in order to improve the pedestrian environment and engage the public realm as recommended in the Pueblo Viejo Revitalization Plan.

The main portion of the building roof is relatively uniform, which is enhanced dramatically by the distinct large corner towers and secondary articulating towers, with both a gable design or capped with cornice trim. Windows are recessed and windows show variation in design with some windows including shutters and decorative foam trim and other windows that include awnings. Balconies include decorative wrought iron enclosures.

Staff requests the following design modifications be incorporated in keeping with the Spanish Colonial Revival architectural design (See Attachment 10) as conditions of approval as follows:

1. Creating sloped window sills consistent with Spanish Colonial Revival design.
2. Ensuring sufficient window recesses.
3. Painting window edges colors consistent with Spanish Colonial Revival design.
4. 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.
5. Utilize an alternate color banding at the building base such as terracota color.
 6. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
 7. Enhance the Building B north tower feature with architectural enhancements above 38 foot level
 8. Use a stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns.
 9. 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.
 10. Stucco walls shall consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
 11. Provide a lighting plan with proposed light fixtures consistent with the architectural theme of the project.

Sign Program

Signs programs are required for multi-tenant buildings and approval by the Planning Commission. The Planning Commission review of the sign programs includes, but not limited to, sign placement, color, architectural integrity, construction material, legibility, size and scale, and illumination. The applicant proposes a sign program consisting of illuminated blade signs identifying the project name, and either a blade or illuminated wall signs for ground floor retail businesses. All tenant wall signs are required to comply with the approved sign program consisting of back-lit or “halo” illuminated individual letters. Conditions of approval have been added so that cabinet type signs only be permitted as secondary to the individual channel letters and that raceway signs are prohibited.

Landscape Design

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. <i>Restaurants:</i> 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-</p>	<p>-On-Street Parking 41 spaces -On-Site Parking 118 spaces <u>Total spaces:</u> 159 spaces</p>	<p>No –Due to the location within 1/2 mile of public transit hub, the project is exempt from parking requirements under SB</p>

	Mixed-Use: 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces		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 581-586 sq. ft. • 2 bedroom 799 sq. ft. • 3 bedroom 1,061 sq. ft. 	No – only the 3 bedroom complies but may be permitted in the PUD
Common Open Space	Zoning – None PV Standards – 150 sq. ft. per unit		
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. 	Substantially in compliance. Project conditioned to comply with all landscape standards.

		<ul style="list-style-type: none"> The rear property line planter to the rear of Panda Express is less than 5’. 	
Mixed-Use Standards	<p>Zoning – residential uses not permitted, unless a proprietor/manager/custodian unit.</p> <p>PV Standards</p> <ul style="list-style-type: none"> Residential first floor development floor height must be elevated at least 3’ above the sidewalk plane. The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities. 	<p>Zoning – Applicant proposes zone change to allow mixed-use development with a planned unit development</p> <p>PV standards</p> <ul style="list-style-type: none"> Unclear if first floor development floor height is 3’ above the sidewalk The first floor retail has been explained by applicant that it is not 15 feet in height. 	<p>Zoning – with approval of Change of Zone</p> <p>PV Standards</p> <p>Complies generally except for residential first floor and retail height.</p>

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 a) Resolution No. PC 2022-09 recommending approval of Change of Zone 22-01; b) Resolution No. PC 2022-10 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Deny the proposed project.
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. PC Resolution No. 2022-09 for CZ No. 22-01
Exhibit A – Draft Ordinance and Change of Zone Exhibit
2. PC Resolution No. 2022-10 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
3. Vicinity Map
4. Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
5. Landscape Plan
6. Sign Program
7. Correspondence from IID, Riverside County Fire, Sunline Transit Agency
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. Materials Board – Not provided
10. Architectural Design Recommendation board

RESOLUTION NO. PC2022-09

Attachment 1

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF CHANGE OF ZONE 22-01, A REZONING RECLASSIFICATION FROM C-G (GENERAL COMMERCIAL) TO CG-PUD (GENERAL COMMERCIAL – PLANNED UNIT DEVELOPMENT), FOR 2.8 ACRES OF VACANT LAND LOCATED 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 Change of Zone No. 22-01, Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to allow the construction 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 April 20, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on 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. Change of Zone Findings

With respect to Change of Zone No. 22-01, the Planning Commission finds as follows for the proposed change of zone.:

1. The proposed change of zone will serve the public necessity, convenience, general welfare, and will provide good zoning practice for the vicinity of the site. The site is within the City’s Downtown Center land use designation and abuts Cesar Chavez Street, between 6th Street and Bagdad Avenue. Cesar Chavez Street is designated as a Major Roadway with a bicycle lane. The re-zoning of the property will allow for new affordable, high density residential, which will promote the City’s long-term residential development goals for the larger vicinity and help in meeting the RHNA numbers as assigned by SCAG.
2. The proposed change of zone is consistent with the intent and purpose of the City’s General Plan in that the proposed CG-PUD zoning would allow future high density multi-family residential projects and a potential transit hub, which assist in keeping with the goals and policies of the General Plan. The proposed change of zone is consistent with the goals and policies of the Land Use Element of the General Plan which designates the subject property as a Downtown Center. The proposed CG-PUD zoning is a conforming zone in the Downtown Center General Plan land use designation.
3. The proposed change of zone is consistent with the Zoning Code Planned Unit Development regulations that allow developers to propose design guidelines, development standards and uses. The C-G, General Commercial zone, primarily allows for commercial development and the proposed Planned Unit Development would allow for mixed-used development at residential densities permitted under the Coachella General Plan 2035.

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 recommend to the City Council approval of Change of Zone No. 22-01 for the Tripoli Mixed-Use project and subject to the Conditions of Approval and Change of Zone exhibit of the draft City Council ordinance as set forth in “Exhibit A”

PASSED APPROVED and ADOPTED this 20th day of April 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. PC2022-09, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 20th day of April 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF COACHELLA CITY COUNCIL APPROVING CHANGE OF ZONE NO. 22-01, A ZONING RECLASSIFICATION FROM C-G (GENERAL COMMERCIAL) TO CG-PUD (GENERAL COMMERCIAL - PLANNED UNIT DEVELOPMENT), FOR A 2.8-ACRE VACANT SITE, LOCATED ON THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE, (APN 778-081-003 AND 778-081-001). CHELSEA INVESTMENT CORPORATION, APPLICANT.

WHEREAS, Chelsea Investment Corporation (applicant) has filed an application for Change of Zone (CZ 22-01), to allow for a change of Zone on approximately 2.8 acres vacant site located on the northeast corner of Cesar Chavez Street and Bagdad Avenue; and

WHEREAS, a public hearing was held to consider Change of Zone No. 22-01 at a regular Planning Commission meeting, on April 6, 2022 in the Council Chambers, 1515 Sixth Street, Coachella, California; and

WHEREAS, the public hearing was advertised according to State statutes and the Coachella Municipal Code and the applicant and the public were afforded an opportunity to testify at the Planning Commission hearing, and

WHEREAS, the proposed change is in conformity with the City’s General Plan and appropriate for the affected subject site, and not likely to be detrimental to the adjacent properties or residents; and

WHEREAS, the proposed change will have no significant deleterious effect on the environment; and

WHEREAS, The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “In-Fill Development” project (CEQA Guidelines, Section 15332) and the CEQA Guidelines of 1970, as amended; and

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

NOW, THEREFORE, be it resolved that the City Council hereby ordains approval of Change of Zone No. 22-01, a zoning reclassification from C-G (General Commercial) to CG-PUD (General Commercial-Planned Unit Development) for 2.8 acres of vacant land located on the northeast corner of Cesar Chavez Street and Bagdad Avenue subject to the findings listed below, the Conditions of Approval in “Exhibit A” and Change of Zone exhibit of “Exhibit B.”

Findings for Change of Zone No. 22-01:

1. The proposed change of zone will serve the public necessity, convenience, general welfare, and will provide good zoning practice for the vicinity of the site. The site is within the City's Downtown Center land use designation and abuts Cesar Chavez Street, between 6th Street and Bagdad Avenue. Cesar Chavez Street is designated as a Major Roadway with a bicycle lane. The re-zoning of the property will allow for new affordable, high density residential, which will promote the City's long-term residential development goals for the larger vicinity and help in meeting the RHNA numbers as assigned by SCAG.
2. The proposed change of zone is consistent with the intent and purpose of the City's General Plan in that the proposed CG-PUD zoning would allow future high density multi-family residential projects and a potential transit hub, which assist in keeping with the goals and policies of the General Plan. The proposed change of zone is consistent with the goals and policies of the Land Use Element of the General Plan which designates the subject property as a Downtown Center. The proposed CG-PUD zoning is a conforming zone in the Downtown Center General Plan land use designation.
3. The proposed change of zone is consistent with the Zoning Code Planned Unit Development regulations that allow developers to propose design guidelines, development standards and uses. The C-G, General Commercial zone, primarily allows for commercial development and the proposed Planned Unit Development would allow for mixed-used development at residential densities permitted under the Coachella General Plan 2035.

PASSED, APPROVED AND ADOPTED on this ___th day of May, 2022 by the following vote:

ROLL CALL:

- Ayes:
- Noes:
- Absent:
- Abstaining:

By _____
Steven Hernandez, Mayor

ATTEST:

APPROVED AS TO FORM:

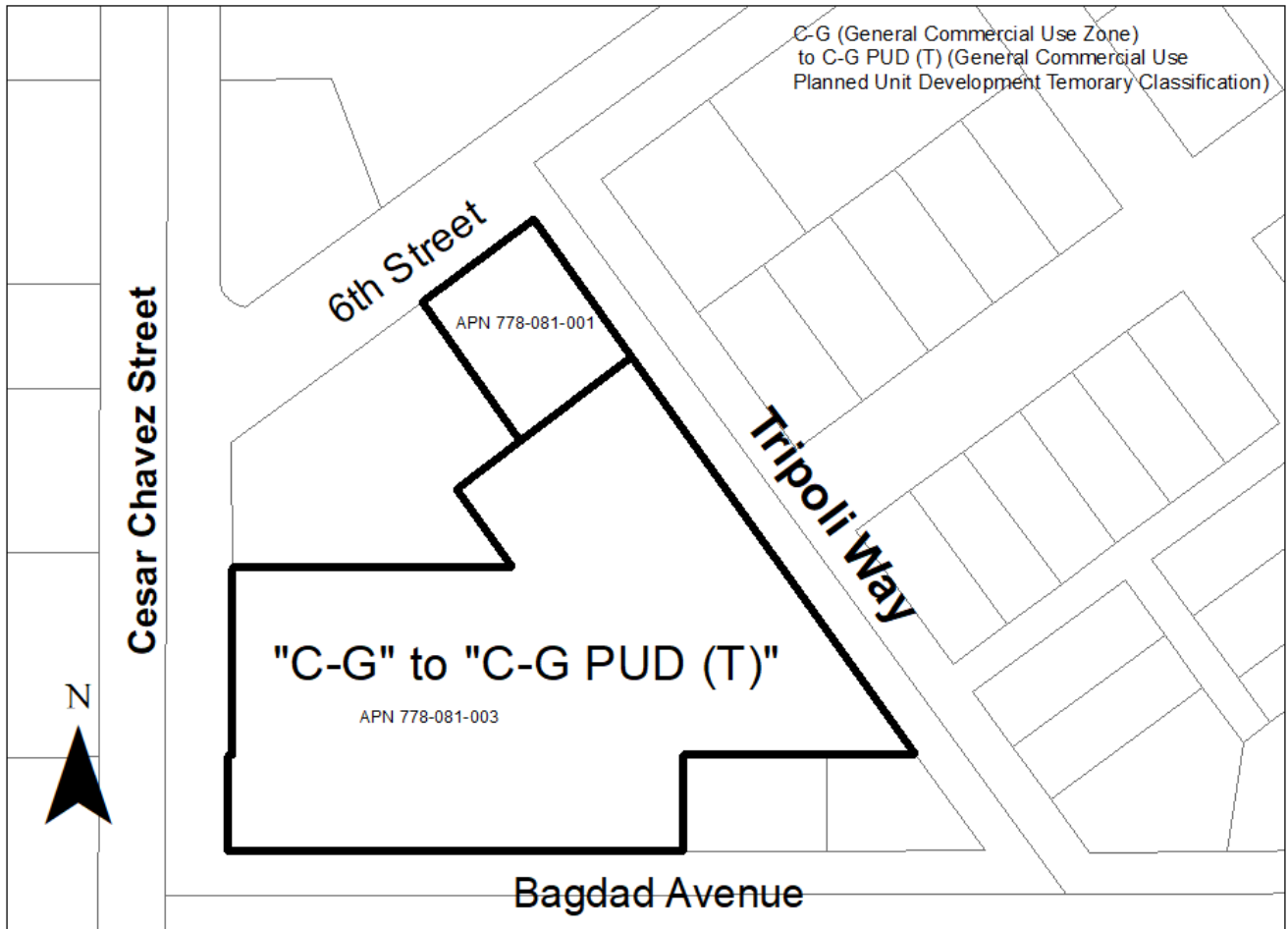
Angela M. Zepeda, City Clerk
City of Coachella

Carlos Campos
City Attorney

EXHIBIT A
Change of Zone 22-01
Ordinance No. _____
Conditions of Approval

1. The site will include a “General Commercial Planned Unit Development (C-G PUD)” with a Tentative Zone Change Classification (T) pursuant to requirement of Zoning Ordinance Chapter 17.42 Temporary Classification Zone until development conditions of approval under CUP No. 351 and AR No. 22-04 are completed.
2. The site will revert to a “Downtown Center PUD” classification upon completion of the City’s Zoning Consistency Update.

EXHIBIT B
Change of Zone 22-01
Ordinance No. _____
Change of Zone Exhibit



RESOLUTION NO. PC2022-10

Attachment 2

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 351 AND ARCHITECTURAL REVIEW 22-04, ESTABLISHING DEVELOPMENT STANDARDS/GUIDELINES AND APPROVING 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 Change of Zone No. 22-01, Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to allow the construction 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 April 20, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on 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 20th day of April 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. PC2022-10, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 20th day of April 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2022-10
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 251, ARCHITECTURAL REVIEW NO. 21-04
TRIPOLI MIXED-USE PROJECT

General Conditions

1. Conditional Use Permit No. 351 and Architectural Review 21-04 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.
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review.
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas.
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.
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 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.

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 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 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 into the ground floor units with an urban character, and reduced perimeter planter areas adjacent to the building edge.
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 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.

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



CITY OF COACHELLA
TRIPOLI - AFFORDABLE FAMILY APARTMENTS

DESIGN GUIDELINES

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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 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 (29) three-bedroom, fifty-two (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 1,805 sf retail space and will front onto 6th Street. Building B proposes to build 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 4-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 1,296 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 (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 570 sf
	2-bedroom 780 sf
	3-bedroom 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)						121,968				
FAR						0.99				
Total Units						108				
Density (DU/A)						38.57				
Unit Types										
Total By Unit Type	27	52	29	108						
Unit Percent %	25%	48%	27%	100%						
Parking Required										
Retail Parking Required	3,218 SF						40% of 4/1000		5.15	
Community Room Parking Required	1,296 SF						40% of 4/1000		2.07	
Residential Parking Required	108 Units						0.5 per Unit		54.00	
Guest Parking Required							0		0.00	
Parking Provided									159	
On Street Parking Provided									41	
On Site Parking Provided									118	
Surplus									+97.8	



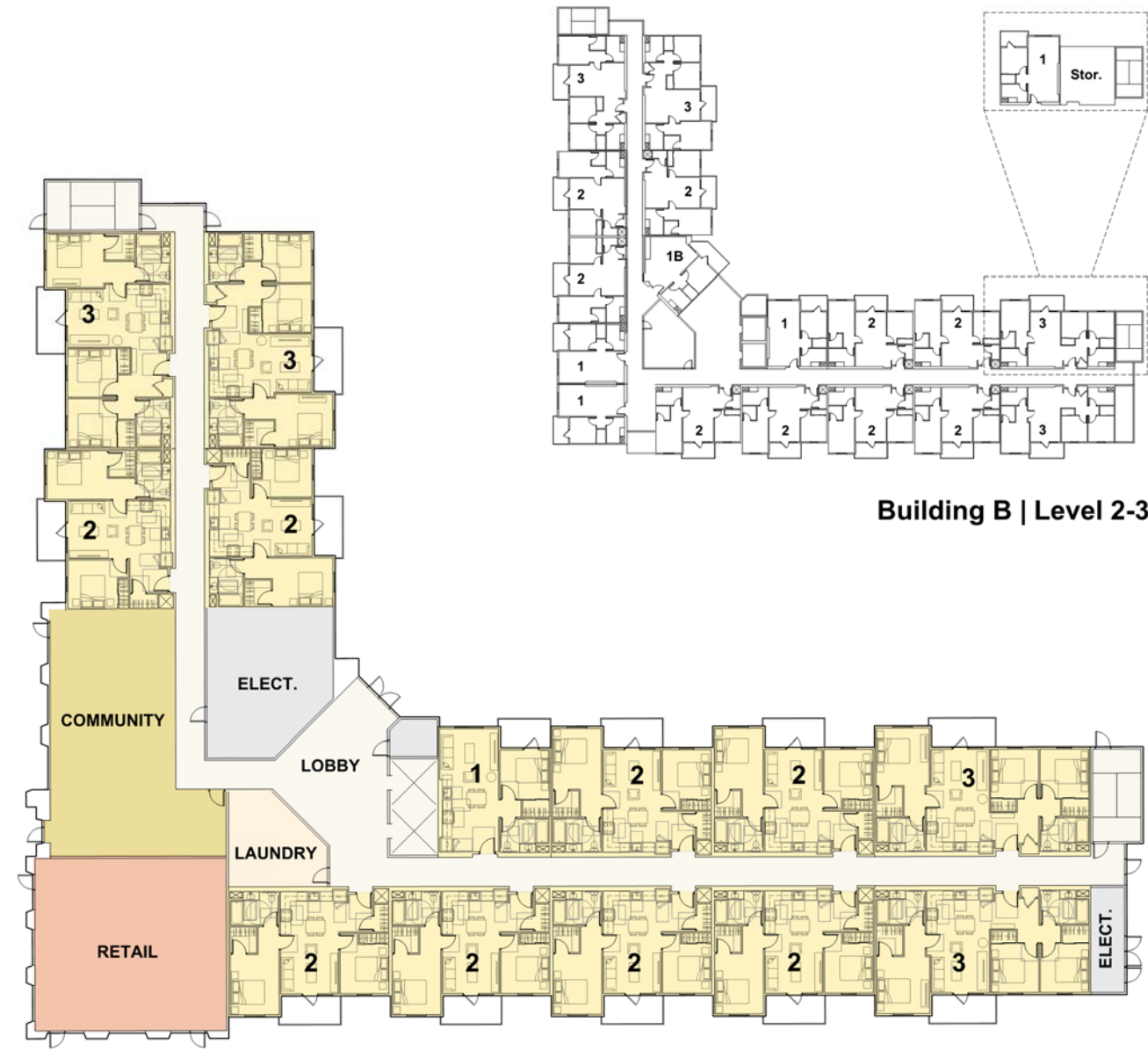
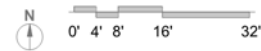
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- LEGEND**
- RETAIL
 - COMMUNITY
 - UNITS
 - CIRCULATION
 - SUPPORT
 - STORAGE/MECH



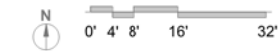
Building A | Level 2-3

Building A | Floor Plan



Building B | Level 2-3

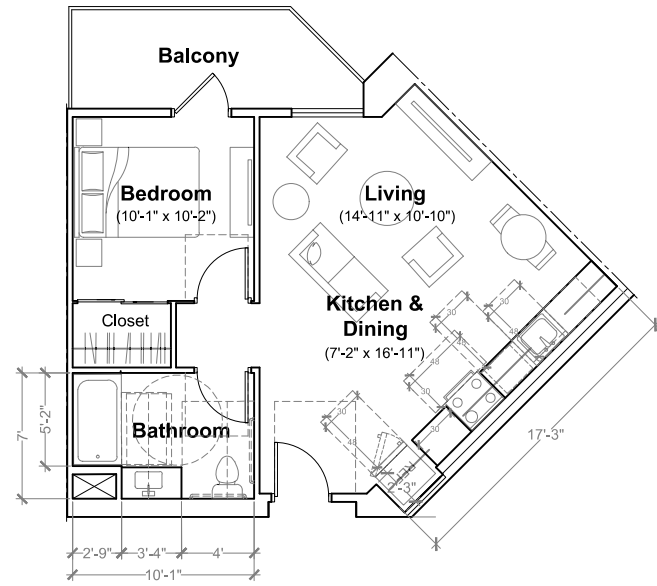
Building B | Floor Plan



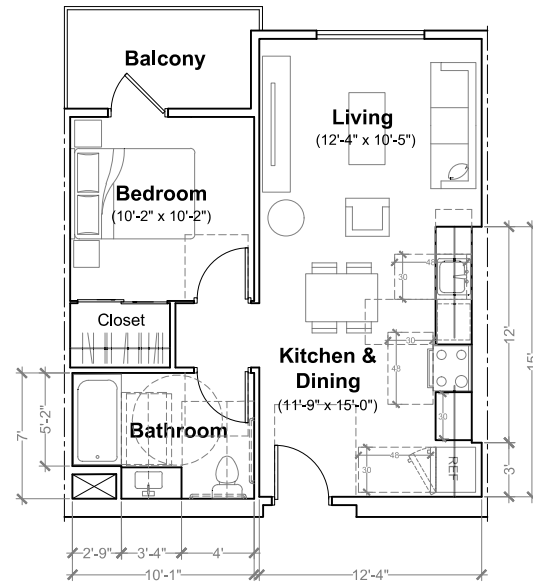
Building B | Only at Level 4

2/14/2022 22:05:40 k:\2021\2101 - chelsea tripoli apartments\0101_working files\02_cad\2022_0211_tripoli_site.dwg

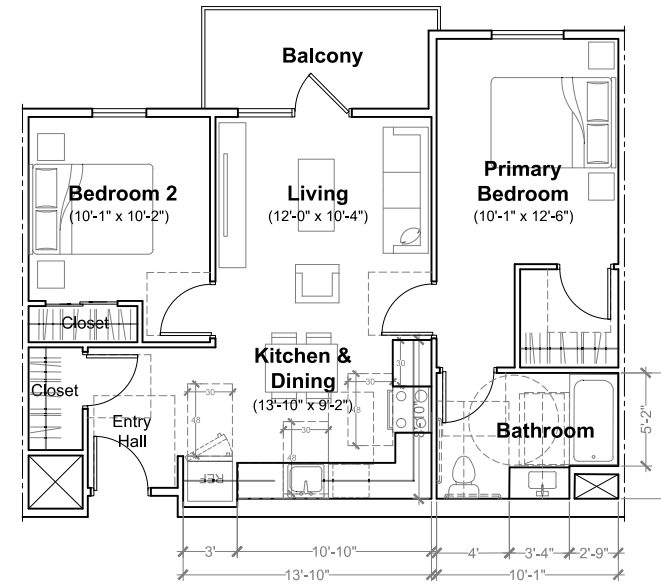
Unit Types



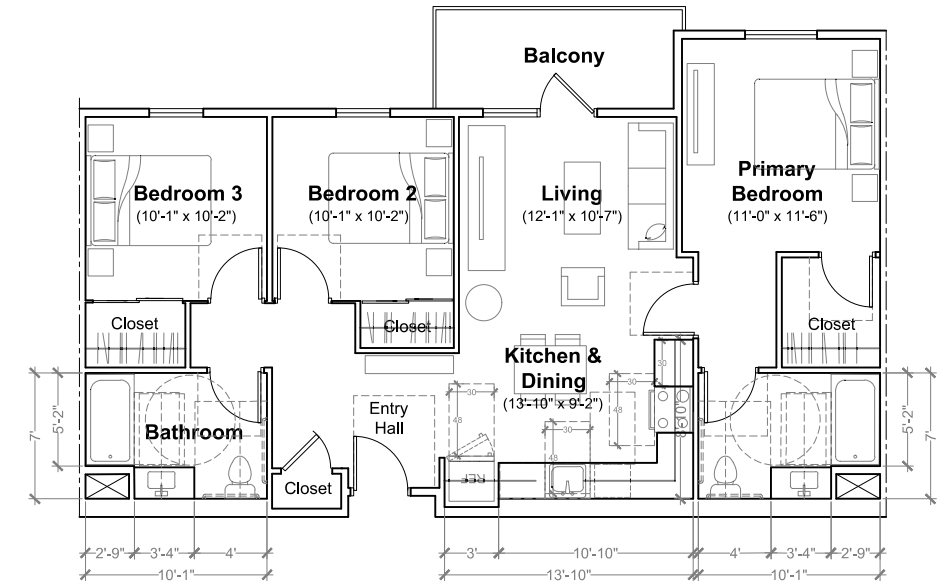
Unit Type 1
 1B - 1-Bedroom Unit
 1-Bath
 581 SQ. FT.



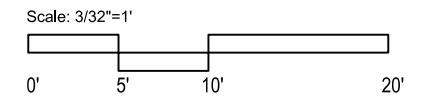
Unit Type 2
 1-Bedroom
 1-Bath
 586 SQ. FT.



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



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



k:\2021\22101 - chelsea tripoli apis\p-01\01_working files\02_cad\2021_0512_coachella unit plans.dwg

22105-P-01

5/12/2021

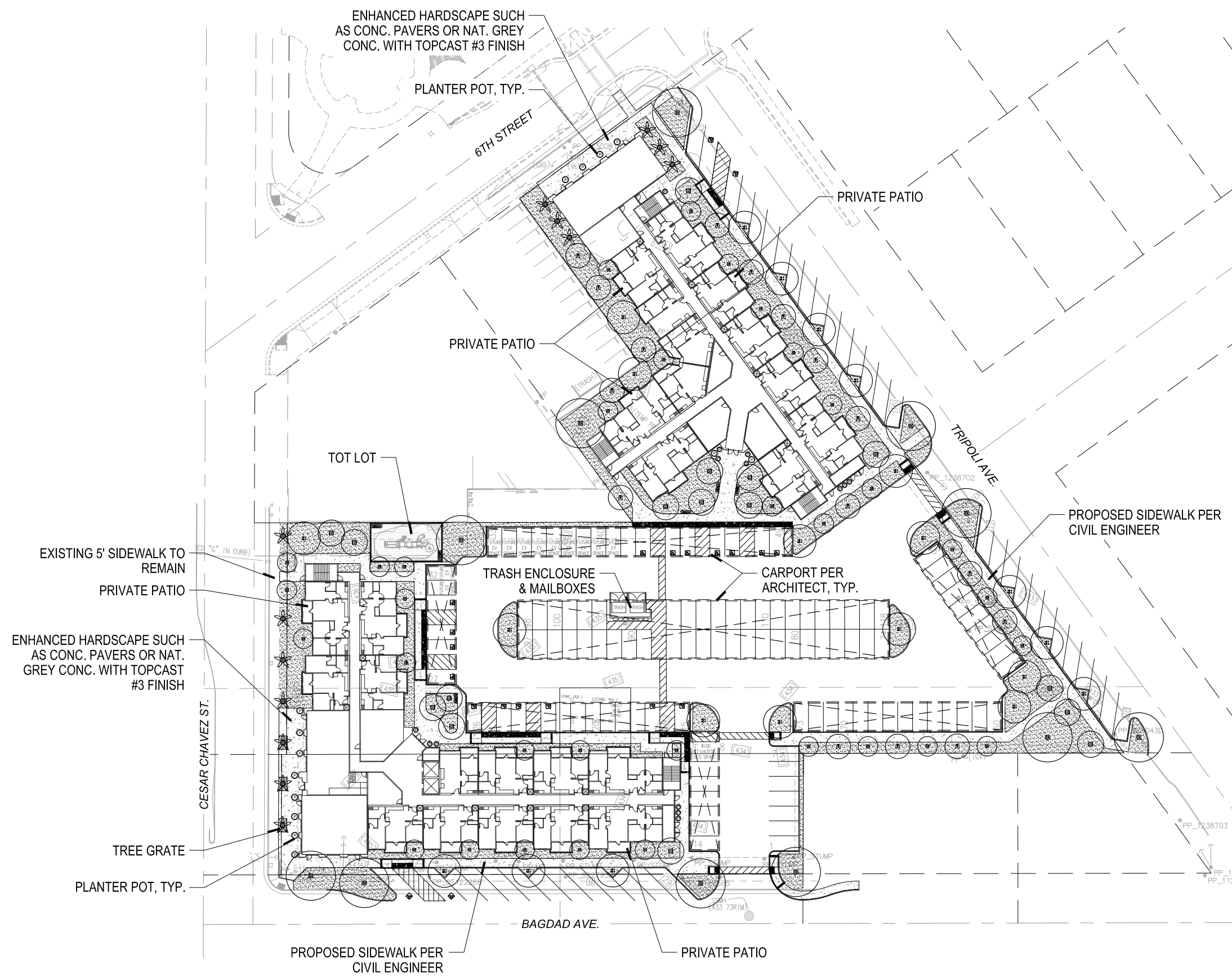






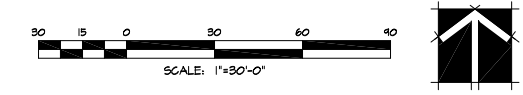


Attachment 5



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- LA BOUGAINVILLEA	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	





PUEBLO VIEJO

V I L L A S

PUEBLO VIEJO SIGN PROGRAM

1279 6th Street, Coachella CA 92236

January 26, 2022

Refined Signs & Mailboxes

Lic#941692

1980 Peacock Blvd. Suite B

Oceanside, Ca 92056

LANDLORD: 6th & CESAR CHAVEZ CIC, LP
6339 PASEO DEL LAGO
CARLSBAD CA 92011
760-456-6000

SIGN CONSULTANT: REFINED SIGNS
1980 PEACOCK BLVD, SUITE B
OCEANSIDE CA 92056

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INTRODUCTION

The objective of the Sign Program for Pueblo Viejo is to provide comprehensive design standards and specifications that assure consistency in quality, color, size, placement, and configuration for signage and to provide for project identification and retail tenant identification.

DESIGN GUIDELINES

A. Acceptable Sign Treatments

Only those sign types specified in the Sign Program and/or specifically approved in writing by the Owner and the City will be allowed. Sizes and quantities for signs shall be as outlined in the criteria and exhibits for each sign type. See details for each sign type below.

A strong connection shall be maintained between all signage and the project architecture. Elements of color, materials, scale, form and detail shall be reflected in the signage. Signs shall fit comfortably, never crowding the architectural or landscaping elements in immediate vicinity.

B. Lighting

1. Signs may be illuminated by providing back-lighting behind individually mounted letters and symbols (halo-lit), and by internally illuminating sign letters and logos (face-lit). Sign lighting shall be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site.
2. All electrical housings and posts for signs shall be painted to match the building background immediately behind and adjacent to the sign.
3. Internally illuminated box signs (where the entire sign backgrounds are illuminated) are prohibited.

C. Colors

Sign colors shall be designed to provide sufficient contrast against background colors. Nationally recognized retail tenants may use their corporate colors subject to Owner's and City's prior written approval.

D. Copy / Typestyles

1. Copy and layout are subject to Owner's prior written approval.

DI. Sizes and Quantities

Sizes and quantities for signs shall be as outlined in the criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided so that signs appear balanced and in scale in relation to their backgrounds and adjacent signage.

1. Sign area shall be calculated as follows:

Sign Area: The area of that triangle, square, or polygon formed on a plane from the least number of straight lines (not to exceed eight in number) all parts of which are measured at least six (6) inches from, and enclosing, all writing, trade-marks, illustrations, backing lighting and those backing structures except building walls and monument base, columns or architectural supports.

Individual letters: The area of wall or window signs composed of individual letters is considered to be the area within the single continuous perimeter encompassed by a straight-line geometric figure which encloses the extreme limits of the letters or other characters.

DII. Prohibited Signs

1. Any sign not in accordance with this Sign Program and the Specific Plan.
2. Abandoned signs
3. Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.
4. Vehicles, trailers or other signs or devices when used exclusively or primarily as advertising devices or displays.
5. Off-premise signs (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located.
6. Signs that create a safety hazard or resemble or conflict with any traffic control device.
7. Flags, pennants, streamers, spinners, festoons, windsocks, valances or similar displays without prior approval by the Owner and City.
8. Balloons or other inflatable devices.
9. Roof signs
10. Signs promoting immoral or unlawful activities.

11. Billboards or Outdoor Advertising devices and advertising displays.
12. Freestanding "A" frame signs or "human" signs.
13. Internally illuminated box signs (signs where the sign backgrounds are illuminated).
14. Any signs not addressed in this sign plan and specifically prohibited by City of Coachella Zoning and Signage Regulations.

G. Owner's Right to Enforce

The Owner may, at its sole discretion and at the violator's cost, correct, replace or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with the Sign Program, the plans as approved by the Owner, or erected without appropriate governmental agency approval or permits.

H. Abandoned Signs

An abandoned sign is that whose use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 30 days. The Owner may, at its sole discretion and at the violator's cost, replace or remove any abandoned sign.

I. Logos

All references to logos are registered trademark logos.

CONSTRUCTION REQUIREMENTS

The following requirements shall be observed:

A. Materials

1. Signs must be made of durable, rust-inhibited materials that are appropriate and complementary to the building architecture. All materials must be new.
2. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets and stainless steel fasteners be used to secure ferrous to non-ferrous metals.
3. All bolts and fastenings shall consist of stainless steel, galvanized steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials are allowed.

B. Processes and Installation

1. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous, smooth and filled. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable. Finished surfaces of metal shall be free from canning, warping and other imperfections.
2. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are shown on approved shop drawings.
3. Penetrations into building walls, where required, shall be made waterproof, subject to Owner's review. Immediately upon abandonment or removal, building walls shall be restored at tenant's expense.
4. In no case shall any manufacturer's label be visible from the street or from normal viewing angles unless required on UL label.
5. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.

6. All logo images and typestyles once approved by Owner, shall be accurately reproduced. Lettering that approximates intended typestyles shall not be acceptable.
7. Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel or building wall. Angle clips attached to letter sides are not permitted.

C. Paint

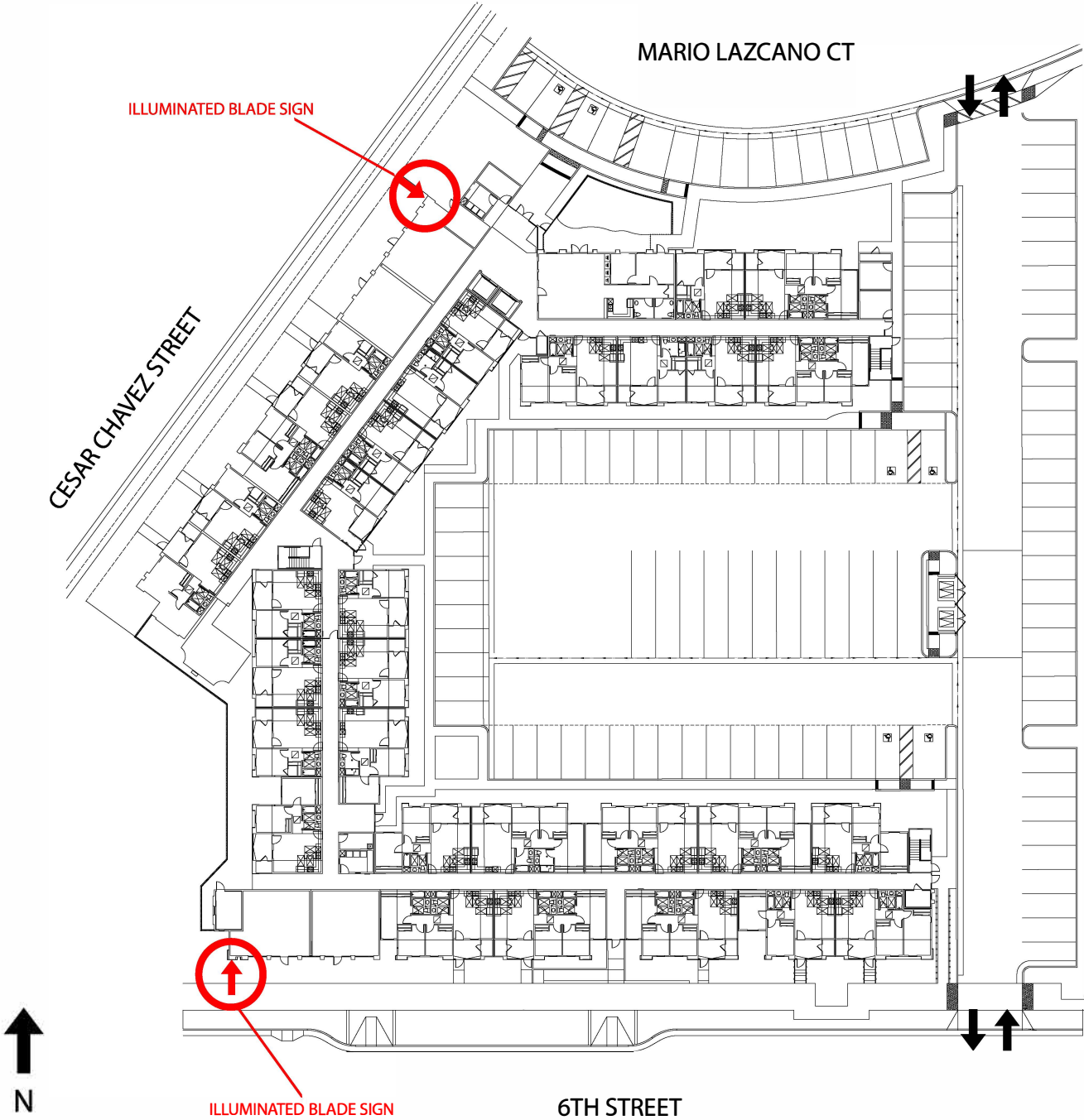
1. Color coatings shall exactly match the colors specified on the approved plans. Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte, gloss, or semi-gloss finish. All finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface.
2. All visible finishes shall be semigloss unless otherwise called out on shop drawings and approved by Owner.

EXHIBITS

Note: All maps and figures indicate typical design concepts and locations and are subject to change. Exhibits are not intended to suggest final sign designs or exact locations, depending on final site development and/or entry drive configuration.

PROJECT SIGN CRITERIA

PROJECT SIGN LOCATIONS



PROJECT SIGN LOCATIONS



ILLUMINATED BLADE SIGN

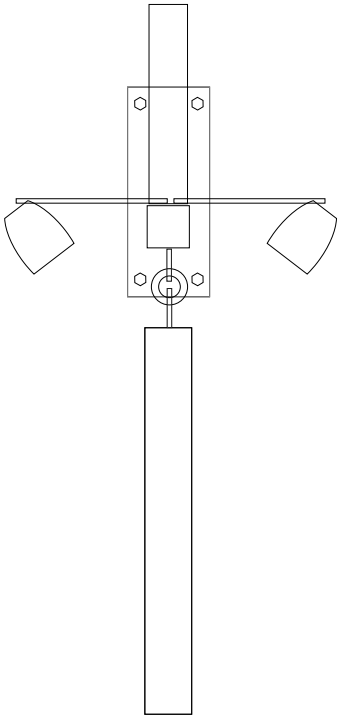
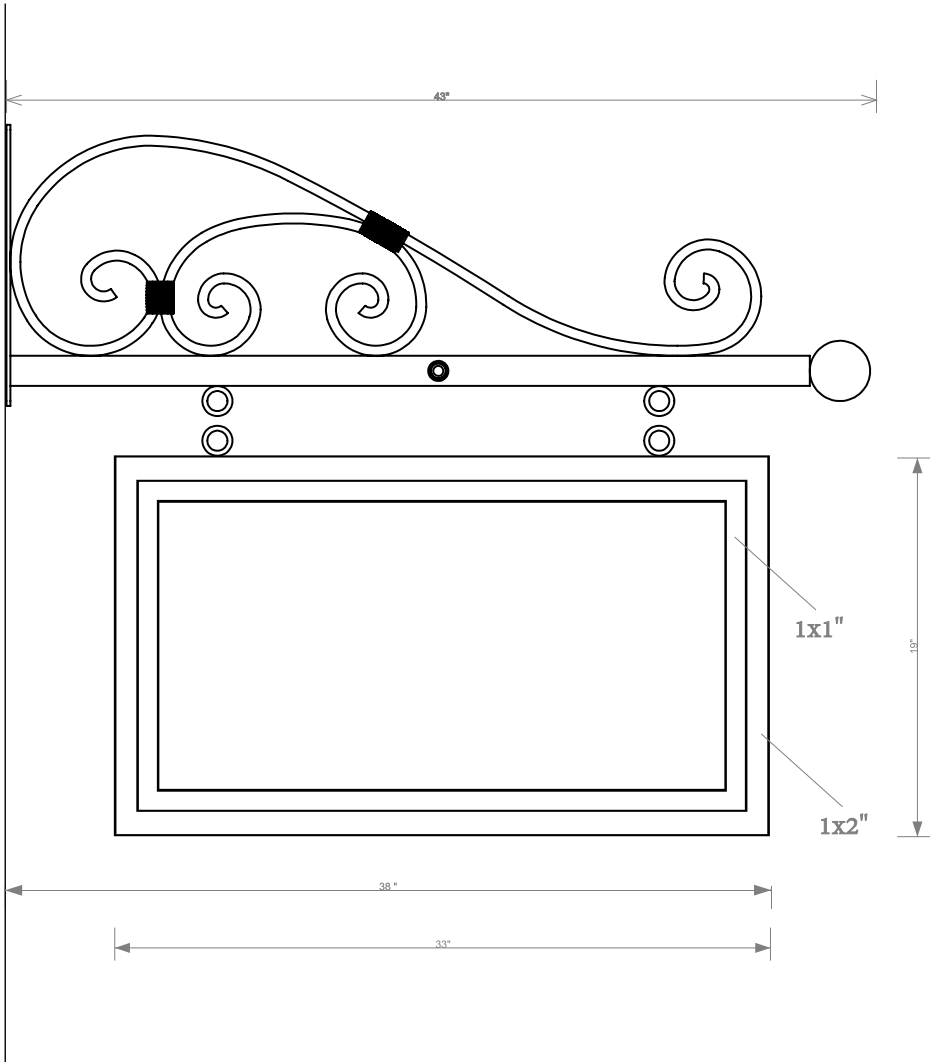
6 TH STREET ELEVATION



ILLUMINATED BLADE SIGN

CESAR CHAVEZ STREET ELEVATION

BLADE SIGN OVERVIEW



POWDER COATED STEEL SIGN FRAME
1X2" RECTANGULAR TUBE OUTER FRAME
1X1 SQUARE TUBE INNER FRAME
EYELETS ON TOP WITH 22" O/C SPACING TO MATCH BRACKET
17X31" SIGNS TO ATTACH TO FACE OF 1X1 INNER FRAME WITH 3M VHB TAPE

MINIMUM 8" CLEARANCE
FROM FINISHED FLOOR

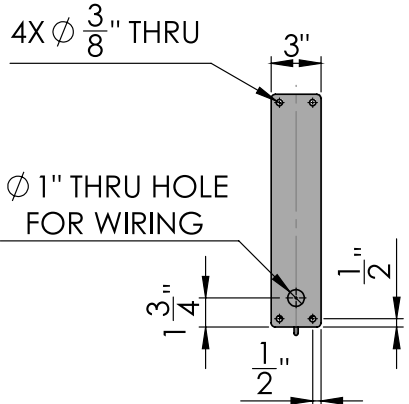
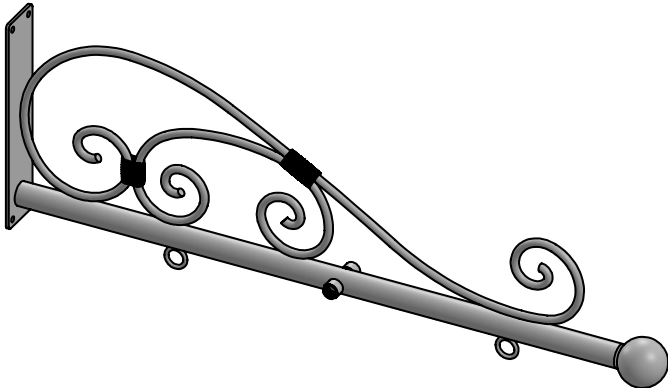
BLADE SIGN PANEL DETAIL



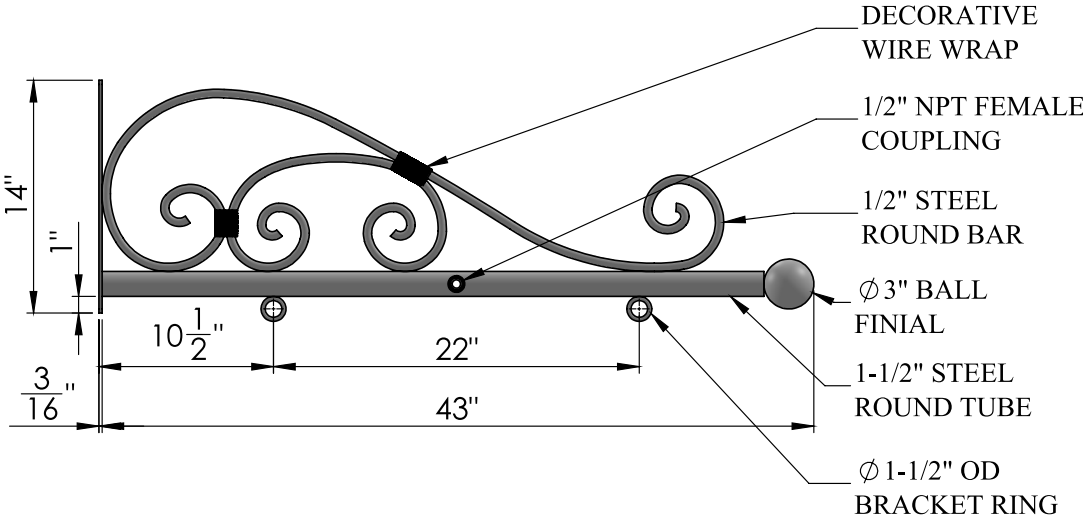
17"x31" SIGN PANEL

TWO PER BLADE SIGN

BLADE SIGN BRACKET DETAIL



SIDE VIEW



FRONT VIEW

Content: 43" Classic Lighted Sign Bracket
Color/Finish: Textured Black Powder Coat

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AVAILABLE THROUGH:



tel: 760.230.1547
fax: 760.603.8617
mh@artisan-designs.com

SECONDARY SITE SIGNAGE

Secondary site signage are signs other than the primary project or tenant identification signs and may include:

- address signage
- suite number signs
- other code-required signs

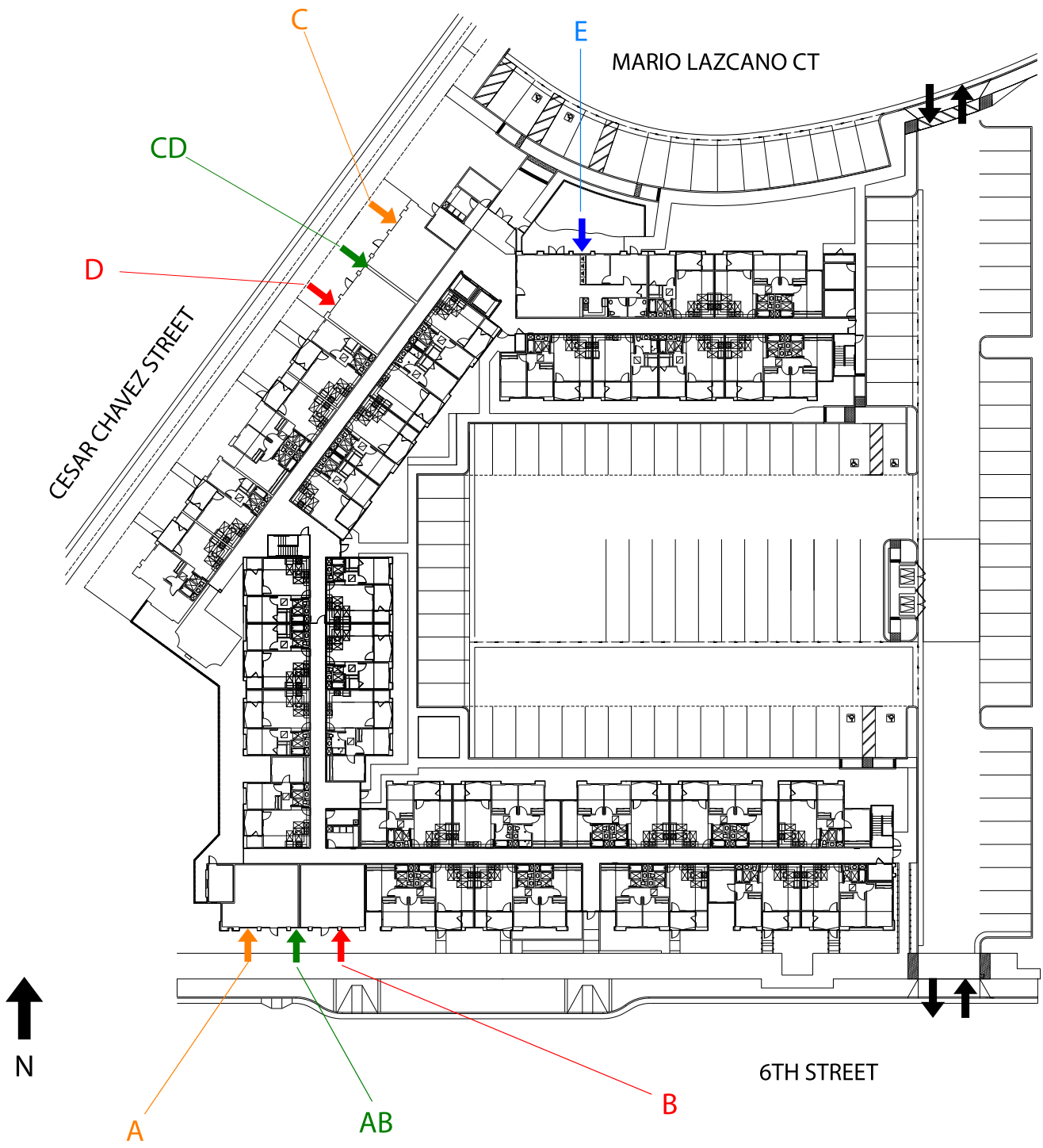
The number and locations of secondary signs shall be subject to city review. Sizes shall not exceed allowances per city code.

RETAIL TENANT SIGN CRITERIA

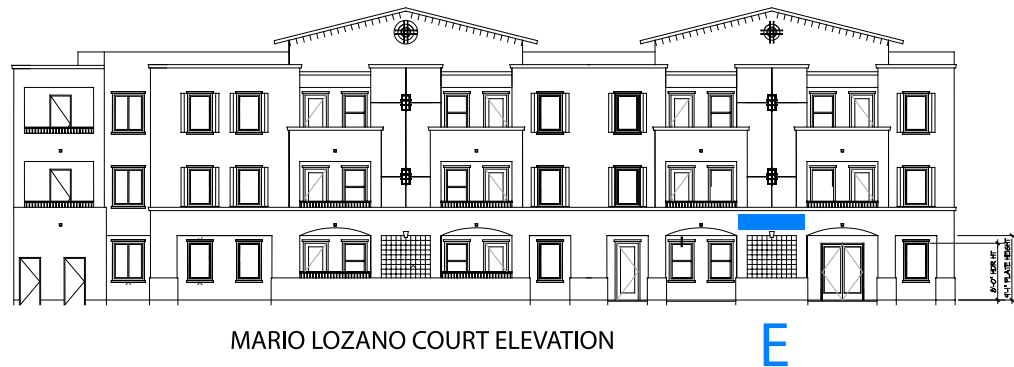
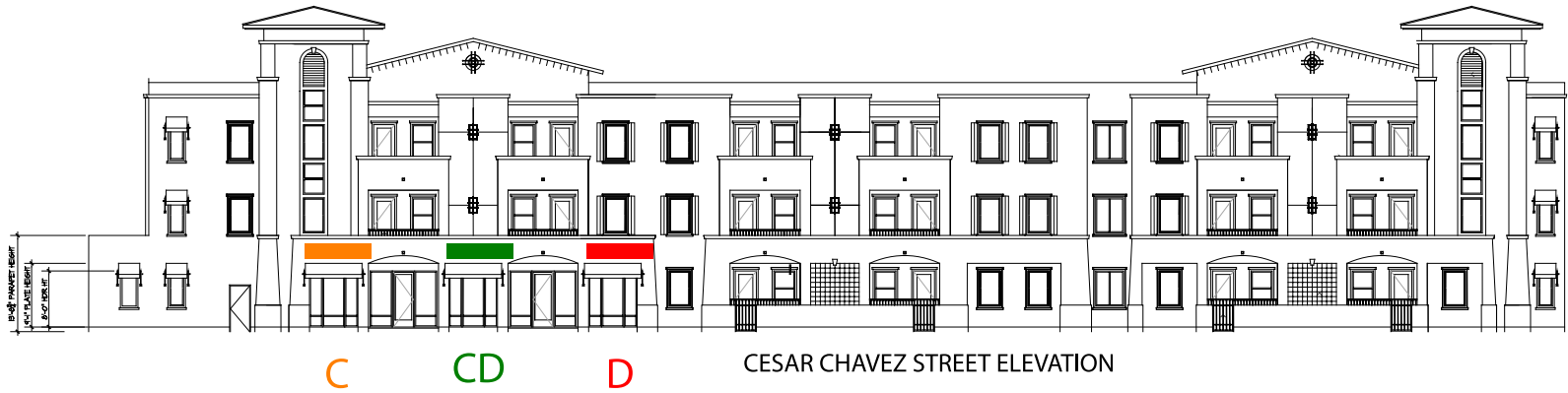
SIGN TYPE (C) RETAIL TENANT IDENTIFICATION SIGN

QUANTITY	Each tenant occupying either suite A, B, C or D shall be limited to one (1) wall sign or one (1) blade sign per frontage. Each tenant occupying two adjacent suites, A&B or C&D, shall be limited to one (1) wall sign and up to (1) blade sign per frontage.
LOCATION	May be located on the face of the tenant lease space wall, or projecting from the wall (blade sign), as appropriate.
COPY	Tenant names/ logo.
SIZE	Each tenant is allowed a total aggregate of 2 sq. ft per linear foot of tenant lease frontage, or 50 sq. ft. whichever is less, for all signs except window signs.
MATERIALS	Reverse channel or channel letters; dimensional letters; or other materials compatible with building architecture.
COLORS	Custom colors with Owner approval. Colors shall be compatible with the building architecture.
TYPE FACE	Custom tenant logotype/name with Owner approval.
LIGHTING	Internally face lit or halo lit.

RETAIL TENANT SIGN LOCATIONS



RETAIL TENANT SIGN LOCATIONS





ILLUMINATED BLADE SIGN
FOR TENANT A OR TENANT AB
OR
ILLUMINATED WALL SIGN
FOR TENANT A

ILLUMINATED WALL SIGN
FOR TENANT AB (OCCUPYING TWO UNITS)

ILLUMINATED BLADE SIGN
FOR TENANT B OR TENANT AB
OR
ILLUMINATED WALL SIGN
FOR TENANT B

6 TH STREET ELEVATION

TENANT TO CONNECT POWER TO EXISTING 110V 15A JUNCTION BOX
NO CHANGES ARE TO BE MADE TO ELECTRICAL CONNECTION LOCATIONS



ILLUMINATED BLADE SIGN
FOR TENANT A OR TENANT CD
OR
ILLUMINATED WALL SIGN
FOR TENANT C

ILLUMINATED WALL SIGN
FOR TENANT CD (OCCUPYING TWO UNITS)

ILLUMINATED BLADE SIGN
FOR TENANT B OR TENANT CD
OR
ILLUMINATED WALL SIGN
FOR TENANT D

CESAR CHAVEZ STREET ELEVATION

TENANT TO CONNECT POWER TO EXISTING 110V 15A JUNCTION BOX
NO CHANGES ARE TO BE MADE TO ELECTRICAL CONNECTION LOCATIONS



E

ILLUMINATED BLADE SIGN
OR
ILLUMINATED WALL SIGN
FOR TENANT E
(LEASING OFFICE)

MARIO LOZANO COURT ELEVATION

TENANT TO CONNECT POWER TO EXISTING 110V 15A JUNCTION BOX
NO CHANGES ARE TO BE MADE TO ELECTRICAL CONNECTION LOCATIONS

SAMPLES OF SIGN SIZE/SHAPE FOR ILLUMINATED SIGNS

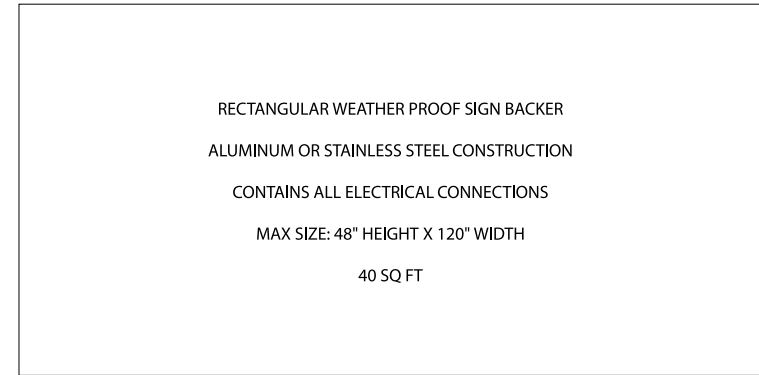
(NON-ILLUMINATED SIGNS DO NOT REQUIRE A SIGN BACKER)

ALL ILLUMINATED SIGNS MUST HAVE A DIMENSIONAL WEATHERPROOF SIGN BACKER
FABRICATED FROM ALUMINUM OR STAINLESS STEEL
WITH PAINT OR POWDERCOAT FINISH

ALL ELECTRICAL CONNECTIONS TO BE CONTAINED WITHIN WEATHERPROOF BACKER



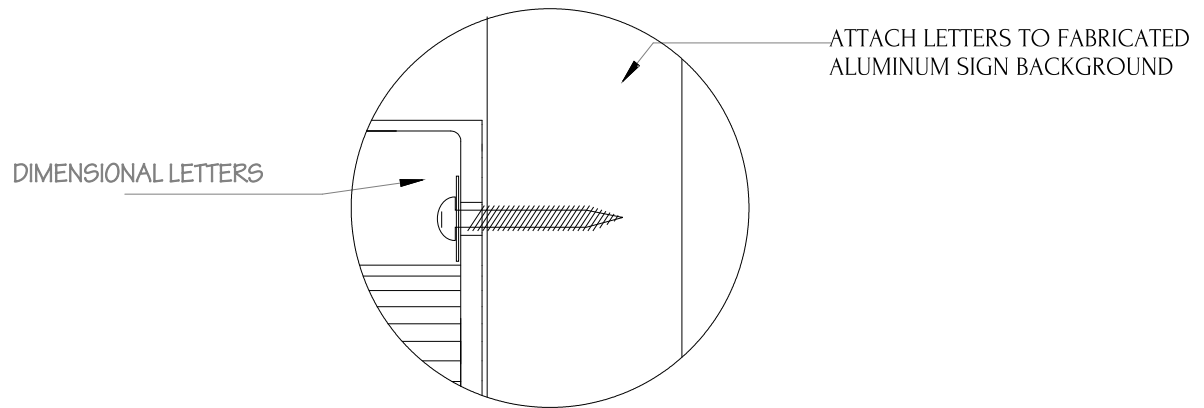
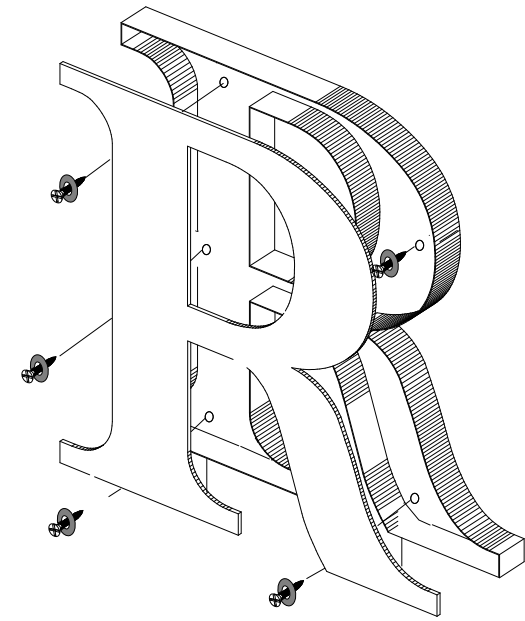
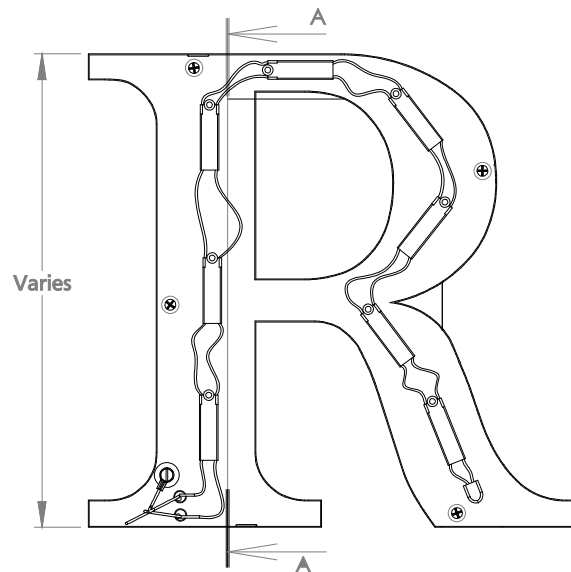
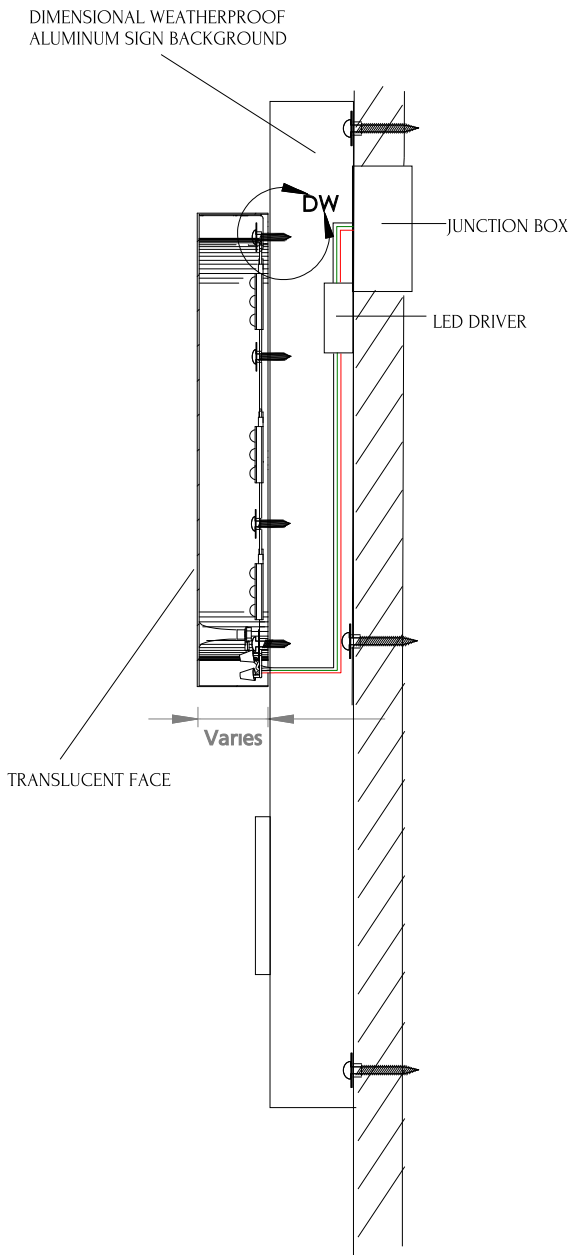
CONTOUR CUT WEATHER PROOF SIGN BACKER
ALUMINUM OR STAINLESS STEEL CONSTRUCTION
CONTAINS ALL ELECTRICAL CONNECTIONS
MAX SIZE: 48" HEIGHT X 120" WIDTH
40 SQ FT



RECTANGULAR WEATHER PROOF SIGN BACKER
ALUMINUM OR STAINLESS STEEL CONSTRUCTION
CONTAINS ALL ELECTRICAL CONNECTIONS
MAX SIZE: 48" HEIGHT X 120" WIDTH
40 SQ FT

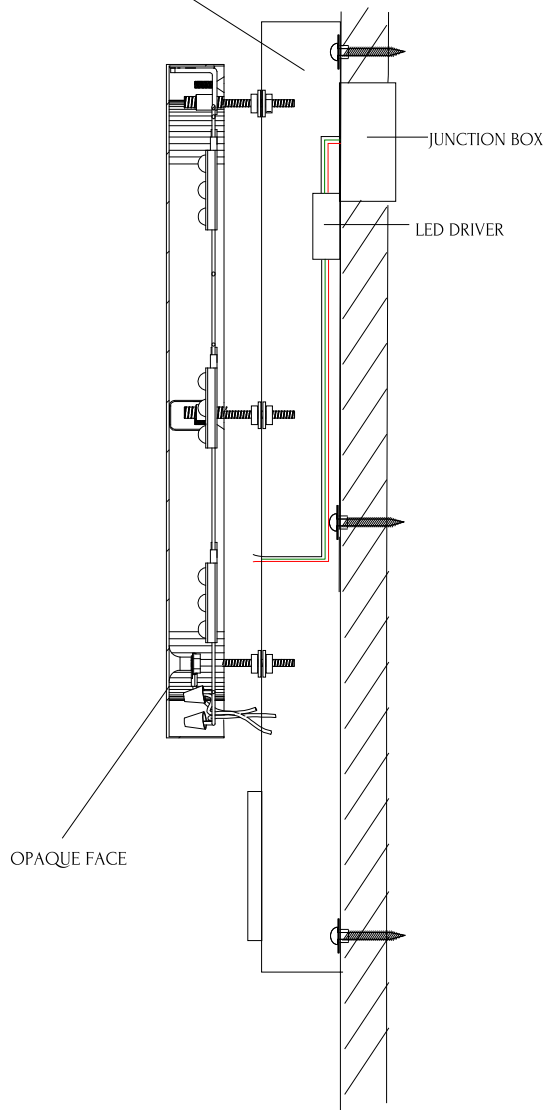


OVAL CUT WEATHER PROOF SIGN BACKER
ALUMINUM OR STAINLESS STEEL CONSTRUCTION
CONTAINS ALL ELECTRICAL CONNECTIONS
MAX SIZE: 48" HEIGHT X 120" WIDTH
40 SQ FT



SAMPLE FACE LIT SIGN

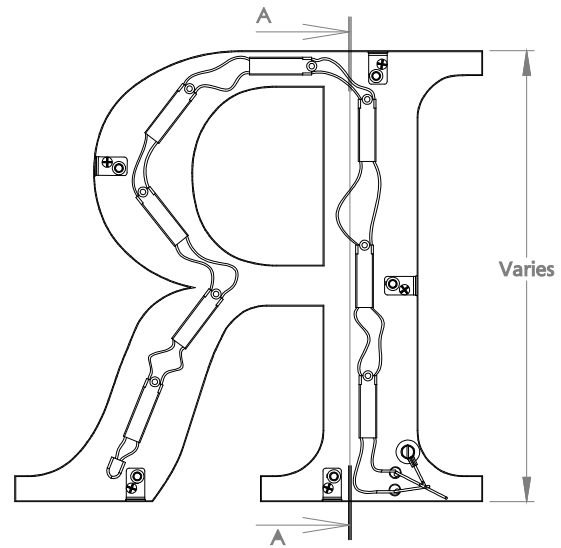
DIMENSIONAL WEATHERPROOF ALUMINUM SIGN BACKGROUND



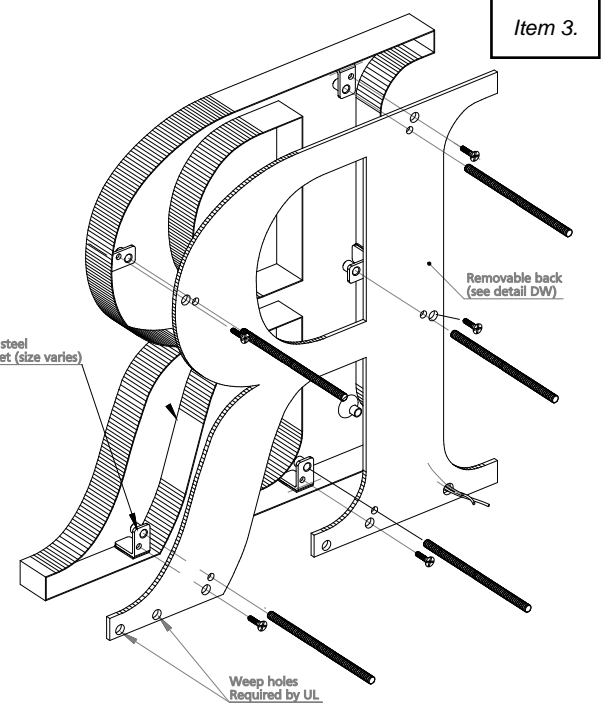
OPAQUE FACE

JUNCTION BOX

LED DRIVER



FRONT VIEW II SCALE



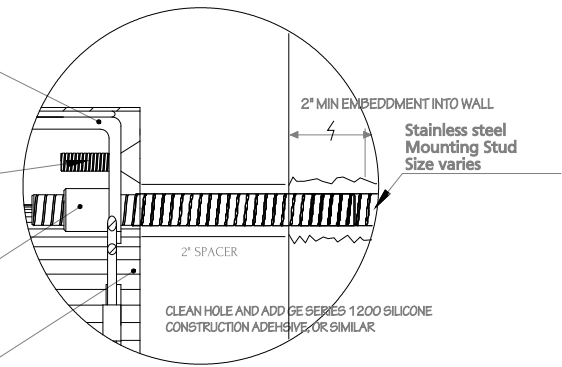
Item 3.

"L" bracket secured with high resistance epoxy to return

Flush back secured with stainless steel screw

Threaded Stud Boss Size varies by bracket

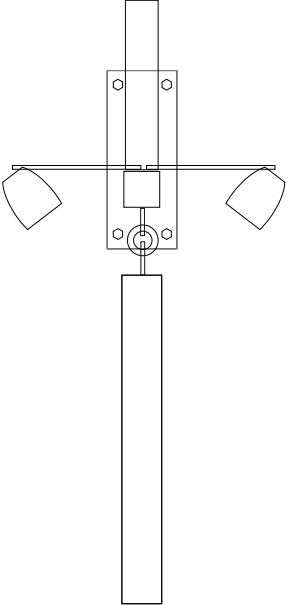
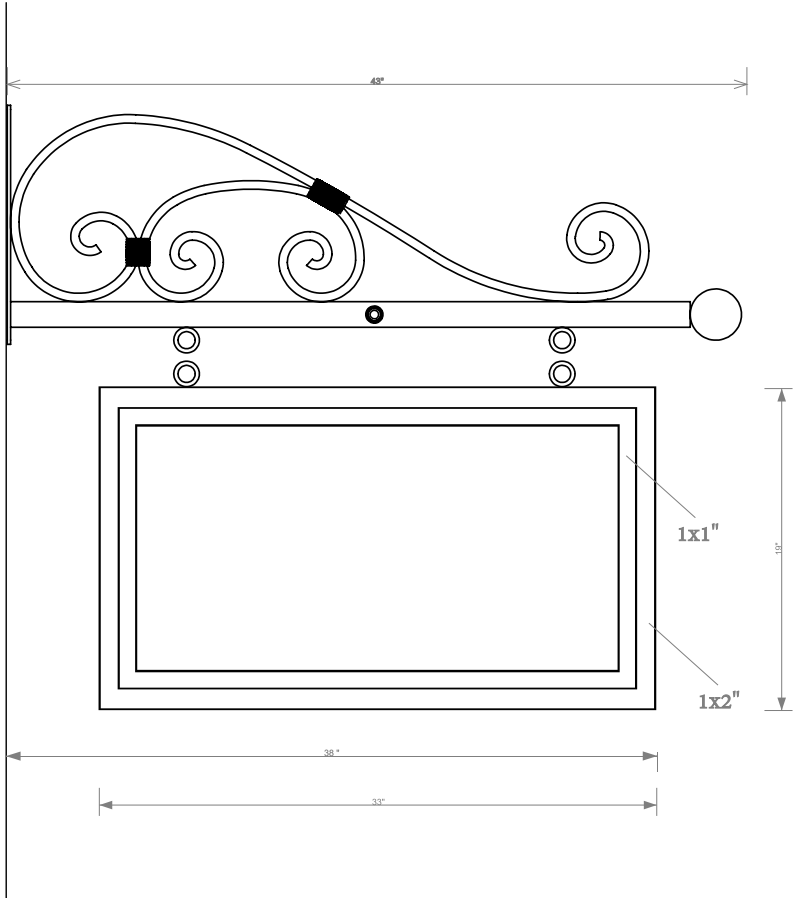
Removable clear or light diffused Lexan or stainless steel back.



DETAIL DW II SCALE 1:1

SAMPLE HALO LIT SIGN

BLADE SIGN OVERVIEW

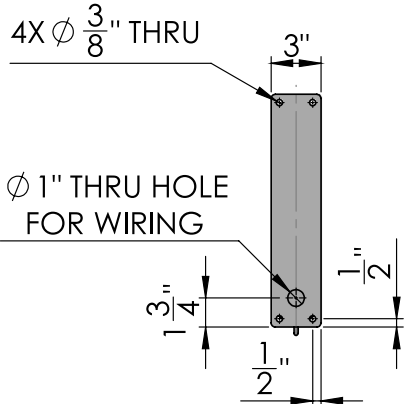
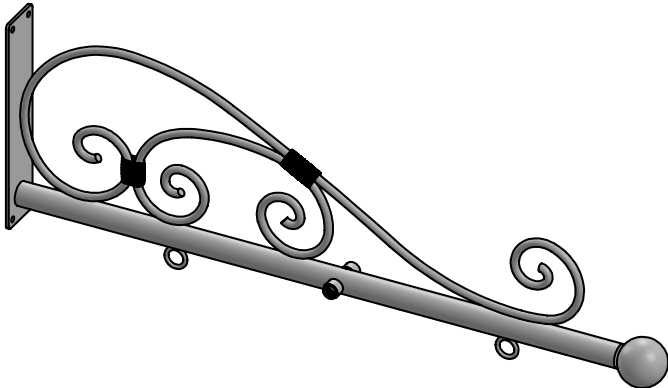


RECOMMENDED MATERIALS FOR LOGO:
ALUMINUM BACKGROUND SUBSTRATE
LASER CUT ACRYLIC LETTERS/LOGO
HIGH PERFORMANCE VINYL LETTERS/LOGO
WATERJET CUT METAL LETTERS/LOGO

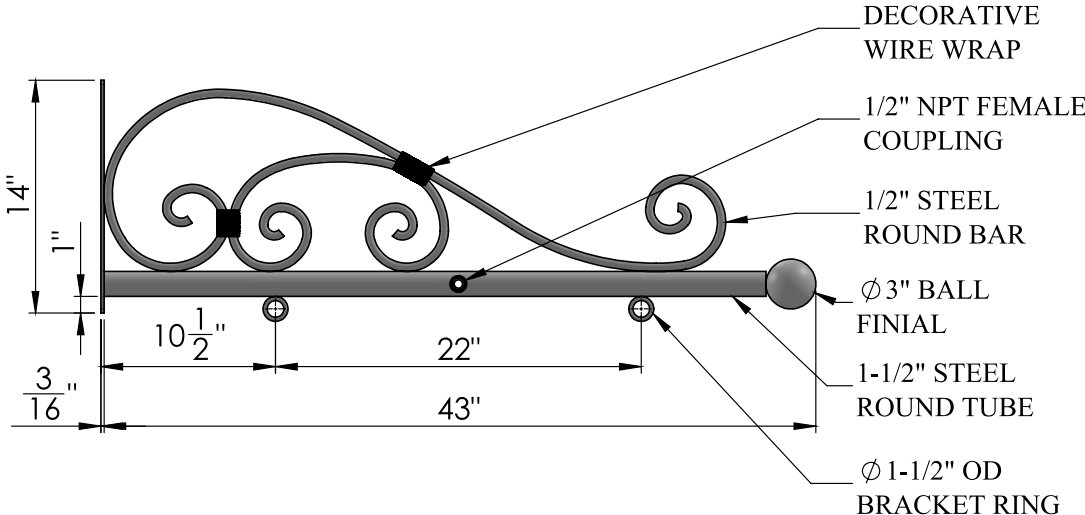
POWDER COATED STEEL SIGN FRAME
1X2" RECTANGULAR TUBE OUTER FRAME
1X1 SQUARE TUBE INNER FRAME
EYELETS ON TOP WITH 22" O/C SPACING TO MATCH BRACKET
17X31" SIGNS TO ATTACH TO FACE OF 1X1 INNER FRAME WITH 3M VHB TAPE

MINIMUM 8" CLEARANCE
FROM FINISHED FLOOR

BLADE SIGN BRACKET DETAIL



SIDE VIEW



FRONT VIEW

Content: 43" Classic Lighted Sign Bracket
Color/Finish: Textured Black Powder Coat

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AVAILABLE THROUGH:



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fax: 760.603.8617
mh@artisan-designs.com

SIGN TYPE (E) WINDOW SIGNS

QUANTITY	Not limited provided total sign area square footage allowance is not exceeded. May be used in combination with other tenant identification sign types.
LOCATION	On tenant storefront window. Window signs shall only be used on windows for non-residential uses.
COPY	Tenant names/ logo. Window signs include posters for advertisements and sales, product merchandise posters, open and closed signs. and painted or etched business names and logos.
SIZE	All window signs combined shall not occupy more than one-third (1/3) the area of window frontage.
MATERIALS	Permanent window signs shall be created with permanent or fade resistant materials, paint, gold leaf lettering, vinyl or glass etching.
COLORS	Custom colors with Owner approval. Colors Shall be compatible with the building architecture.
TYPE FACE	Custom tenant logotype/ name with Owner approval.
LIGHTING	Direct or indirect

ANCILLARY SIGNS

Ancillary signs are signs other than primary tenant identification signs, and are not included in maximum tenant signage area. Typical ancillary signage includes:

Tenant Door Signs

Each Tenant will be permitted to place upon the main entrance to its premises not more than 3 sq. ft. aggregate area of lettering indicating hours of business, emergency phone numbers, accepted credit cards, etc. Letter height shall be limited to 1-1/2 inches.

Delivery Entrance Identification Signs

Tenants may identify their rear service door for delivery and emergency purposes. Copy shall be limited to identification of the tenant, service or building operation.

TEMPORARY SIGNAGE

Project Leasing / Construction / Future Facilities

Temporary signs are permitted for various activities during and after completion of the development phase:

- may be ground mounted.
- may be internally or externally illuminated at Owner's discretion and approval.
- size and quantity per city zoning ordinances

Temporary Identification / Coming Soon

Temporary signs may be allowed at individual lease spaces for displaying "for lease", "coming soon" and similar messages subject to Owner and City's approval. Tenant is responsible for City approvals or permits if applicable.

Tenants may be allowed use of a temporary identification banner for a period of time not to exceed 30 consecutive days:

- one sign per street frontage
- (2) signs maximum not to exceed a combined total of 60 sq. ft.
- placed below roof eave line

REQUIRED SUBMITTALS AND APPROVALS

A. Submittals and Approvals

There is a formal process for the creation, review and approval of all signage at the project. Prior to submittal to the City, plans for all proposed signage shall be submitted to the Owner or his Authorized Agent who will review plans for conformance with the sign program. **The Owner shall have the discretionary authority to deny approval for any submittal.**

- I. For signage approval, such submissions shall include (4) sets of the following:
 - a. Name, address and phone number of tenant / user
 - b. Name, address and phone number of Sign Contractor
 - c. Elevation of structure showing all proposed signs indicating sign type, design, location, size and layout of sign drawn to scale and indicating dimensions, attachment devices and construction details, colors, materials and lighting details.
 - d. Section detail of letters and/or sign element showing the dimensioned projection of the face of letters, method and intensity of illumination.
 - e. Color board with actual sample colors (8-1/2" x 11" format).
- II. Requests to establish signs that vary from the provisions of this sign program shall be submitted to the Owner in writing for approval prior to being submitted to the City. All proposed variances in an application to the Owner must be clearly identified as such.
- III. Following approval of proposed signage by the Owner, applications for all permits for fabrication and installation by Sign Contractor may be submitted to the City for approval, along with applicable sign permit applications.
- IV. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and working drawings. No sign shall be fabricated prior to approval.

B. Required Insurance and Permits

Prior to installation, the tenant shall provide to the Owner an original certificate of insurance from his sign contractor naming the Owner as an additional insured for liability coverage and a copy of the sign permits issued by the City.



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF

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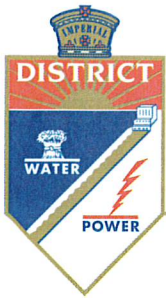
Date: 3/7/22
City Case Number: CUP 351
Project Name: Tripoli Mixed Use
Planner: Gabriel Perez, Development Services Director
Reviewed By: Chris Cox, Assistant Fire Marshal
Fire Department Case Number: FPCUP2200002
 East Office of the Fire Marshal Responsibility

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures in accordance with Riverside County Ordinances and/or referenced fire protection standards:

1. 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 3,250 GPM at 20 psi for a 3 hour duration. The required fire flow may be adjusted prior to building permit issuance depending on the proposed construction type. 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.
2. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. An approved fire access walkway shall be provided around building A. The access roads shall be capable of sustaining 60,000 lbs. over two axels and 75,000 lbs over three axles in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
3. 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
4. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
5. Construction Permits: Building construction plans shall be submitted to the Office of the Fire Marshal for review and approval. Additional fire and life safety conditions may be determined during this review.
6. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. All new residential apartment buildings shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.

7. Fire sprinkler system risers 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
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and will be determined at the time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
9. 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 signal from the fire apparatus and remain in the fully open position for a minimum of 30 seconds. Ref. CFC 506.1
10. Addressing: All residential dwellings and commercial buildings shall display street numbers, building number/letter designators, and unit designators in a prominent location as approved by the Fire Department. Buildings over 25 feet in height shall have 24" high address numerals/letters posted in an approved location visible from the access road. CFC 505

If you have any questions or comments, then please contact me at 760-393-3386 or chris.cox@fire.ca.gov.



IID

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February 28, 2022

Mr. Gabriel Perez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Tripoli Mixed-Use Project in Coachella, CA

Mr. Perez:

On February 14, 2022 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary information for the Tripoli mixed-use project, Change of Zone 22-01, Conditional Use Permit 351. The applicant, David Davis, Chelsea Investment Corporation, proposes a development project consisting of 108 apartment units and two 1st floor commercial spaces on a 2.8-acre property located at the southeast corner of Harrison Street and 6th Street in Coachella, CA (APNs 778-081-003 and -001).

The IID has reviewed the project information and found that the comments provided in the May 27, 2021 district letter (see attached letter) continues to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
Wayne K. Strumpfer, General Counsel
Jamie Asbury – Assoc. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



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May 27, 2021

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Tripoli Apartments Project in Coachella, CA (PAR 21-05) Dear Mr. Lopez:

On May 10, 2021, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary site plans for the Tripoli Apartments project (Pre-Application Review no. 21-05). The applicant, David Davis/Chelsea Investment Inc., proposes the development of 1,600 sq. ft. retail building and 71 affordable housing units ranging in size from 603 sq. ft. to 1,077 sq. ft. on 1.6 acres of vacant land located at 51-392 Cesar Chavez Street in Coachella, California (APNs 778-081-001, -003).

The IID has reviewed the project information and has the following comments:

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of distribution overhead and/or underground line extensions, underground conduit systems, the re-configuration of distribution circuits and/or other upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending distribution lines (conduit and cable) with a loop configuration from existing facilities to the project. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

Luis Lopez
May 27, 2021
Page 2

3. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes, transformers, commercial meter panels, residential meter concentrations and pads should be installed following IID approved plans. Physical field installation of underground infrastructure should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
4. IID Regulations governing line extensions can be found at:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements 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; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.

Luis Lopez
May 27, 2021
Page 3

10. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.
13. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

Luis Lopez
May 27, 2021
Page 4

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Jamie Asbury – Assoc. General Counsel
Vance Taylor – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



MEMBERS: Desert Hot Springs Palm Springs Cathedral City Rancho Mirage
Palm Desert Indian Wells La Quinta Indio Coachella Riverside County

March 17, 2022

Gabriel Perez, Development Services Director
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: Tripoli Apartments

Dear Mr. Perez,

This letter is in response to your request for comments regarding the proposed Tripoli Apartments located on the southeast corner of Cesar Chavez Street and Bagdad Ave within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides direct transit service to the proposed project site, with the closest bus stop #115 located on Cesar Chavez at Bagdad Ave, 300 feet from the project site, served by Route 8. SunLine is recommending to create a bus turnout on the farside of Cesar Chavez St at Bagdad Ave adjacent to the project location that would replace bus stop #115. Having a turnout would help improve road mobility as the buses would not impede the flow of traffic on Cesar Chavez while they service the bus stop and it would also directly service the community that will be living in those apartments giving them easy access to a bus stop for public transportation.

The general measurements for a bus turnout for one bus are the following:

- 60 feet of transition both in the front and the back of the cutout combined
- 50 feet of actual turnout
- Total of 110 feet

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.
- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,



Jeff Guidry

Superintendent of Transportation

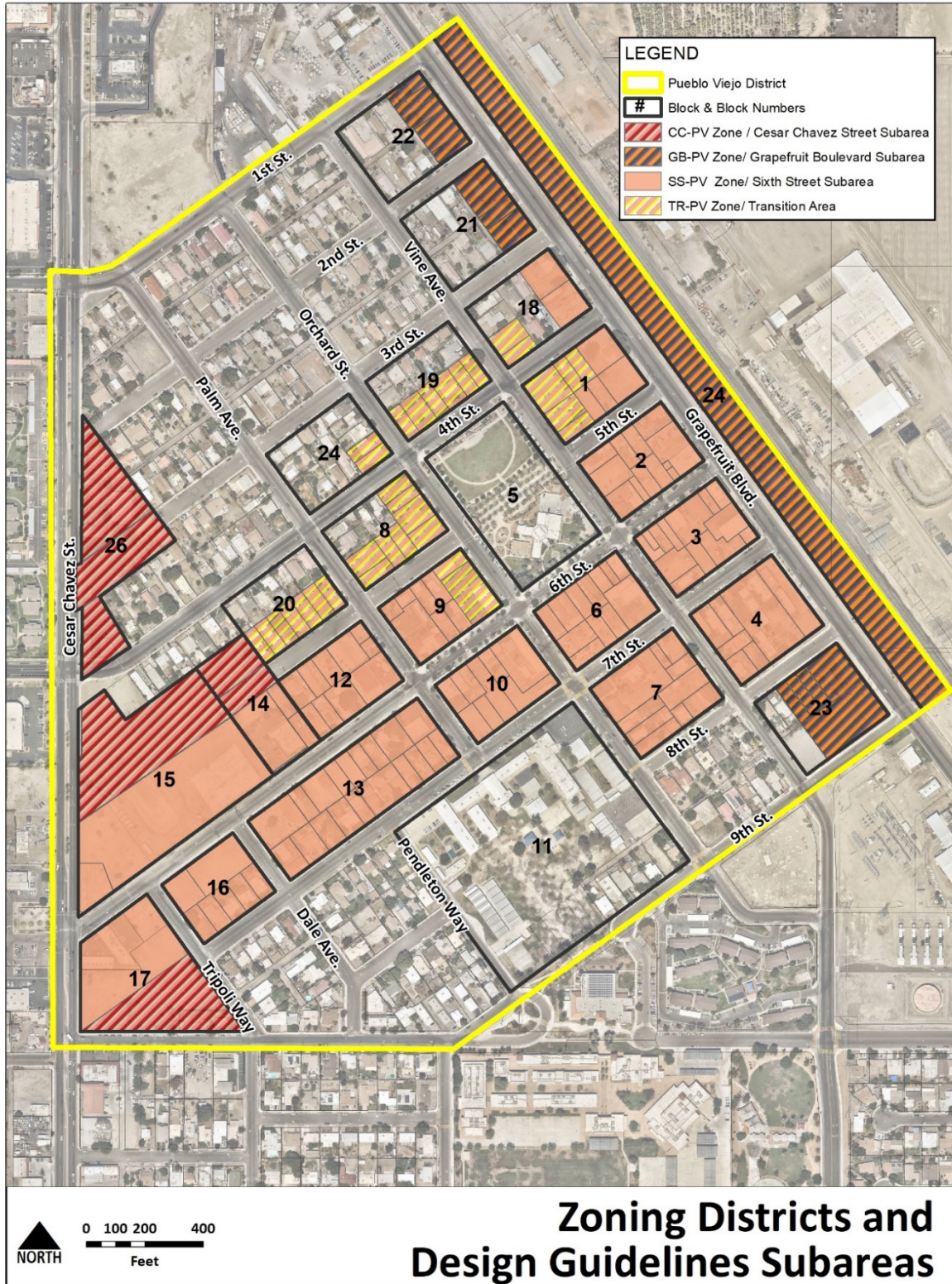
cc: Isabel Acosta, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager



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.



GB-PV ZONE

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



GB-PV ZONE

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



GB-PV ZONE

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



GB-PV ZONE

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.



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- 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.

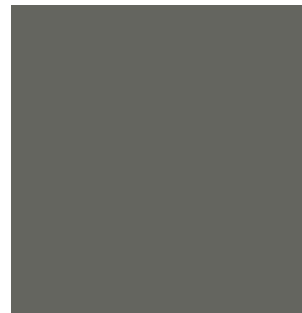
B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

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.

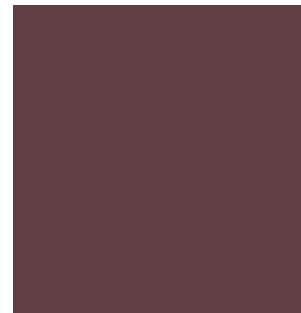


- Paint Colors**
 P1- Ibis White
 P2- Gauzy White
 P3- BungleHouse Blue
 P4- Deep Maroon
 P5- RookWood Brown
 P6- Night Owl
 P7- Black Swan
- Materials**
 M1- Stucco
 M2- Wood Composite
 M3- Precast Concrete
 M4- Tile - Decorative Encaustic
 M5- Tile - Saltillo Tile
 M6- Metal Screen
 M7- Iron Metalwork
 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

View from 6th and Tripoli Way



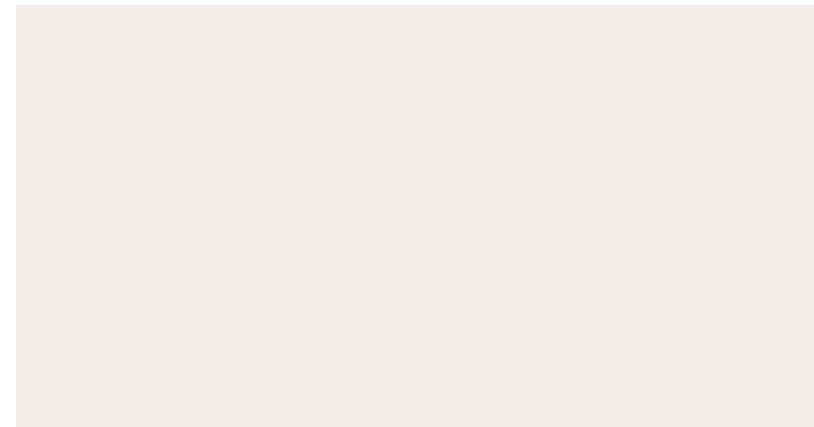
P6- SW 7061-NIGHT OWL



P4- SW 0072-DEEP MAROON



M8- SB SAPPHERE BLUE 4641



P1- SW 7000-IBIS WHITE



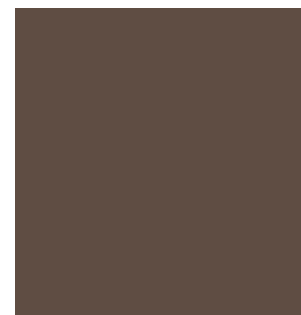
M4- Encaustic Decorative Tile 8x8



M5- Saltillo Tile



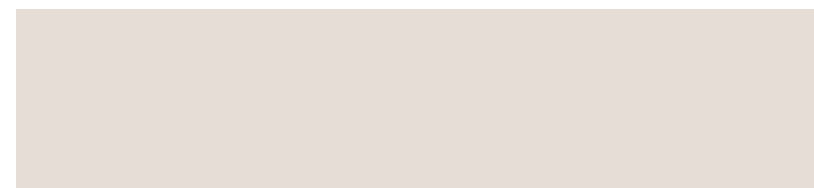
P7 - SW 6279-BLACK SWAN



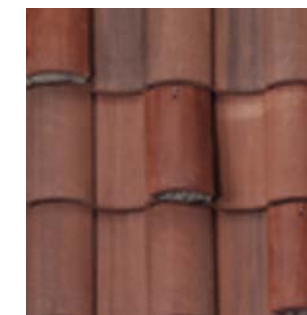
P5- SW2808-ROOKWOODDK BRWN



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





STAFF REPORT
4/20/2022

TO: Planning Commission Chair and Commissioners

FROM: Nikki Gomez, Associate Planner

SUBJECT: Pueblo Viejo Villas Sign Program

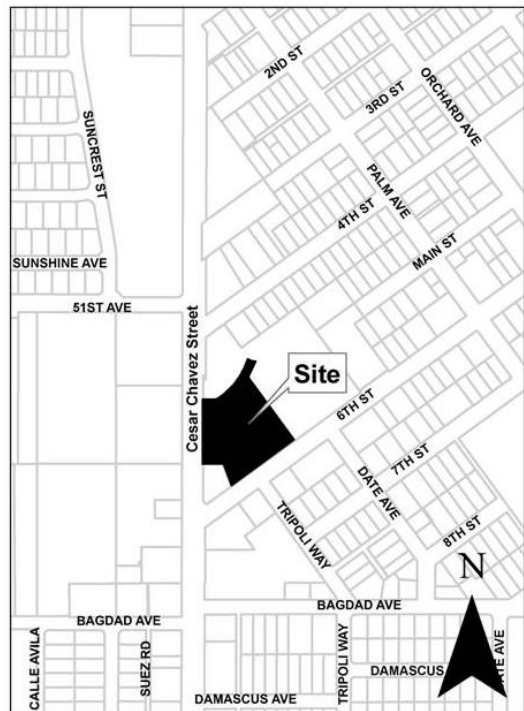
SPECIFICS: The Sign Program for Pueblo Viejo Villas at 1279 6th Street (APN: 778-080-020) at the northeast corner of Cesar Chavez Street and 6th Street in the CG-PD (General Commercial-Planned Development) zone. 6th & Cesar Chavez CIC, LP (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-11 approving the Pueblo Viejo Villas Sign Program pursuant to the findings and conditions of approval contained in the resolution.

BACKGROUND:

The project site is located within a 2.61-acre site. The proposed sign program will establish the sign requirements for a previously approved project Architecture Review (AR) No. 19-08 for the construction of Pueblo Viejo Villas and Transit Hub. The Pueblo Viejo Villas is a newly constructed three-story mixed-use building consisting of 105 apartment units, and four 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone located at the northeast corner of Cesar Chavez and 6th Street. The sign proposed sign program does not include signage for the Transit Hub kiosk building shade structure, to be operated by Sunline Transit Agency.



DISCUSSION/ANALYSIS:

The applicant, 6th & Cesar Chavez CIC, LP, has submitted a request for a Sign Program for Pueblo Viejo Villas. Typically, a sign program accompanies the project plans through the entitlement

process, however it was not included as part of the AR No. 19-08. The sign program is necessary to ensure that the sign element is cohesive with the architecture theme of the downtown. The sign program will provide comprehensive design standard to assure consistency with quality, color, size, placement and configuration for signage and to provide for project identification and retail tenant identification.

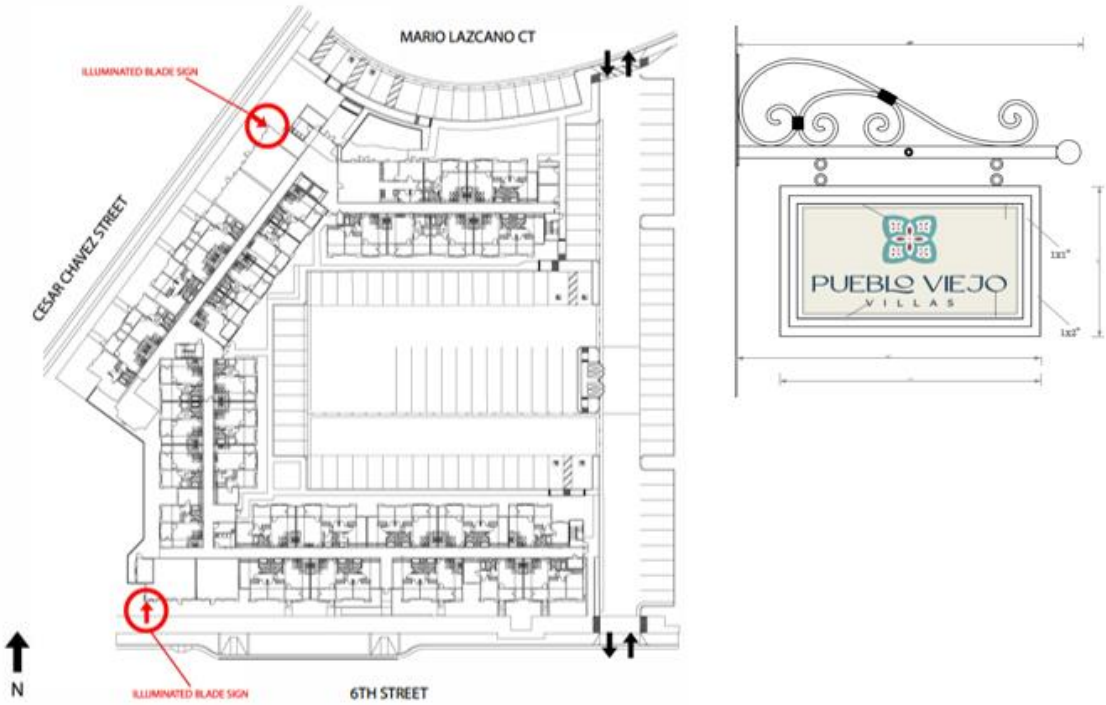
Sign Program:

The “Pueblo Viejo Villas” sign program includes design guidelines, construction requirements, project sign criteria, retail tenant sign criteria and process for sign submittal and approvals.

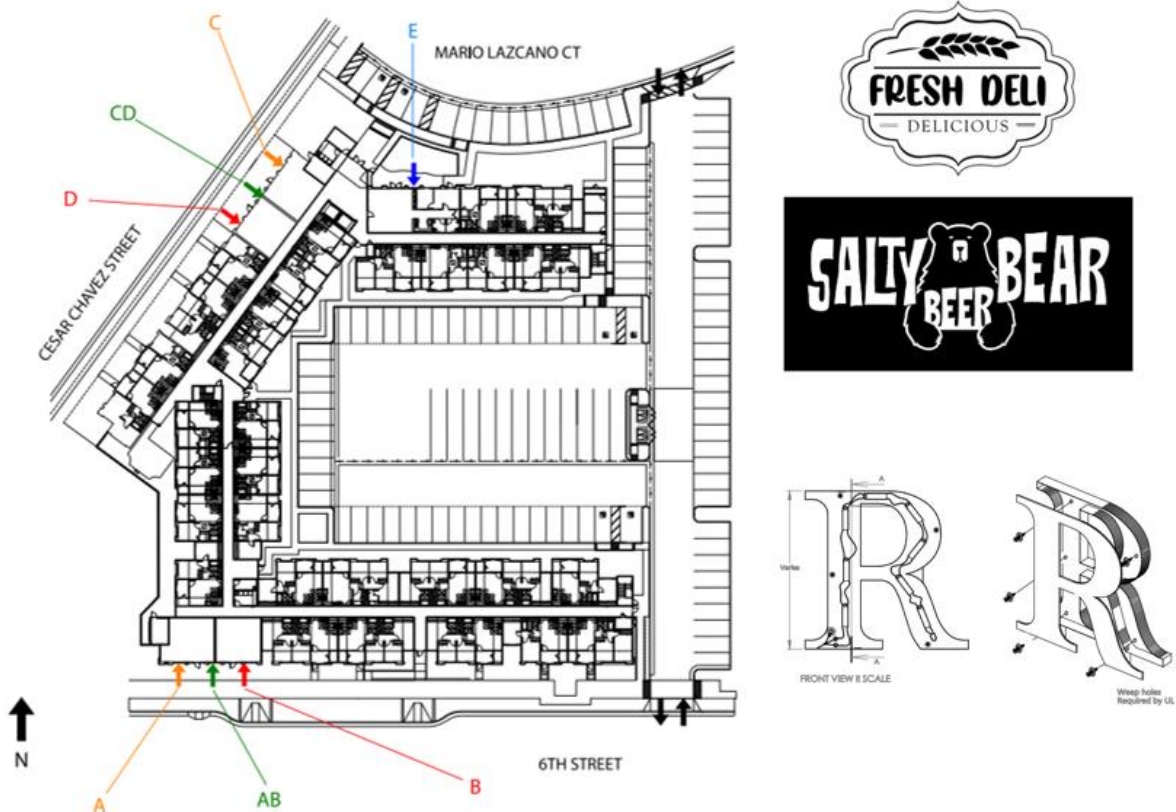
The design guidelines identifies the acceptable sign treatments, to show strong connection to the project architecture. The signs may be illuminated by backlighting behind each individual mounted letters and symbols (halo-lit) and by internally illuminating sign letters and sign (face-lit). Sign colors is to provide for the sufficient contrast against the background. Prohibited signs include but not limited to roof signs, abandoned signs, flag signs, internally illuminated box signs and more.

The construction requirements includes materials that are durable, rust-inhibited materials and must be new. The sign installation shall be finished with all joining materials (seams) to be unnoticeable, sign letters affixed to walls shall be executed with without visible means of attachment and any penetrations into building walls, where required, shall be made waterproof.

The project sign identification consists of two externally illuminated blade sign shown below made of painted acrylic letters and design on aluminum backing within a decorative steel sign frame located along Cesar Chavez Street and 6th Street. Secondary project identification sign may include address signage, suite number signs and other building code required signs.



The retail tenant sign identification criteria is for the future tenant occupying the four different ground floor suites, with two facing Cesar Chavez and two facing 6th Street. Each tenant occupying Suite A, B, C, D, is limited to one wall sign. Each tenant occupying two adjacent suites, A&B or C&D shall be one wall sign per frontage. Suite E is designated for the project leasing office. Each retail tenant identification sign shall be two square feet linear foot of lease frontage, or fifty square feet, whichever is less. Also, the tenant sign shall be channel letters and internally illuminated or



non-illuminated. There will be no exposed conduit, raceways or stand-alone sign cabinets allowed for tenant identification sign. Window signs shall be limited only to tenant storefront windows. All window signage combined must not occupy more than 1/3 the area of the window frontage. Ancillary signs such as tenant door signs and delivery entrance identification signs are allowed. Temporary signage are also allowed such as temporary identification banner with period of time not to exceed 30 consecutive days.

The required submittals and approvals shall follow formal submittal process submitted to the owner or his authorized agent who will review for conformance with the sign program. Upon the approval of the owner, the sign application will be submitted to the City for approval and obtain permit to the Building Permit Application process.

Environmental Setting:

The subject site is a newly built mixed-use project within the downtown area surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Future Transit Hub, CG-PD, General Commercial-Planned Development

South: Vacant Properties, C-G, General Commercial

East: Secondhand Car Dealership, C-G, General Commercial

West: DPSS Building, C-G, General Commercial

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Accessory Structures-On premise signs” (CEQA Guidelines, Section 15311).

RECOMMENDATIONS

1. Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission adopt Resolution No. PC 2022-11, approving Pueblo Viejo Villas Sign Program with the findings and conditions.
2. Deny the proposed project.
3. Continue this item and provide staff and the applicant with direction.

Attachments:

1. Resolution No. PC 2022-11
Exhibit A – Sign Program
2. Vicinity Map

RESOLUTION NO. PC 2022-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING THE PUEBLO VIEJO VILLAS SIGN PROGRAM AT 1279 6th STREET IN THE CG-PD (GENERAL COMMERCIAL-PLANNED DEVELOPMENT) ZONE (APN 779-080-020); 6th & CESAR CHAVEZ CIC, LP, APPLICANT.

WHEREAS, 6th & Cesar Chavez CIC, LP filed an application for the Pueblo Viejo Villas Sign Program to provide comprehensive design standard to assure consistency with quality, color, size, placement and configuration for signage for the mixed-use development “Pueblo Viejo Villas” located at 1279 6th Street; Assessor’s Parcel No. 779-080-020 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the Pueblo Viejo Villas Sign Program at the City Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the proposed sign program 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 project is exempt from the California Environmental Quality Act, as amended; and,

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 categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Accessory Structures-On premise signs” project (CEQA Guidelines, Section 15311)

and the use finding sign program would not have a significant environmental impact on the environment.

Section 3. Sign Program Findings

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the adopted Coachella General Plan 2035. The site has a General Commercial-Planned Development land use designation that allows for the mixed used development “Pueblo Viejo Villas” where the proposed sign program will be utilized. The proposed sign program for a newly constructed mixed use developments on the site are in keeping with the policies of the General Commercial-Planned Development land use classification and the Project is internally consistent with other General Plan policies which encourage mixed use developments. The proposed sign program is associated with a previously approved project AR No. 19-08 for the construction of Pueblo Viejo Villas and Transit Hub. The Pueblo Viejo Villas is a newly constructed three-story mixed-use building consisting of 105 apartment unties, and four 3,000 square feet of leasable commercial tenant space on the ground floor.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The sign program is consistent with the General Commercial-Planned Development zoning standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed sign program establishes design criteria for the orderly placement of signs.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The sign program was evaluated with compatibility with surrounding development and according the sign standards in the City of Coachella Zoning Ordinance.
5. The City of Coachella has determined the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Accessory Structures-On premise signs” project (CEQA Guidelines, Section 15311) and the use finding sign program would not have a significant environmental impact on the environment.

Section 4. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Pueblo Viejo Villas Sign Program as set forth in “Exhibit A.”

PASSED APPROVED and ADOPTED this 20th day of April 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephanie Virgen
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney



Item 4.

Site

Cesar Chavez Street

N

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STAFF REPORT
4/20/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Cannabis Business Streamline Code Amendments- Zoning Ordinance 22-02

SPECIFICS: Consideration of amendments to Title 5 and Title 17 of the Coachella Municipal Code regarding Cannabis Business Zoning and Operation in the City of Coachella. Applicant: City-Initiated.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue this city-initiated item to the Planning Commission meeting of May 4, 2022.