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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

December 18, 2024
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	**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 : +16694449171,,84544257915#,,,,*380084# Or Telephone: US: +1 669 900 6833 **Webinar ID: 845 4425 7915** **Passcode: 380084** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received **either in person, 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 City Council electronically via email to **cityclerk@coachella.org**. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at **www.coachella.org**, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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 - November 20, 2024

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Library Annex Conceptual Design for the construction of the Coachella Library Annex building at 1538 7th Street. Applicant: City of Coachella.

3. Rancho Las Flores Park Expansion Update

4. Pueblo Viejo Downtown Parking Survey Update 2024

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

INFORMATIONAL:

ADJOURNMENT:

Complete Agenda Packets are available for public inspection at the City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

City Council Chamber
1515 6th Street, Coachella,
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AGENDA

DE UNA REUNIÓN DE LA

COMISIÓN DE PLANIFICACIÓN

PLANNING COMMISSION

18 de Deciembre, 2024
6:00 PM

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https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
O one tap mobile:
Us: +16699006833,, 84544257915#,,,,* 380084# US
O teléfono:
Us: +1 669 900 6833
ID del webinar: 845 4425 7915
Código de acceso: 380084

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

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 REUNIÓ

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

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 - 20 de Noviembre 2024.

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:

SESIÓN DE ESTUDIO

PUNTOS QUE NO SON DE AUDIENCIA:

2. Diseño Conceptual del Anexo de la Biblioteca para la construcción del edificio Anexo de la Biblioteca Coachella en 1538 7th Street.

3. Ampliación de Rancho Las Flores Park - revisión de los planos de la fase 2 en la porción este de la zona del parque ubicada en la esquina sureste de Van Buren Street y Ed Mitchell Drive.

4. Actualización de la encuesta sobre el estacionamiento en el centro de Pueblo Viejo para la futura gestión de la oferta de estacionamiento existente en Pueblo Viejo.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

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

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS

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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 20, 2024
6:00 PM

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 :
Us: +16699006833,, 84544257915#,,,,* 380084# US
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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: 6:01 PM

PLEDGE OF ALLEGIANCE:

Vice Chair Gonzalez.

ROLL CALL:

Commissioners Present: Chair Hernandez, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca.

Commissioners Absent: Alternate Commissioner Fonseca.

Staff Present: *Gabriel Perez, Development Services Director.
* Lizzandro Diaz, Building Official.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.

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 RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:
AYES: Chair Hernandez, Commissioner Arvizu, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Murillo.
NOES: None.
ABSTAIN: None.
ABSENT: Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes October 16, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APROVE THE MEETING MINUTES.

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:

2. Variance No. 24-01 – Campos, Setback
   A request for a for five foot setback variance for an existing detached 263 SF patio structure constructed without a permit at 48552 Playa Del Amor Street. Applicant: Jesus Campos.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE VARIANCE NO. 24-01 A REQUEST FOR A FIVE FOOT SETBACK VARIANCE FOR AN EXISTING DETACHED 263 SF PATIO STRUCTURE CONSTRUCTED WITHOUT A PERMIT AT 48552 PLAYA DEL AMOR STREET.

Approved by the following roll call vote:
AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu.
NOES: None.
ABSTAIN: None.
ABSENT: Alternate Commissioner Fonseca.

3. Coachella Healthy Food Truck Permit Pilot Program (ZOA No. 24-03)

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

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE ZONING ORDINANCE AMENDMENT NO. 24-03 RECOMMENDING TO THE CITY COUNCIL AN ORDINANCE ESTABLISHING A HEALTHY FOOD TRUCK PERMIT PILOT PROGRAM FOR CERTAIN CITY PARKS, CERTAIN PARCELS IN THE DOWNTOWN (DT-PV) AND DOWNTOWN TRANSITION (TR-PV) ZONING DISTRICTS, AND AT DATE FARMS WITH THE FOLLOWING MODIFICATIONS:

- DEFINE "HEALHY FOOD TRUCK."
- TO ALLOW FOOD TRUCKS AT THE ARMTEC PARK AT AVENUE 53 AND TYLER STREET.
- ALLOW MORE THAN THREE (3) FOOD TRUCKS AT DATE FARMS.
- ADD LANGUAGE TO ALLOW ACCESSIBLE STANDARD PORTABLE RESTROOMS IN THE DOWNTOWN AREA.
- ALLOW OPEN FLAME COOKING IN DATE FARMS.

Approved by the following roll call vote:
AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Ramirez.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Zoning Ordinance Amendment No. 24-02 – Streamline Code Amendments (Phase 2) to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses, development standards and development review process in the City. City-Initiated.

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

Public Hearing Opened at 6:35 pm by Chair Hernandez.

Gloria Gomez, Applicant, spoke and provided comments.

Public Hearing Closed at 6:37 pm by Chair Hernandez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE ZONING ORDINANCE AMENDMENT NO. 24-02 RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE TITLE 17 REGARDING ZONING DISTRICT PERMITTED USES, DEVELOPMENT STANDARDS AND DEVELOPMENT REVIEW PROCESS IN THE CITY WITH THE FOLLOWING MODIFICATIONS:

- ESTABLISH AN AMNESTY PROGRAM FOR EXISTING UNPERMITTED DRIVEWAY CANOPIES CONSTRUCTED PRIOR TO DECEMBER 2022.
- SEPARATION BETWEEN STRUCTURES TO BE REDUCED FROM 10’ TO 5’.
- TO PERMIT AN RV SHADE STRUCTURE ON THE SIDE SETBACK.

Approved by the following roll call vote:
AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu.
NOES: None.
ABSTAIN: None.
ABSENT: Alternate Commissioner Fonseca.

INFORMATIONAL:

Development Director’s Updates:

- Public workshop for the Rail Station Feasibility Study will take place November 21st from 5-7pm at the Coachella Library.
- Planning Commission position applications are now open.
- No Planning Commission meeting on December 4, 2024.

ADJOURNMENT: 7:52 PM

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
12/18/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

Andrew Simmons, City Engineer

SUBJECT: Library Annex Conceptual Design for the construction of the Coachella Library Annex building at 1538 7th Street. Applicant: City of Coachella.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission direct staff to continue preparing a complete development plan set for the staff recommended alternative design, a desert style design, for the Library Annex project. Staff will present a joint Planning Commission and City Council hearing at a future date.

BACKGROUND:

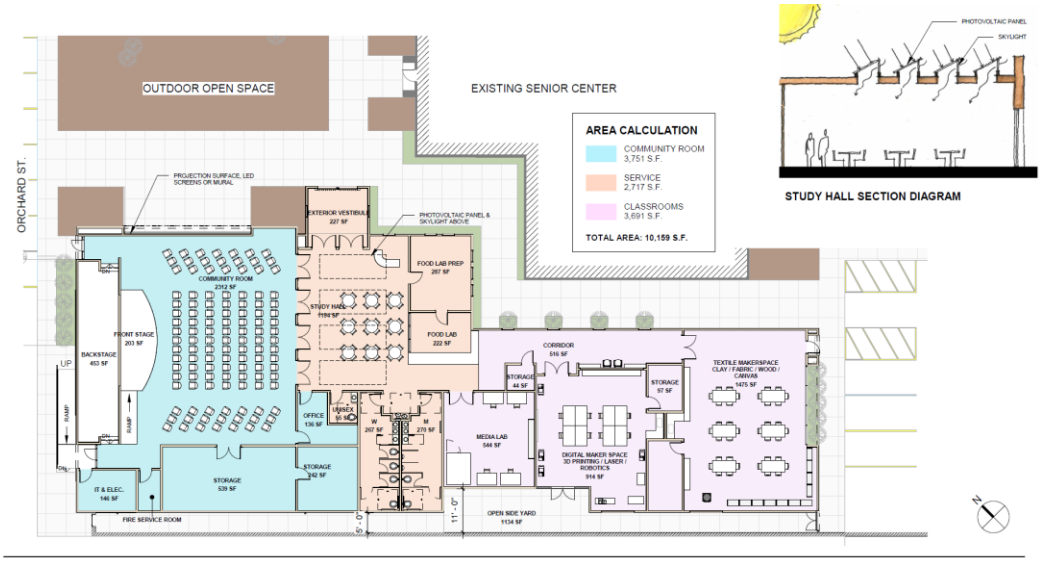


In September 2022, the City of Coachella was awarded a grant for $4,568,807 from the California State Library Building Forward Grant Program to renovate and upgrade its Library Annex building. Built in 1927, the Coachella Public Library Annex infrastructure has reached the need for renovation. The existing building is an old church building totaling 7,701 sq. ft. On September 4, 2024 Planning Commission were presented three different architectural elevations and provided direction to staff to prepare a development plan set for a modern style elevation with a gable roof entrance with Spanish style roof tile. IDF Group is the city's architectural consultant for this project.

On September 4, 2024, the Planning Commission provided direction to staff to prepare a modern style elevation for the library annex. Staff proceeded with an alternative exterior design than what was recommended by Planning Commission.

SITE PLAN:

The below exhibit depicts the 10,159 SF library annex project. At the building entrance, the site provides study hall space and a food lab area. The west portion of the building is planned for community room space with a stage, seating, and book shelves. The east end of the building is planned to be dedicated to maker space, digital maker space, and a media lab that may include a ceramic studio and a recording room. The floor plan design and project amenities are subject to change.



Floor Plan

STAFF AND ARCHITECT RECOMMENDED ELEVATION

Staff and the architect recommend to the Planning Commission the desert style elevation for the library annex project. The elevation provides a stucco finish at the entrance with clerestory window and flat roof. The elevations show a 32 x 17 foot projection surface for an LED screen or mural at the northern elevation, and a mural at the western elevation.



Figure 1 – North Perspective



Figure 2 – North Perspective

LANDSCAPING

The project is not anticipated to provide landscape improvements at the property, as grant funding is only for the building and not for any exterior features such as landscaping.

DIRECTION

Staff recommends that the Planning Commission direct staff to prepare a complete development plan set for the proposed desert style elevation for the Library Annex project.

Attachments:

1. Library Annex – Staff and Architect Recommendation
2. Library Annex – Original Three Conceptual Elevations

COACHELLA LIBRARY ANNEX RENOVATION
CONCEPTUAL DESIGN

1538 7th St. COACHELLA, CA 92236



SCOPE OF WORK:

Redesign and reconstruct the Coachella Library Annex building to expand programs and upgrade facilities. The new Annex will preserve some architectural features of the existing building while incorporating contemporary design elements, creating a modern landmark that serves as a distinguished hub for local urban social gatherings.

NUMBER	NAME
A-0.0	COVER SHEET
A-0.1	SITE PLAN
A-1.1	FLOOR PLAN
A-1.2	FLOOR PLAN
A-3.1	PERSPECTIVE VIEW - FRONT
A-3.1.1	PERSPECTIVE VIEW - FRONT
A-3.2	PERSPECTIVE VIEW - EAST
A-3.2.1	PERSPECTIVE VIEW - EAST
A-3.3	PERSPECTIVE VIEW - SOUTHWEST
A-3.3.1	PERSPECTIVE VIEW - SOUTHWEST
A-3.4	PERSPECTIVE VIEW - NORTHWEST
A-3.4.1	PERSPECTIVE VIEW - NORTHWEST
A-5.1	PROPOSED PROGRAM ELEMENTS
A-5.2	EXISTING BUILDING DEFICIENCIES

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
Dec.4th, 2024

IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
t: 949.387.8500, f: 949.387.0800



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COACHELLA LIBRARY ANNEX RENOVATION PROJECT

The renovation project includes three distinct functional areas each designed to serve a different purpose.

- **Community room:** This expansive area serves as a versatile venue for art exhibitions, display of library books, and occasional performances.

- **Art classrooms and labs:** Open to the public, these rooms are dedicated to hosting art classes and creative sessions.

  - Art classrooms provide a ceramics studio, art makerspace for work with wood, fabrics, and canvas
  - Digital maker space with , 3D Printing, Laser cut, and robotics
  - Media lab

- **Service hub and circulation center:** Serving as the central connecting point of the project, this area facilitates essential amenities such as public restrooms, a food lab, seating and reading zones, and a checkout service.

Investigation of the existing structure revealed major deficiencies. For this reason, the building will be both rebuilt and expanded.

COACHELLA LIBRARY ANNEX RENOVATION

A-0.1 | SITE PLAN

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

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OUTDOOR OPEN SPACE

EXISTING SENIOR CENTER

ORCHARD ST.

PROJECTION SURFACE, LED SCREENS OR MURAL

PHOTOVOLTAIC PANEL & SKYLIGHT ABOVE

EXTERIOR VESTIBULE 227 SF

COMMUNITY ROOM 2312 SF

STUDY HALL 1194 SF

FOOD LAB PREP 287 SF

FOOD LAB 222 SF

FRONT STAGE 203 SF

BACKSTAGE 453 SF

UP

RAMP

RAMP

DN

DN

DN

OFFICE 136 SF

UNISEX 55 SF

W 267 SF

M 270 SF

STORAGE 242 SF

STORAGE 539 SF

IT & ELEC. 146 SF

FIRE SERVICE ROOM

5' - 0"

11' - 0"

OPEN SIDE YARD 1134 SF

CORRIDOR 516 SF

STORAGE 44 SF

STORAGE 97 SF

MEDIA LAB 544 SF

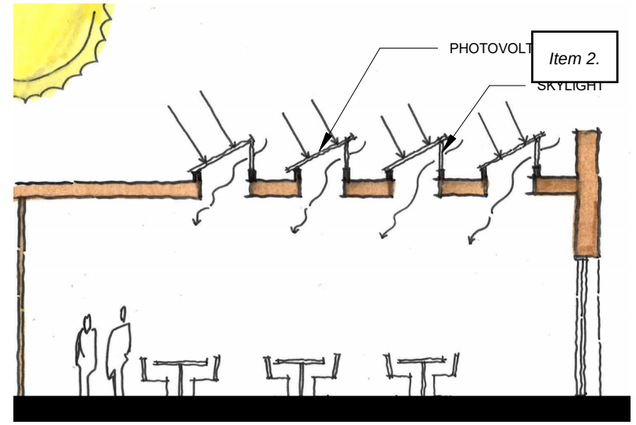
DIGITAL MAKER SPACE 3D PRINTING / LASER / ROBOTICS 914 SF

TEXTILE MAKERSPACE CLAY / FABRIC / WOOD / CANVAS 1475 SF

AREA CALCULATION

COMMUNITY ROOM	3,751 S.F.
SERVICE	2,717 S.F.
CLASSROOMS	3,691 S.F.

TOTAL AREA: 10,159 S.F.



STUDY HALL SECTION DIAGRAM

N

COACHELLA LIBRARY ANNEX RENOVATION

A-1.1

FLOOR PLAN

1/16" = 1'-0"

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

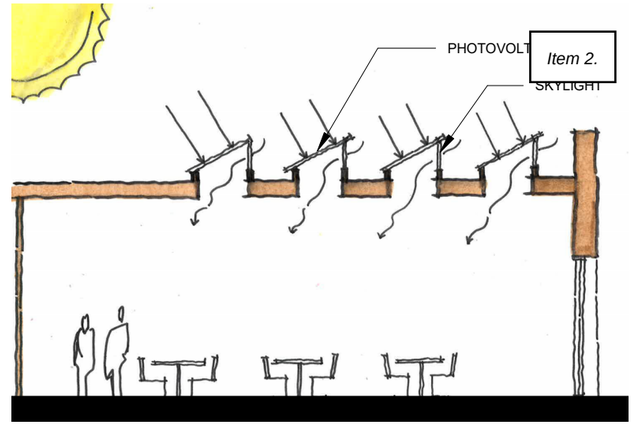
PROJECT NUMBER:

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DATE:

Dec.4th, 2024

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STUDY HALL SECTION DIAGRAM

OUTDOOR OPEN SPACE

EXISTING SENIOR CENTER

ORCHARD ST.

PROJECTION SURFACE, LED SCREENS OR MURAL

PHOTOVOLTAIC PANEL & SKYLIGHT ABOVE

EXTERIOR VESTIBULE 227 SF

COMMUNITY ROOM 2312 SF

STUDY HALL 1194 SF

FOOD LAB PREP 287 SF

FOOD LAB 222 SF

CORRIDOR 516 SF

STORAGE 44 SF

STORAGE 97 SF

TEXTILE MAKERSPACE CLAY / FABRIC / WOOD / CANVAS 1475 SF

FRONT STAGE 203 SF

BACKSTAGE 453 SF

UP

RAMP

RAMP

DN

DN

DN

OFFICE 136 SF

UNISEX 55 SF

W 267 SF

M 270 SF

MEDIA LAB 544 SF

DIGITAL MAKER SPACE 3D PRINTING / LASER / ROBOTICS 914 SF

STORAGE 242 SF

STORAGE 539 SF

IT & ELEC. 146 SF

FIRE SERVICE ROOM

5' - 0"

11' - 0"

OPEN SIDE YARD 1134 SF

N

AREA CALCULATION

COMMUNITY ROOM	3,751 S.F.
SERVICE	2,717 S.F.
CLASSROOMS	3,691 S.F.

TOTAL AREA: 10,159 S.F.

COACHELLA LIBRARY ANNEX RENOVATION

A-1.1 | FLOOR PLAN

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
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DATE:
Dec.4th, 2024

1/16" = 1'-0"

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DESERT STYLE

- The translucent entrance hallway introduces a sense of lightness and modern design to the existing site, offering natural illumination to the study hall.
- The community room showcases a contemporary style through its simple massing, flat roof, high ceiling, and solid walls, optimizing both desert architectural aesthetics and construction efficiency within budget constraints.
- The earthy tone stucco finish demonstrates consistency and respect to the vernacular desert style, creating a harmonious integration with the surrounding environment.
- The projector screen serves as a focal point for activities and entertainment, injecting excitement and cutting-edge technology into the project.



REFERENCE IMAGE OF OUTDOOR MOVIE



NORTH PERSPECTIVE VIEW FROM 7TH ST.

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	METAL AWNING	13	CLEARSTORY WINDOW
2	RECESSED DOOR	6	RECESSED WINDOW	10	PROJECTION SURFACE, LED SCREENS OR MURAL 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	SHRUB		
4	CMU WALL	8	SIDE YARD GATE	12	MURAL		

COACHELLA LIBRARY ANNEX RENOVATION

A-3.1

PERSPECTIVE VIEW - FRONT

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
Dec.4th, 2024

12" = 1'-0"

IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
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NORTH PERSPECTIVE VIEW FROM 7TH ST.
NIGHT TIME

COACHELLA LIBRARY ANNEX RENOVATION

A-3.1.1 | PERSPECTIVE VIEW - FRONT

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
Dec.4th, 2024

IDS
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1 Peters Canyon Road, Suite 130, Irvine, CA 92606
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EAST PERSPECTIVE VIEW FROM PARKING LOT

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	METAL AWNING	13	CLEARSTORY WINDOW
2	RECESSED DOOR	6	RECESSED WINDOW	10	PROJECTION SURFACE, LED SCREENS OR MURAL 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	SHRUB		
4	CMU WALL	8	SIDE YARD GATE	12	MURAL		

COACHELLA LIBRARY ANNEX RENOVATION

A-3.2

PERSPECTIVE VIEW - EAST

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
Dec.4th, 2024

12" = 1'-0"

IDS
IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
t: 949.387.8500, f: 949.387.0800



EAST PERSPECTIVE VIEW FROM PARKING LOT
NIGHT TIME

COACHELLA LIBRARY ANNEX RENOVATION

A-3.2.1 | PERSPECTIVE VIEW - EAST

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

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SOUTHWEST PERSPECTIVE VIEW FROM ORCHARD ST.

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	METAL AWNING	13	CLEARSTORY WINDOW
2	RECESSED DOOR	6	RECESSED WINDOW	10	PROJECTION SURFACE, LED SCREENS OR MURAL 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	SHRUB		
4	CMU WALL	8	SIDE YARD GATE	12	MURAL		

COACHELLA LIBRARY ANNEX RENOVATION

A-3.3

PERSPECTIVE VIEW - SOUTHWEST

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
Dec.4th, 2024

12" = 1'-0"

IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
t: 949.387.8500, f: 949.387.0800



SOUTHWEST PERSPECTIVE VIEW FROM ORCHARD ST.
NIGHT TIME

COACHELLA LIBRARY ANNEX RENOVATION

A-3.3.1 | PERSPECTIVE VIEW - SOUTHWEST

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

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NORTHWEST PERSPECTIVE VIEW FROM ORCHARD ST.

1 12 3 9

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	METAL AWNING	13	CLEARSTORY WINDOW
2	RECESSED DOOR	6	RECESSED WINDOW	10	PROJECTION SURFACE, LED SCREENS OR MURAL 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	SHRUB		
4	CMU WALL	8	SIDE YARD GATE	12	MURAL		

COACHELLA LIBRARY ANNEX RENOVATION

A-3.4

PERSPECTIVE VIEW - NORTHWEST

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
Dec.4th, 2024

12" = 1'-0"

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NORTHWEST PERSPECTIVE VIEW FROM ORCHARD ST.
NIGHT TIME

COACHELLA LIBRARY ANNEX RENOVATION

A-3.4.1 | PERSPECTIVE VIEW - NORTHWEST

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

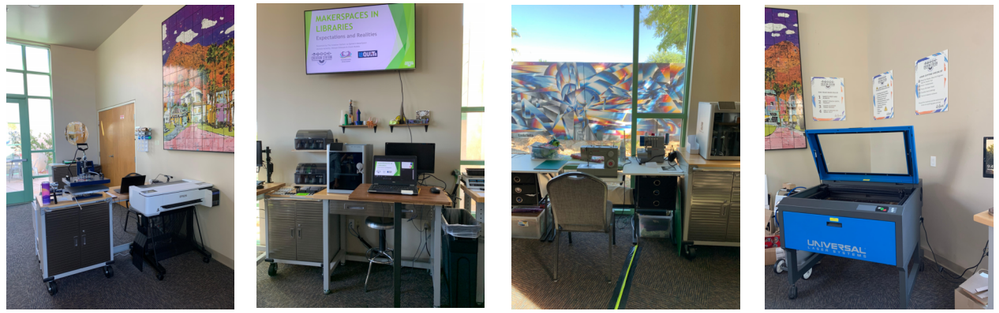
DATE:
Dec.4th, 2024

IDS
IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
t: 949.387.8500, f: 949.387.0800

REFERENCE IMAGERY

TOURED OTHER LIBRARIES TO INFORM THE DECISIONS MADE FOR COMMUNITY OFFERING IN COACHELLA LIBRARY

- **Maker's Space**



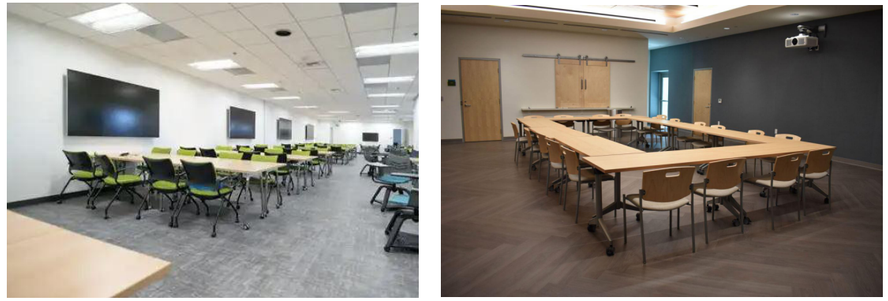
- **Media Lab & Recording Room**



- **Ceramic Studio & Textile Maker Space**



- **Study Hall & Community Room**



DEFICIENCIES FOUND IN EXISTING BUILDING:

Tile Roof



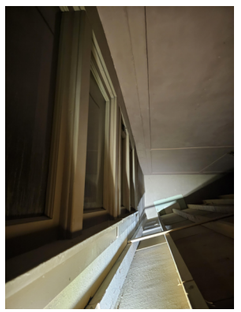
Roof trusses have no positive connections required by code



No as-built drawings & data for building structural elements between diagonals and chord



No positive connections of the post supporting the roof beams



Hidden clerestory windows lack of shear transfer between roof diaphragm and shear walls below



No shear transfer between the roof/ceiling diaphragm and shear walls

Main Facade





No reinforcement in clay/masonry walls



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COACHELLA LIBRARY ANNEX RENOVATION
CONCEPTUAL DESIGN

1538 7th St. COACHELLA, CA 92236



SCOPE OF WORK:

Redesign and reconstruct the Coachella Library Annex building to expand programs and upgrade facilities. The new Annex will preserve some architectural features of the existing building while incorporating contemporary design elements, creating a modern landmark that serves as a distinguished hub for local urban social gatherings.

NUMBER	NAME
A-0.0	COVER SHEET
A-0.1	SITE PLAN
A-1.1	FLOOR PLAN
A-1.2	FLOOR PLAN
A-2.1	MODERN SPANISH STYLE - PERSPECTIVE
A-2.2	MODERN SPANISH STYLE - PERSPECTIVE
A-3.1	DESERT STYLE - PERSPECTIVE
A-3.2	DESERT STYLE - ALTERNATIVE PERSPECTIVE
A-3.3	DESERT STYLE - PERSPECTIVE
A-5.1	PROPOSED PROGRAM ELEMENTS
A-5.2	EXISTING BUILDING DEFICIENCIES

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
2024-0815

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N

COACHELLA LIBRARY ANNEX RENOVATION PROJECT

The renovation project includes three distinct functional areas each designed to serve a different purpose.

- **Community room:** This expansive area serves as a versatile venue for art exhibitions, display of library books, and occasional performances.

- **Art classrooms and labs:** Open to the public, these rooms are dedicated to hosting art classes and creative sessions.

  - Art classrooms provide a ceramics studio, art makerspace for work with wood, fabrics, and canvas
  - Digital maker space with , 3D Printing, Laser cut, and robotics
  - Media lab

- **Service hub and circulation center:** Serving as the central connecting point of the project, this area facilitates essential amenities such as public restrooms, a food lab, seating and reading zones, and a checkout service.

Investigation of the existing structure revealed major deficiencies. For this reason, the building will be both rebuilt and expanded.

COACHELLA LIBRARY ANNEX RENOVATION

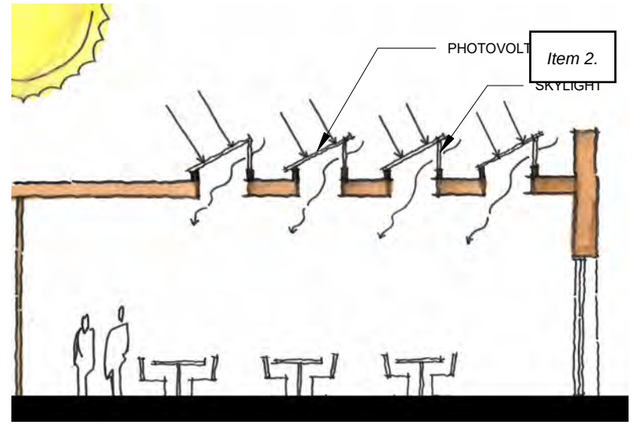
A-0.1 | SITE PLAN

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
2024-0815

IDS
IDS GROUP
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STUDY HALL SECTION DIAGRAM

ORCHARD ST.

OUTDOOR OPEN SPACE

EXISTING SENIOR CENTER

PROJECTOR SCREEN OR MURAL ART

PHOTOVOLTAIC PANEL & SKYLIGHT ABOVE

ENTRANCE HALLWAY 261 SF

COMMUNITY ROOM 2257 SF

STUDY HALL 1172 SF

FOOD LAB PREP 237 SF

FOOD LAB 222 SF

FRONT STAGE 203 SF

BACKSTAGE 448 SF

UP

RAMP

RAMP

DN

DN

DN

OFFICE 135 SF

UNISEX 55 SF

W 266 SF

M 265 SF

STORAGE 239 SF

STORAGE 548 SF

IT & ELEC. 160 SF

FIRE SERVICE ROOM

5' - 0"

11' - 0"

OPEN SIDE YARD 1173 SF

CORRIDOR 509 SF

STORAGE 44 SF

MEDIA LAB 541 SF

DIGITAL MAKER SPACE 3D PRINTING / LASER / ROBOTICS 898 SF

STORAGE 97 SF

STORAGE 141 SF

TEXTILE MAKERSPACE CLAY / FABRIC / WOOD / CANVAS 1461 SF

AREA CALCULATION

COMMUNITY ROOM	3,751 S.F.
SERVICE	2,717 S.F.
CLASSROOMS	3,691 S.F.

TOTAL AREA: 10,159 S.F.

N

COACHELLA LIBRARY ANNEX RENOVATION

A-1.1

FLOOR PLAN

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

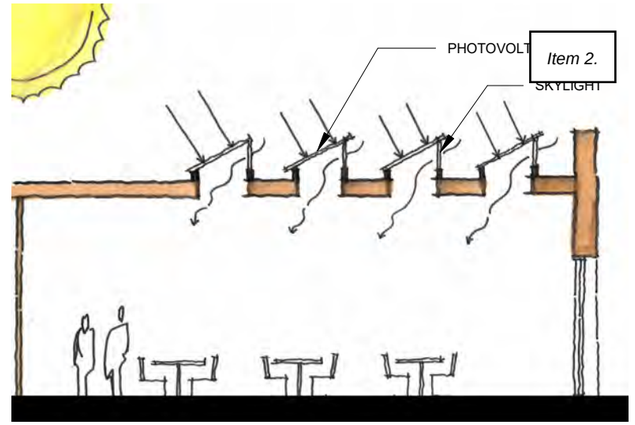
23X047

DATE:

2024-0815

1/16" = 1'-0"

IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
t: 949.387.8500, f: 949.387.0800



STUDY HALL SECTION DIAGRAM

ORCHARD ST.

OUTDOOR OPEN SPACE

EXISTING SENIOR CENTER

PROJECTOR SCREEN OR MURAL ART

PHOTOVOLTAIC PANEL & SKYLIGHT ABOVE

ENTRANCE HALLWAY 261 SF

COMMUNITY ROOM 2257 SF

STUDY HALL 1172 SF

FOOD LAB PREP 237 SF

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UP

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TEXTILE MAKERSPACE CLAY / FABRIC / WOOD / CANVAS 1461 SF

OFFICE 135 SF

UNISEX 55 SF

W 266 SF

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DIGITAL MAKER SPACE 3D PRINTING / LASER / ROBOTICS 898 SF

STORAGE 141 SF

STORAGE 239 SF

IT & ELEC. 160 SF

STORAGE 548 SF

FIRE SERVICE ROOM

5' - 0"

11' - 0"

OPEN SIDE YARD 1173 SF

AREA CALCULATION

COMMUNITY ROOM 3,751 S.F.

SERVICE 2,717 S.F.

CLASSROOMS 3,691 S.F.

TOTAL AREA: 10,159 S.F.

N

COACHELLA LIBRARY ANNEX RENOVATION

A-1. 2 | FLOOR PLAN

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047

DATE:

2024-0815

1/16" = 1'-0"

IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
t: 949.387.8500, f: 949.387.0800

MODERN SPANISH STYLE

- Streamline the current facade design by incorporating deep recessed openings and bold massing for a modernized aesthetic.
- The solid wall with a parapet on the front facade can serve as a projector screen for outdoor events or as a canvas for public artwork or murals. Either one will contribute enriching the visual landscape of the space.
- Integrate skylights strategically to infuse the study hall with natural illumination.



NORTH PERSPECTIVE
VIEW FROM 7TH ST.

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	WOOD AWNING	13	CLEARSTORY WINDOW
2	PROJECTOR SCREEN 32'X14'	6	RECESSED WINDOW	10	PROJECTOR SCREEN 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	TRANSLUCENT PANELS		
4	SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING	8	SIDE YARD GATE	12	WOOD SCREEN ELEMENT		

COACHELLA LIBRARY ANNEX RENOVATION

A-2.1

MODERN SPANISH STYLE - PERSPECTIVE

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
2024-0815

12" = 1'-0"

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WEST PERSPECTIVE VIEW FROM ORCHARD ST.



SOUTHWEST PERSPECTIVE VIEW FROM ORCHARD ST.



EAST PERSPECTIVE VIEW FROM PARKING LOT

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	WOOD AWNING	13	CLEARSTORY WINDOW
2	PROJECTOR SCREEN 32'X14'	6	RECESSED WINDOW	10	PROJECTOR SCREEN 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	TRANSLUCENT PANELS		
4	SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING	8	SIDE YARD GATE	12	WOOD SCREEN ELEMENT		

COACHELLA LIBRARY ANNEX RENOVATION

A-2.2

MODERN SPANISH STYLE - PERSPECTIVE

PROJECT ADDRESS:
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Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
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12" = 1'-0"

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DESERT STYLE

- The translucent entrance hallway introduces a sense of lightness and modern design to the existing site, offering natural illumination to the study hall.
- The community room showcases a contemporary style through its simple massing, flat roof, high ceiling, and solid walls, optimizing both desert architectural aesthetics and construction efficiency within budget constraints.
- The earthy tone stucco finish demonstrates consistency and respect to the vernacular desert style, creating a harmonious integration with the surrounding environment.
- The projector screen serves as a focal point for activities and entertainment, injecting excitement and cutting-edge technology into the project.



REFERENCE IMAGE OF OUTDOOR MOVIE



NORTH PERSPECTIVE VIEW FROM 7TH ST.

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	WOOD AWNING	13	CLEARSTORY WINDOW
2	PROJECTOR SCREEN 32'X14'	6	RECESSED WINDOW	10	PROJECTOR SCREEN 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	TRANSLUCENT PANELS		
4	SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING	8	SIDE YARD GATE	12	WOOD SCREEN ELEMENT		

COACHELLA LIBRARY ANNEX RENOVATION

A-3.1

DESERT STYLE - PERSPECTIVE

PROJECT ADDRESS:
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Coachella, CA 92236

PROJECT NUMBER:
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DATE:
2024-0815

12" = 1'-0"

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NORTH PERSPECTIVE VIEW FROM 7TH ST.

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	WOOD AWNING	13	CLEARSTORY WINDOW
2	PROJECTOR SCREEN 32'X14'	6	RECESSED WINDOW	10	PROJECTOR SCREEN 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	TRANSLUCENT PANELS		
4	SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING	8	SIDE YARD GATE	12	WOOD SCREEN ELEMENT		

COACHELLA LIBRARY ANNEX RENOVATION

A-3.2

DESERT STYLE - ALTERNATIVE PERSPECTIVE

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
2024-0815

12" = 1'-0"

IDS GROUP
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WEST PERSPECTIVE VIEW FROM ORCHARD ST.



SOUTHWEST PERSPECTIVE VIEW FROM ORCHARD ST.



EAST PERSPECTIVE VIEW FROM PARKING LOT

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	WOOD AWNING	13	CLEARSTORY WINDOW
2	PROJECTOR SCREEN 32'X14'	6	RECESSED WINDOW	10	PROJECTOR SCREEN 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	TRANSLUCENT PANELS		
4	SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING	8	SIDE YARD GATE	12	WOOD SCREEN ELEMENT		

COACHELLA LIBRARY ANNEX RENOVATION

A-3.3

DESERT STYLE - PERSPECTIVE

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
2024-0815

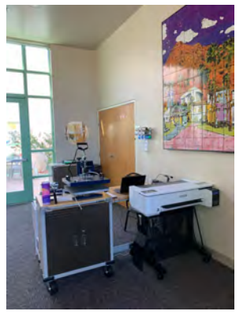
12" = 1'-0"

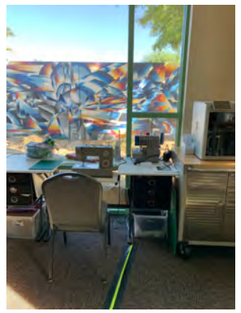
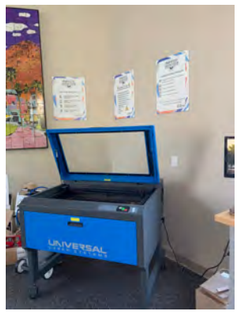
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REFERENCE IMAGERY

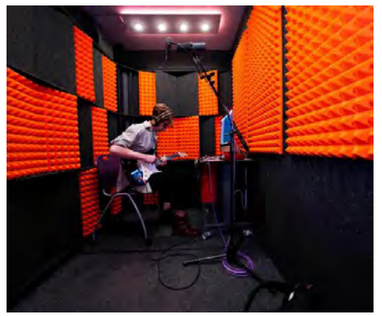
TOURED OTHER LIBRARIES TO INFORM THE DECISIONS MADE FOR COMMUNITY OFFERING IN COACHELLA LIBRARY

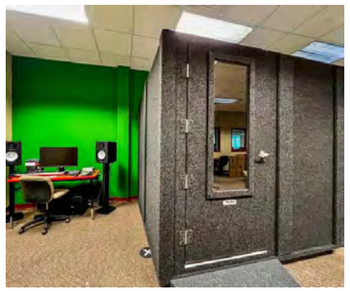
- **Maker's Space**



- **Media Lab & Recording Room**





- **Ceramic Studio & Textile Maker Space**





- **Study Hall & Community Room**




DEFICIENCIES FOUND IN EXISTING BUILDING:

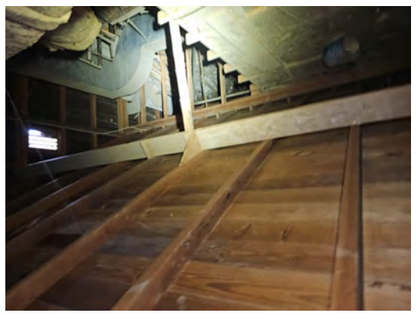
Tile Roof



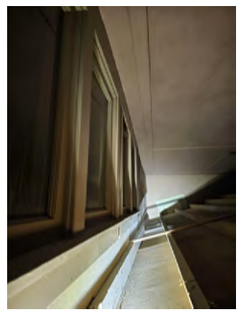
Roof trusses have no positive connections required by code



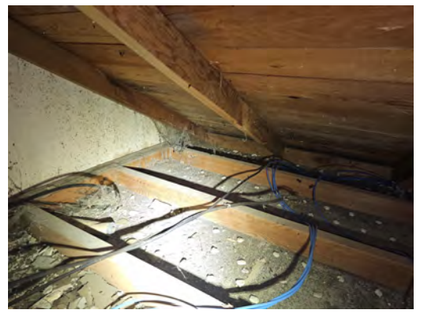
No as-built drawings & data for building structural elements between diagonals and chord



No positive connections of the post supporting the roof beams



Hidden clerestory windows lack of shear transfer between roof diaphragm and shear walls below



No shear transfer between the roof/ceiling diaphragm and shear walls

Main Facade





No reinforcement in clay/masonry walls



STAFF REPORT
12/18/2024

TO: Planning Commission Chair and Commissioners
Andrew Simmons, City Engineer
FROM: Gabriel Perez, Development Services

SUBJECT: Rancho Las Flores Park Expansion Update

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed Rancho Las Flores Park expansion design and recommend approval of the design to the City Council.

BACKGROUND:

The City of Coachella is the recipient of a $8.4 million State grant from the 2018 Parks Bond Act with deliverables that include construction of a playground with shade, multi-purpose pavilion with restrooms, walking path, botanical/community garden, multi-purpose court, fitness area with shade, picnic areas with shade and BBQ's, multi-use field, perimeter fence, lighting and landscaping throughout the park. The City's original park site location was Avenue 52 between La Ponderosa Drive and Hernandez Street and this site was temporarily named, Central Park.

At the time of application submission, the City secured a Willing Seller Letter from the property owner of the parcel that would have been a large part of Central Park. However, when the City received a grant award to build the park, the property owner changed their mind, so the City had no recourse but to pursue eminent domain. The City notified the Statewide Park Program staff about the decision to pursue eminent domain.

The Statewide Park Program informed the City that grant funds could not be used for eminent domain proceedings. City acknowledged and proceeded without using grant funds to cover any costs associated with the eminent domain process. Once the City nearly completed the eminent domain process, Statewide Park Program informed City staff that they had determined that the grant funds would no longer be eligible for design and construction phases either due to the eminent domain proceedings. City staff worked cooperatively with Statewide Parks program staff to evaluate alternative park locations within the City and identified the expansion of Las Flores Park as an eligible location.

A public outreach meeting was held on March 18, 2024 at the Coachella Library and a survey provided regarding park amenity priorities and results of the community engagement are provided in the attached presentation (Attachment 1).

DISCUSSION/ANALYSIS:

The 25-acre Rancho Las Flores Park site is located between Van Buren Street and Grapefruit Blvd with Ed Mitchell Drive as the pass-through street for the park. The Rancho Las Flores neighborhood is located to the South and was originally designed to integrate with a larger master planned residential community on the existing park site that never fully developed due to the 2008 economic downturn. Approximately 13.5 acres of the site has remained undeveloped and is proposed to be developed with the State grant funds.

The proposed expansion design is less focused on active sports play for organized sport leagues and is focused on providing recreational amenities that do not exist at the park or other parks citywide as follows:

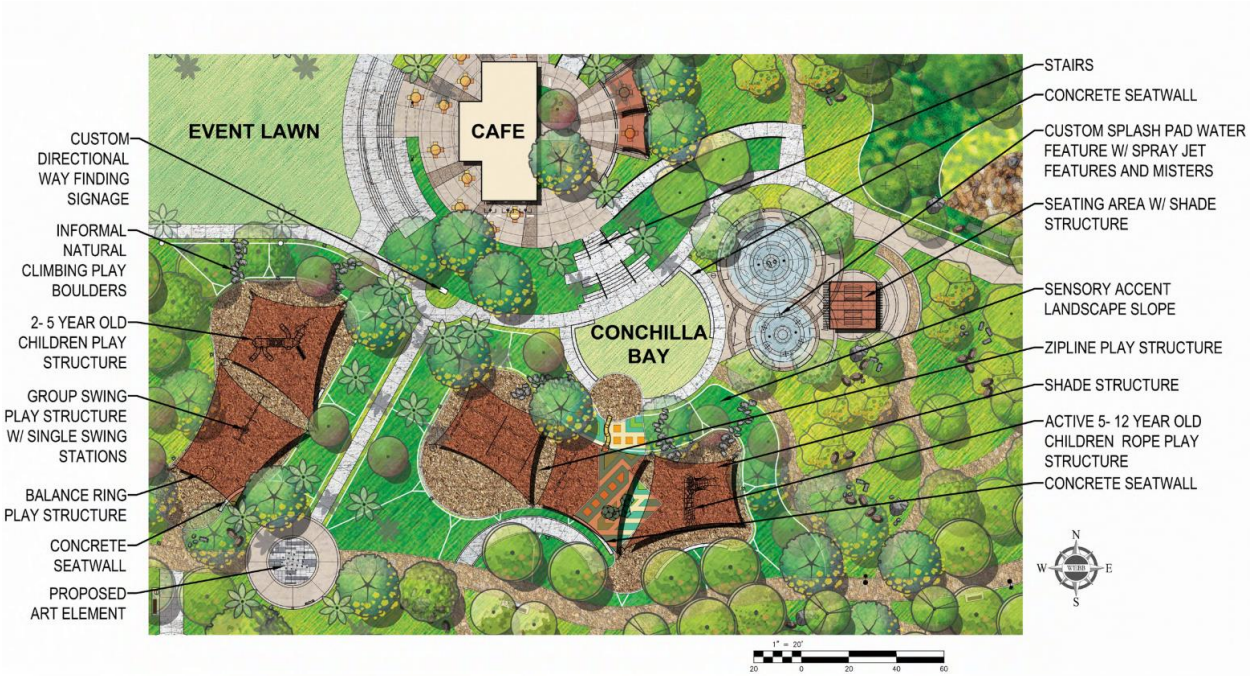
- Micro Bike Hub
- Enclosed dog park
- Café
- Outdoor event center with shaded pavilion
- Outdoor fitness center
- Stormwater basin and wildlife observation center
- Great lawn and tennis courts
- Playground and splash feature
- Restrooms

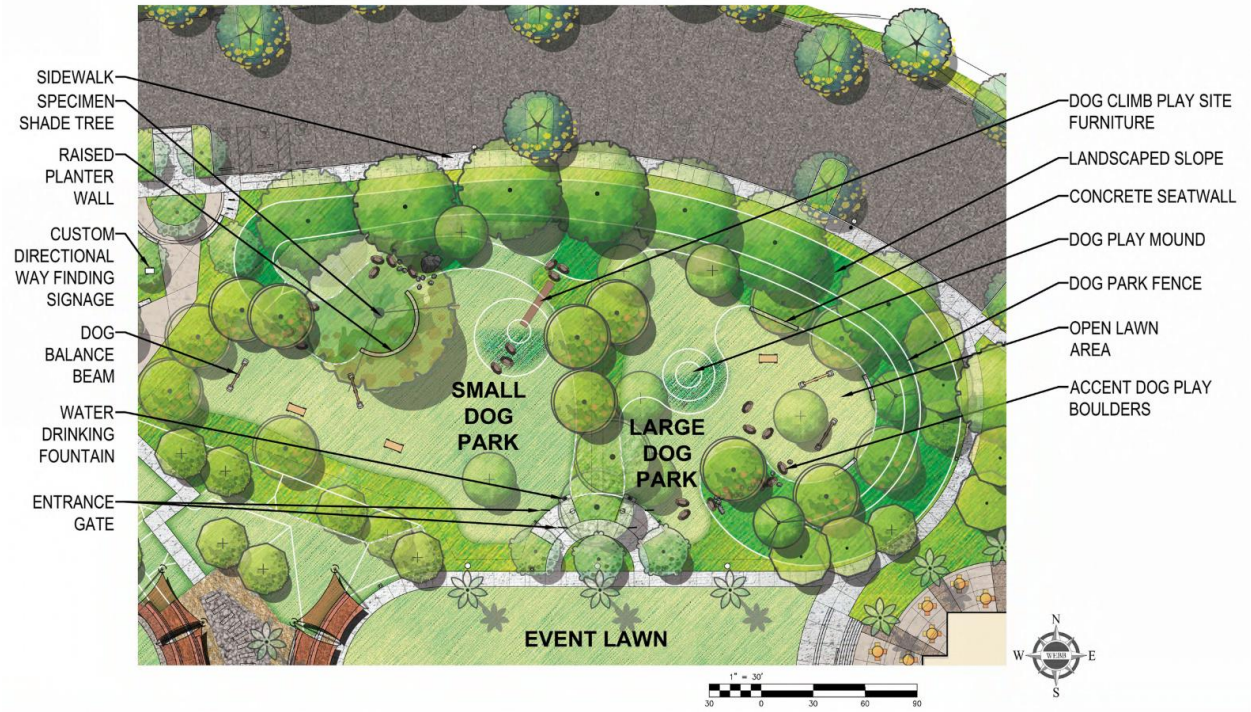


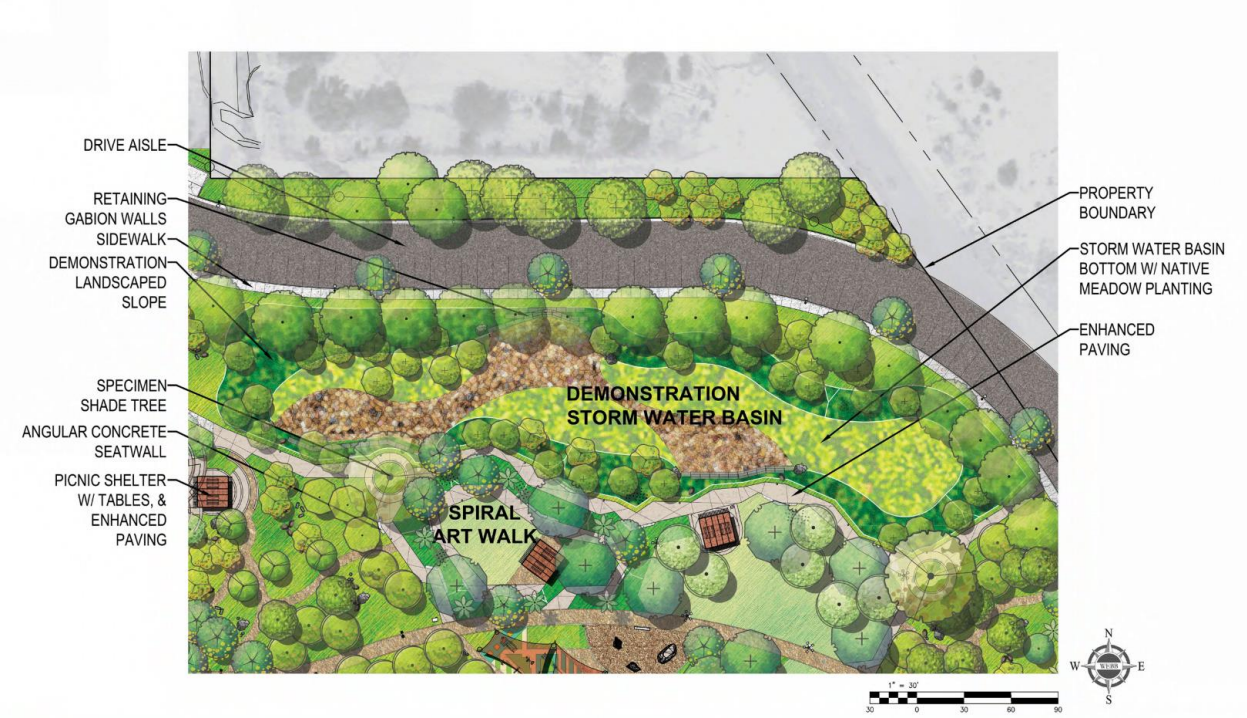
RANCHO LAS FLORES PARK EXPANSION |
MASTER SITE PLAN


ADDITIONAL RESTROOM LOCATION
EXISTING SIDEWALK
GATE
COURT FENCE
TENNIS COURTS
EXISTING PAVING
DESERT NATIVE PLANTING WITH ACCENT BOULDERS
GREAT LAWN
PASSIVE OPEN SPACE
ANGULAR LANDSCAPE BERM
ENHANCED PAVERS W/ WOOD TEXTURE
TERRACED CONCRETE SEATWALL
ANGULAR SHADE STRUCTURE
ENHANCED PAVING
10' WIDE MULTI-USE TRAIL
N
W
E
S
1" = 30'
30 0 30 60 90


SIDEWALK
ANGULAR SHADE STRUCTURE
TERRACED CONCRETE SEATWALL
LIGHTED PALMS
SMALL DOG PARK
LARGE DOG PARK
EVENT LAWN
CAFE
LANDSCAPED SLOPE
CONCRETE SEAT WALL
CUSTOM DIRECTIONAL WAY FINDING SIGNAGE
ART MURAL WALL
CUSTOM SHADE STRUCTURE
CAFE OVER LOOK W/ SEATING AND ENHANCED PAVING
STRAMPATHEATER
N
W
E
S
1" = 20'
20 0 20 40 60


EVENT LAWN
CAFE
CONCHILLA BAY
CUSTOM DIRECTIONAL WAY FINDING SIGNAGE
INFORMAL NATURAL CLIMBING PLAY BOULDERS
2- 5 YEAR OLD CHILDREN PLAY STRUCTURE
GROUP SWING PLAY STRUCTURE W/ SINGLE SWING STATIONS
BALANCE RING PLAY STRUCTURE
CONCRETE SEATWALL
PROPOSED ART ELEMENT
STAIRS
CONCRETE SEATWALL
CUSTOM SPLASH PAD WATER FEATURE W/ SPRAY JET FEATURES AND MISTERS
SEATING AREA W/ SHADE STRUCTURE
SENSORY ACCENT LANDSCAPE SLOPE
ZIPLINE PLAY STRUCTURE
SHADE STRUCTURE
ACTIVE 5- 12 YEAR OLD CHILDREN ROPE PLAY STRUCTURE
CONCRETE SEATWALL
N
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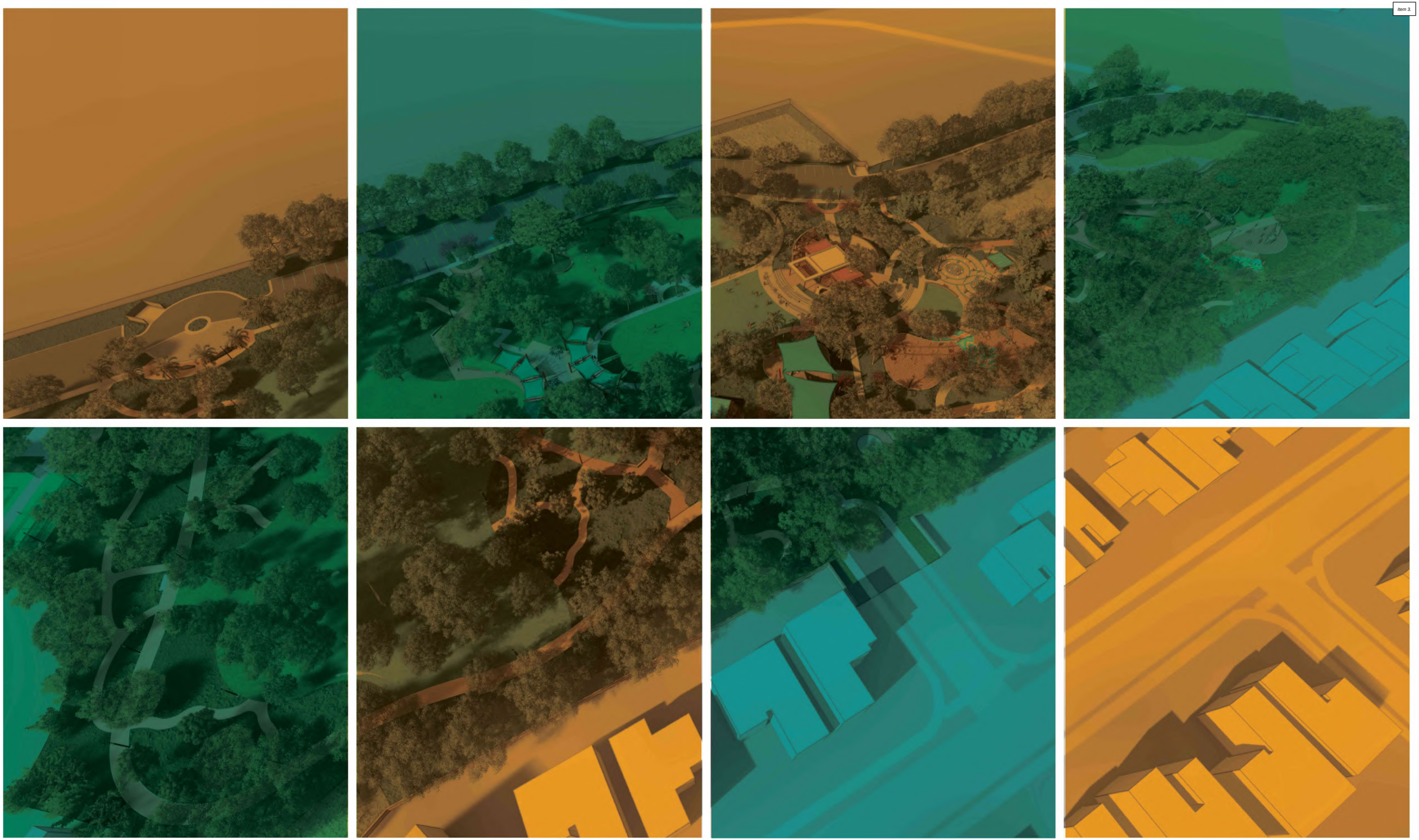

SIDEWALK
SPECIMEN SHADE TREE
RAISED PLANTER WALL
CUSTOM DIRECTIONAL WAY FINDING SIGNAGE
DOG BALANCE BEAM
WATER DRINKING FOUNTAIN
ENTRANCE GATE
SMALL DOG PARK
LARGE DOG PARK
EVENT LAWN
DOG CLIMB PLAY SITE FURNITURE
LANDSCAPED SLOPE
CONCRETE SEATWALL
DOG PLAY MOUND
DOG PARK FENCE
OPEN LAWN AREA
ACCENT DOG PLAY BOULDERS
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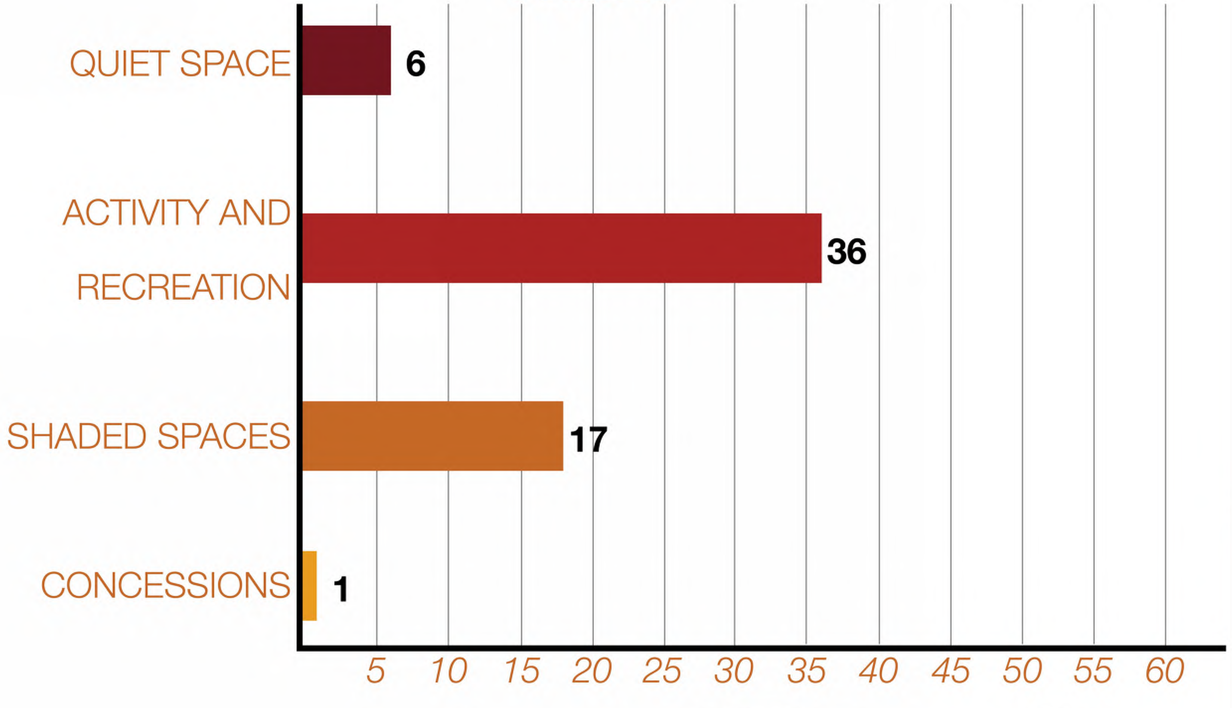
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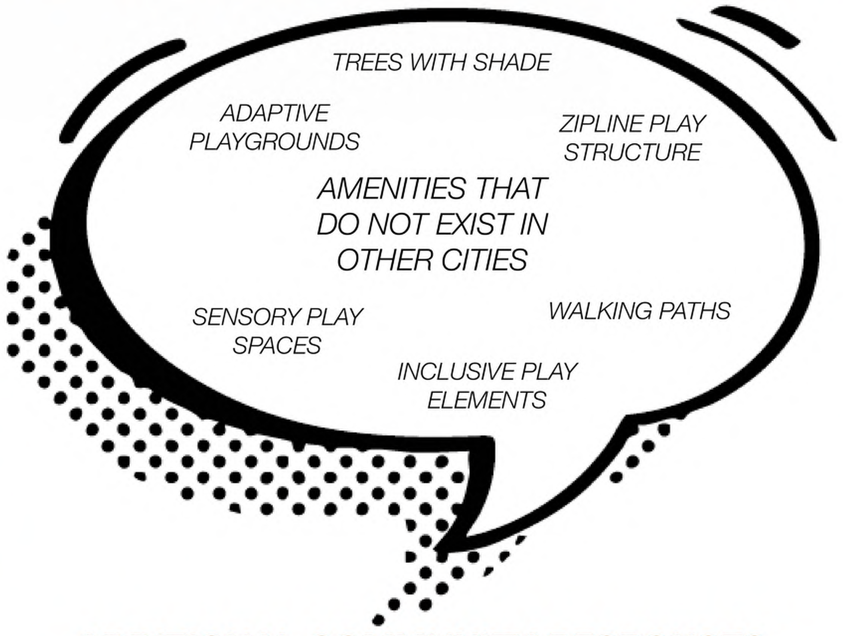
1. Rancho Las Flores Park Expansion Plans presentation
2. Community Engagement Priorities



RANCHO LAS FLORES PARK EXPANSION | PLANNING COMMISSION MEETING PRESENTATION
COACHELLA, CA

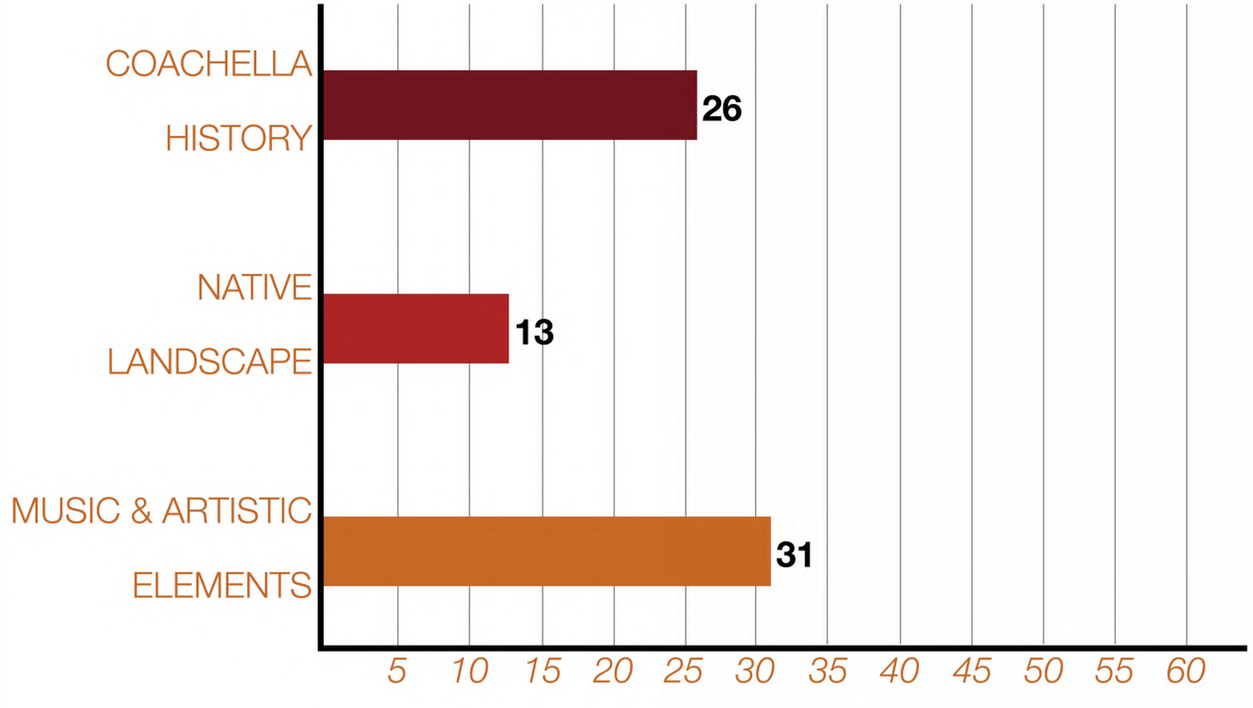
WHAT AMENITY DO YOU PRIORITIZE MOST IN A PARK?





ADDITIONAL COMMUNITY RESPONSES

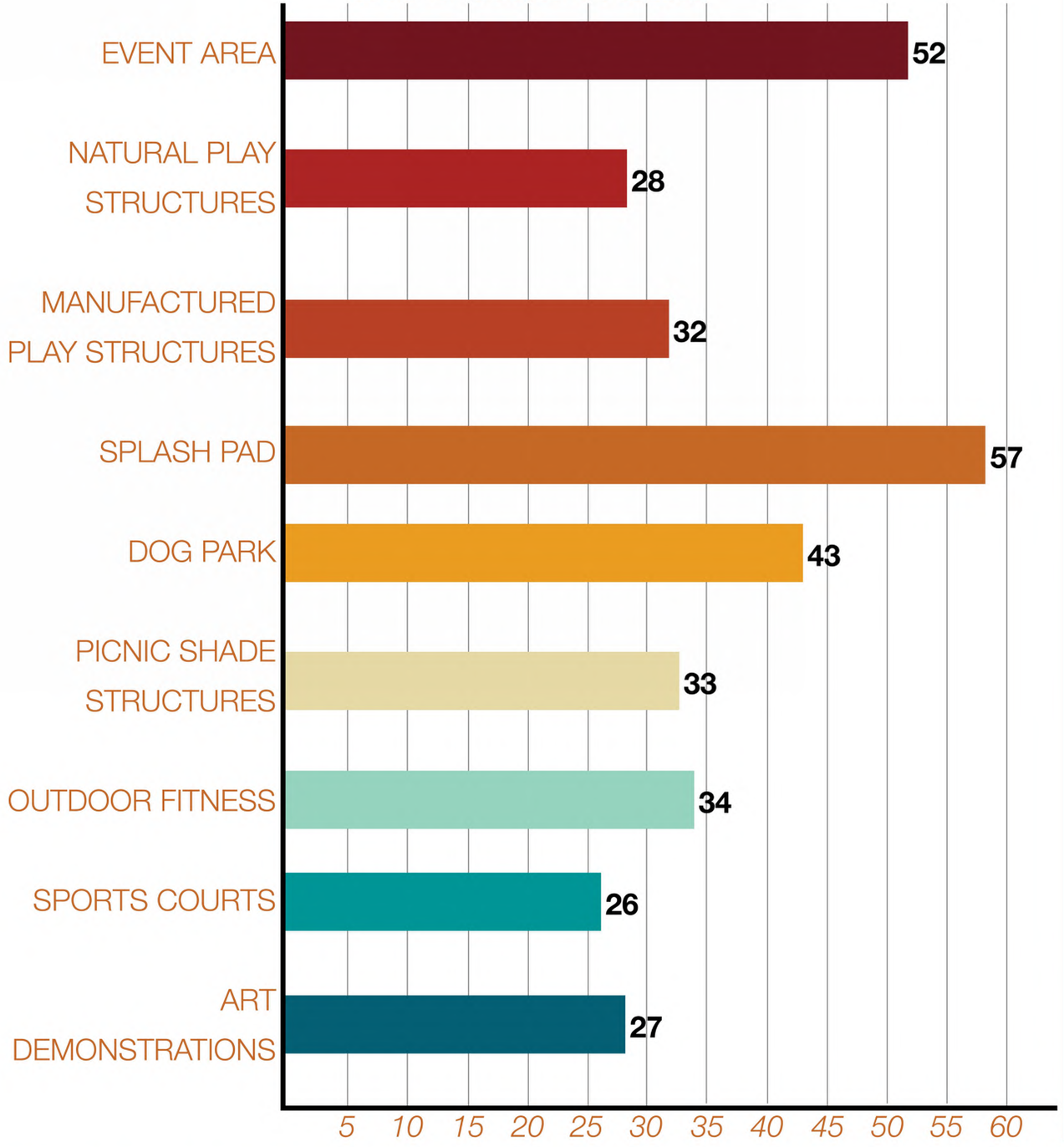
WHAT THEME WOULD YOU SELECT FOR THE PARK?



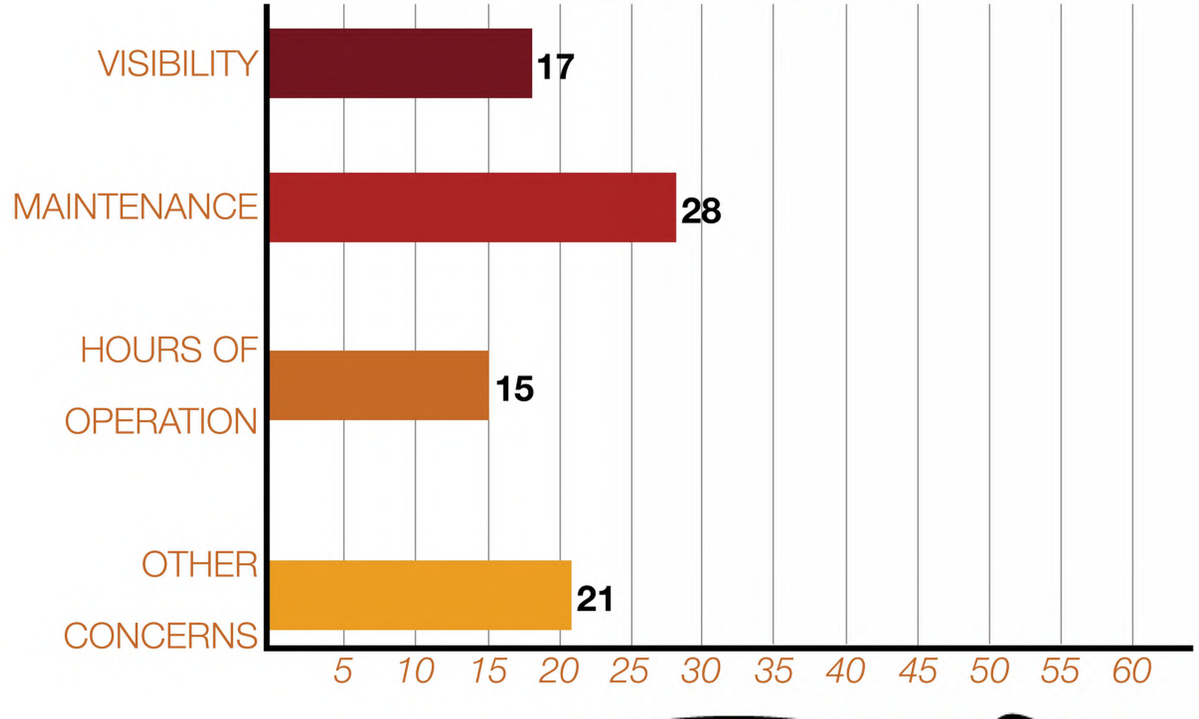


HISTORY **CHARACTER** **MUSIC/ARTS**

TOP AMENITIES YOU'D LIKE INCORPORATED INTO THIS PARK.



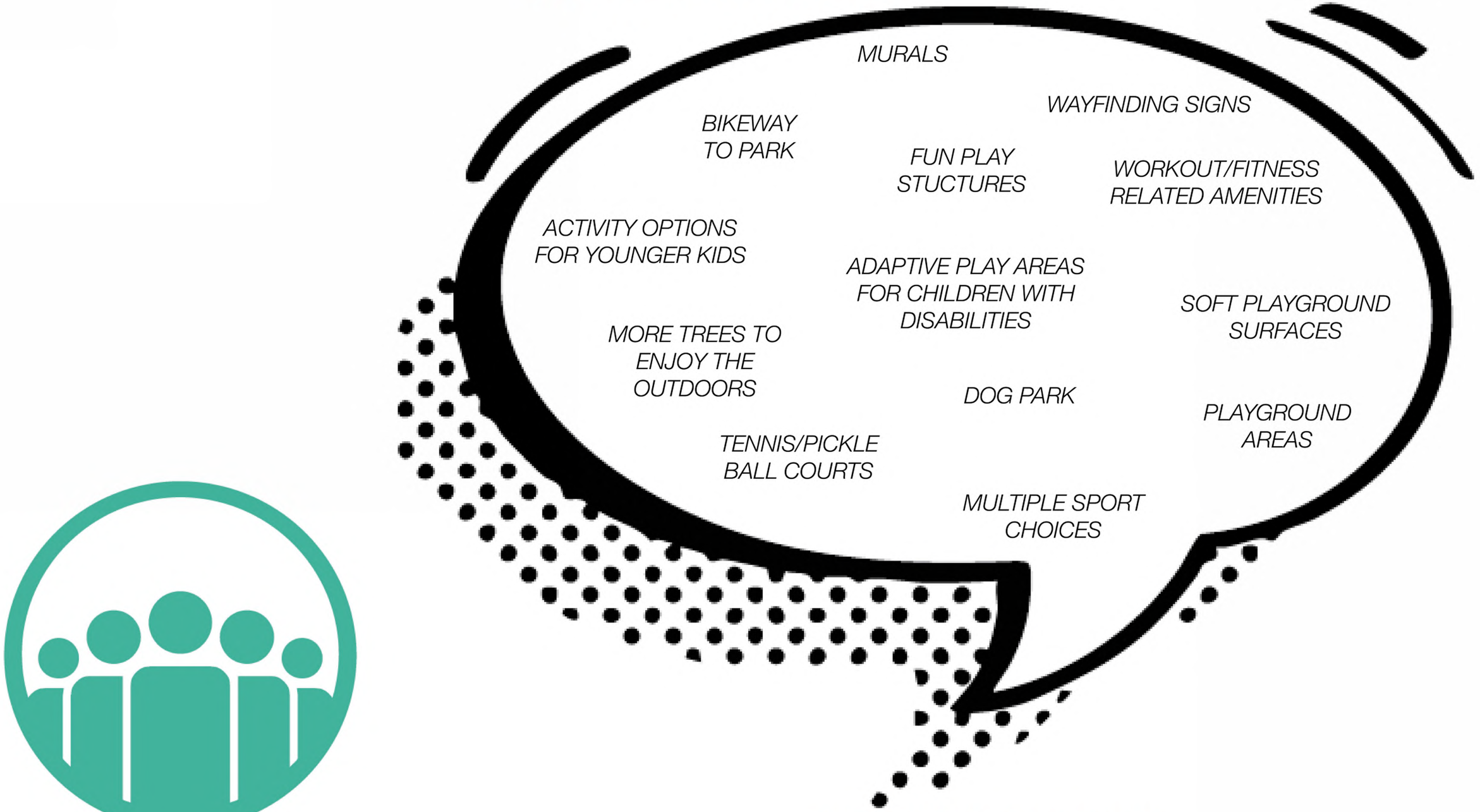
WHAT ARE YOUR CONCERNS ABOUT THE CURRENT PARK DESIGN?





OTHER CONCERNS SPECIFIED

WHAT WOULD YOU LIKE TO SEE INCLUDED IN THE PARK DESIGN THAT IS NOT CURRENTLY REFLECTED?



KEY COMMUNITY RESPONSES

MICRO BIKE HUB & MULTI-USE TRAIL

ENCLOSED SMALL & LARGE DOG PARK

CAFÉ & OUTDOOR EVENT CENTER

OUTDOOR FITNESS CENTER

STORMWATER BASIN & WILDLIFE OBSERVATION CENTER



GREAT LAWN & TENNIS COURTS

PLAYGROUND & SPLASH FEATURE

MICRO BIKE HUB & MULTI-USE TRAIL

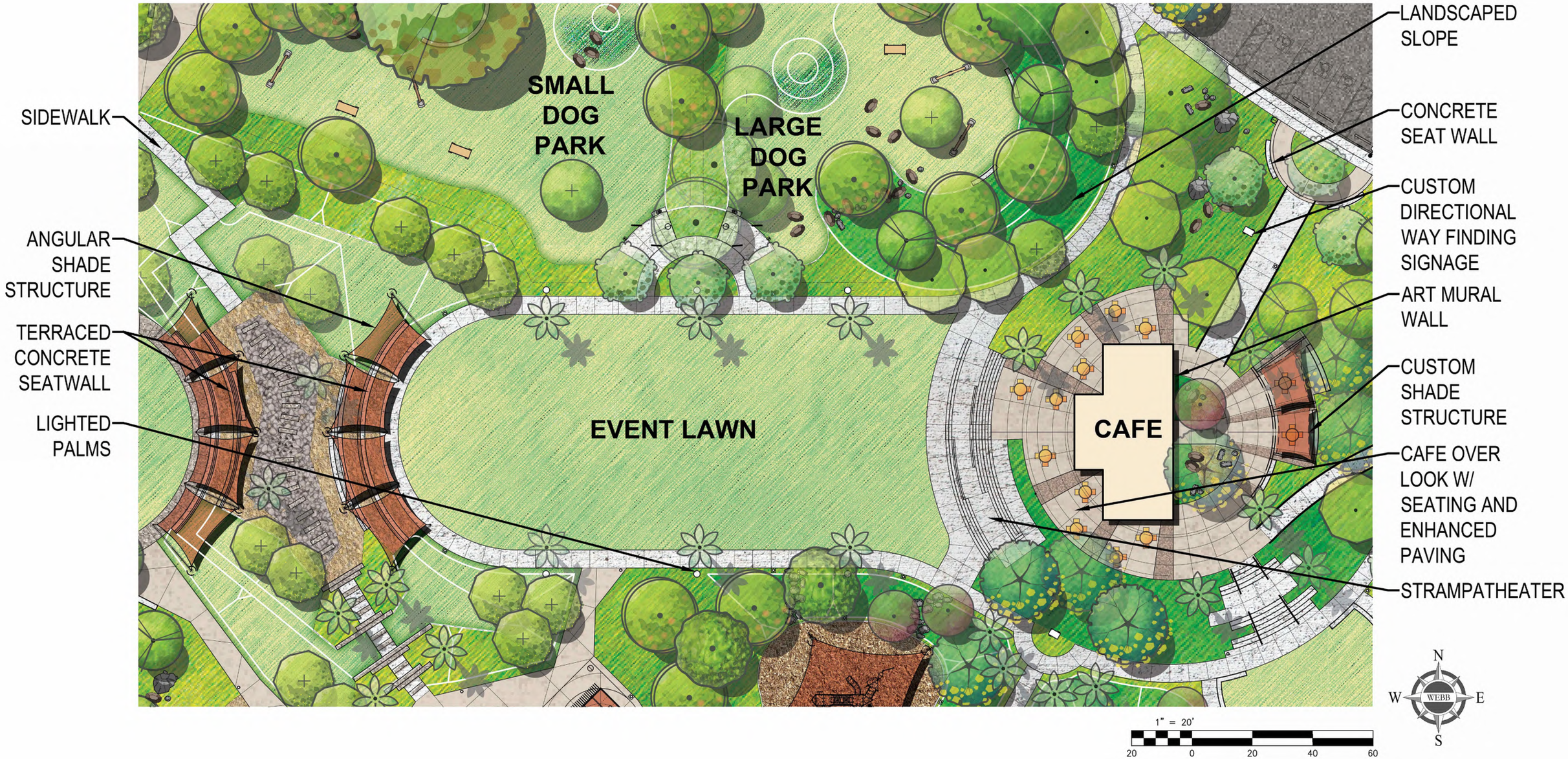
RANCHO LAS FLORES PARK EXPANSION |
MASTER SITE PLAN



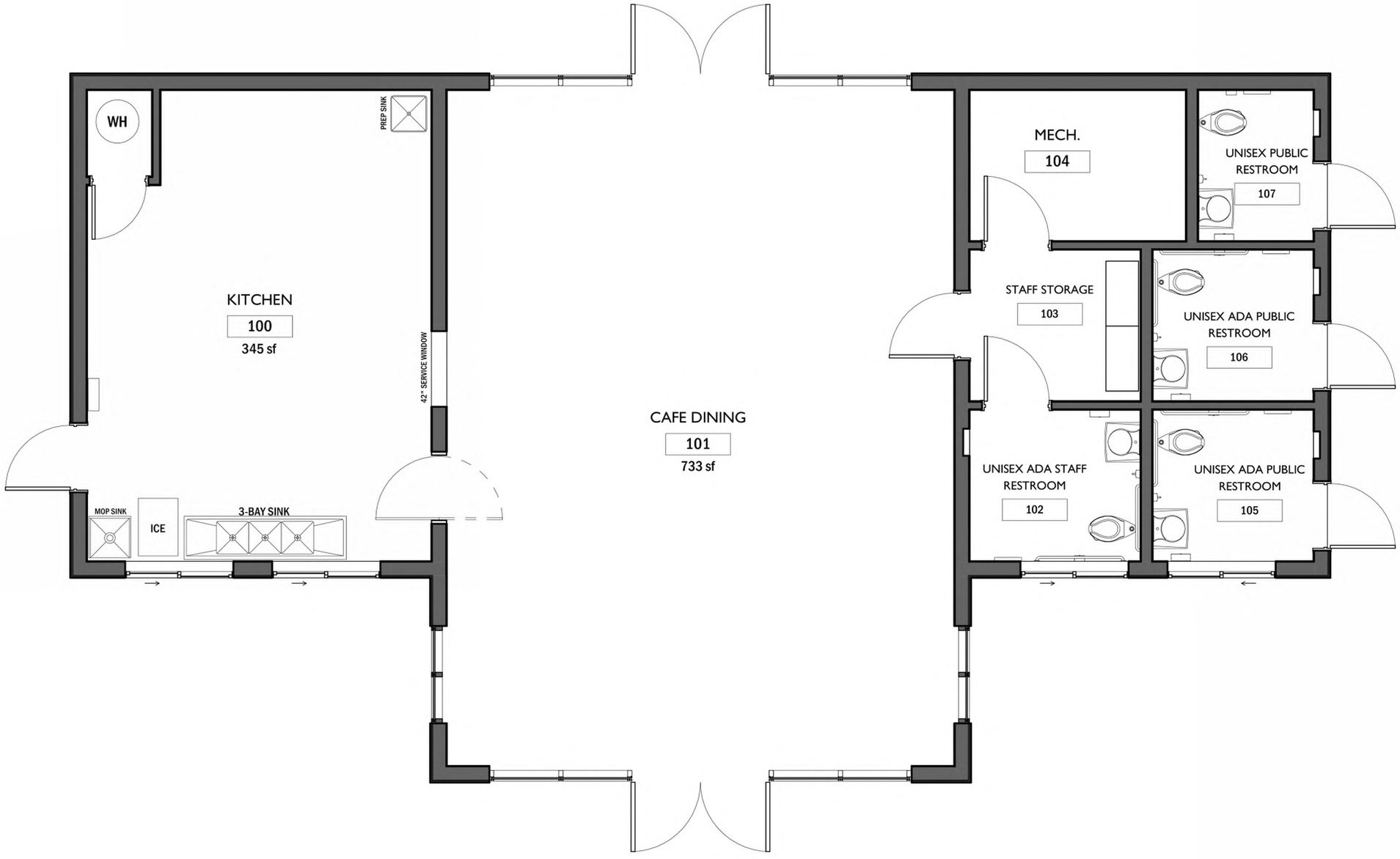
SITE PLAN | GREAT LAWN



GREAT LAWN PERSPECTIVE



SITE PLAN | CAFE & EVENT LAWN



CAFE FLOOR PLAN



CAFE INTERIOR - WEST ENTRANCE



CAFE INTERIOR - EAST ENTRANCE



CAFE INTERIOR - KITCHEN ENTRANCE



CAFE INTERIOR - STAFF STORAGE ENTRANCE



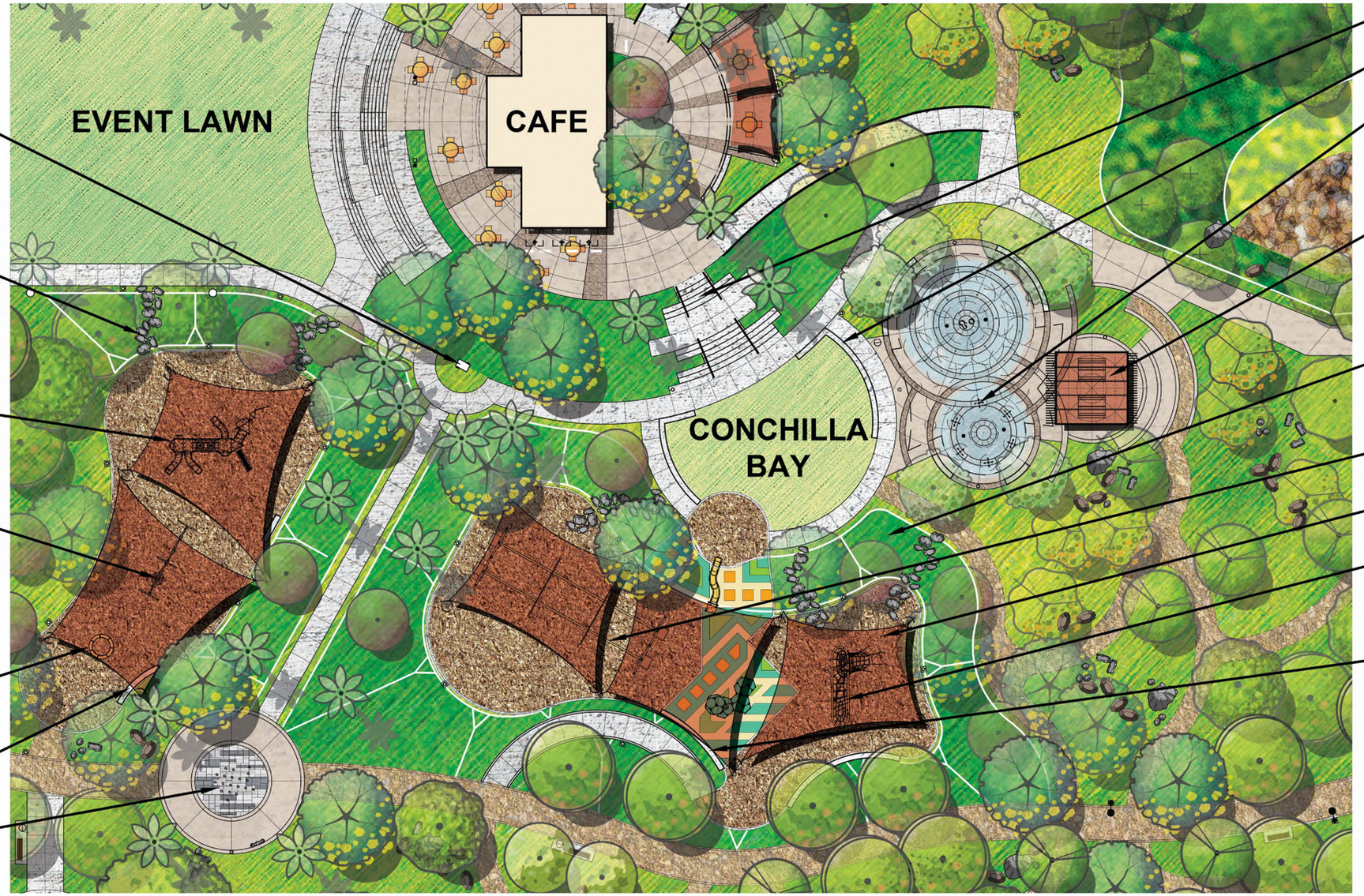
CAFE ENTRY PERSPECTIVE



EVENT LAWN PERSPECTIVE - WEST



EVENT LAWN PERSPECTIVE - EAST



SITE PLAN | SPLASH PAD, PLAY AREA, & CONCHILLA BAY



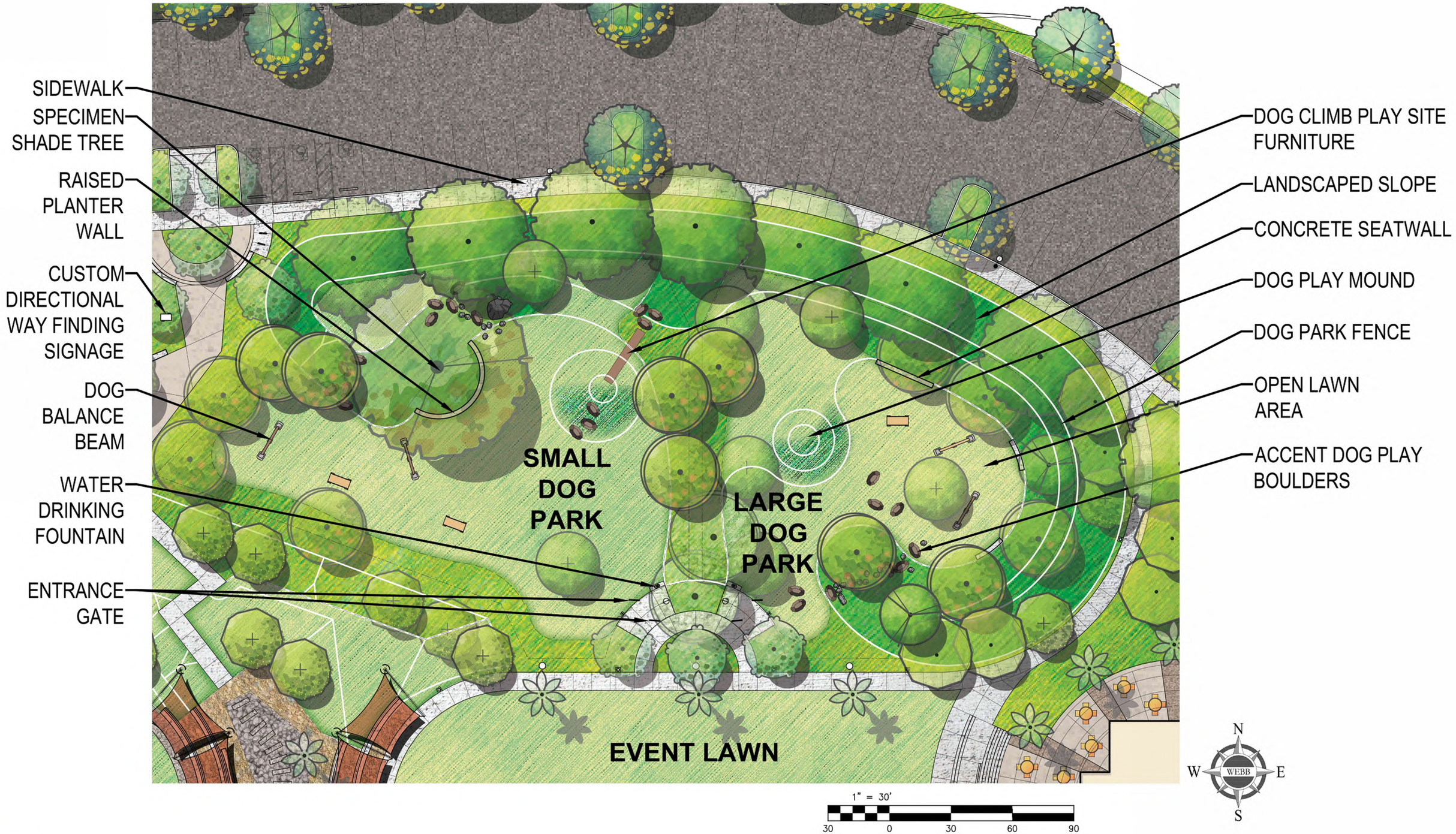
SPLASH PAD PERSPECTIVE



PLAY AREA PERSPECTIVE



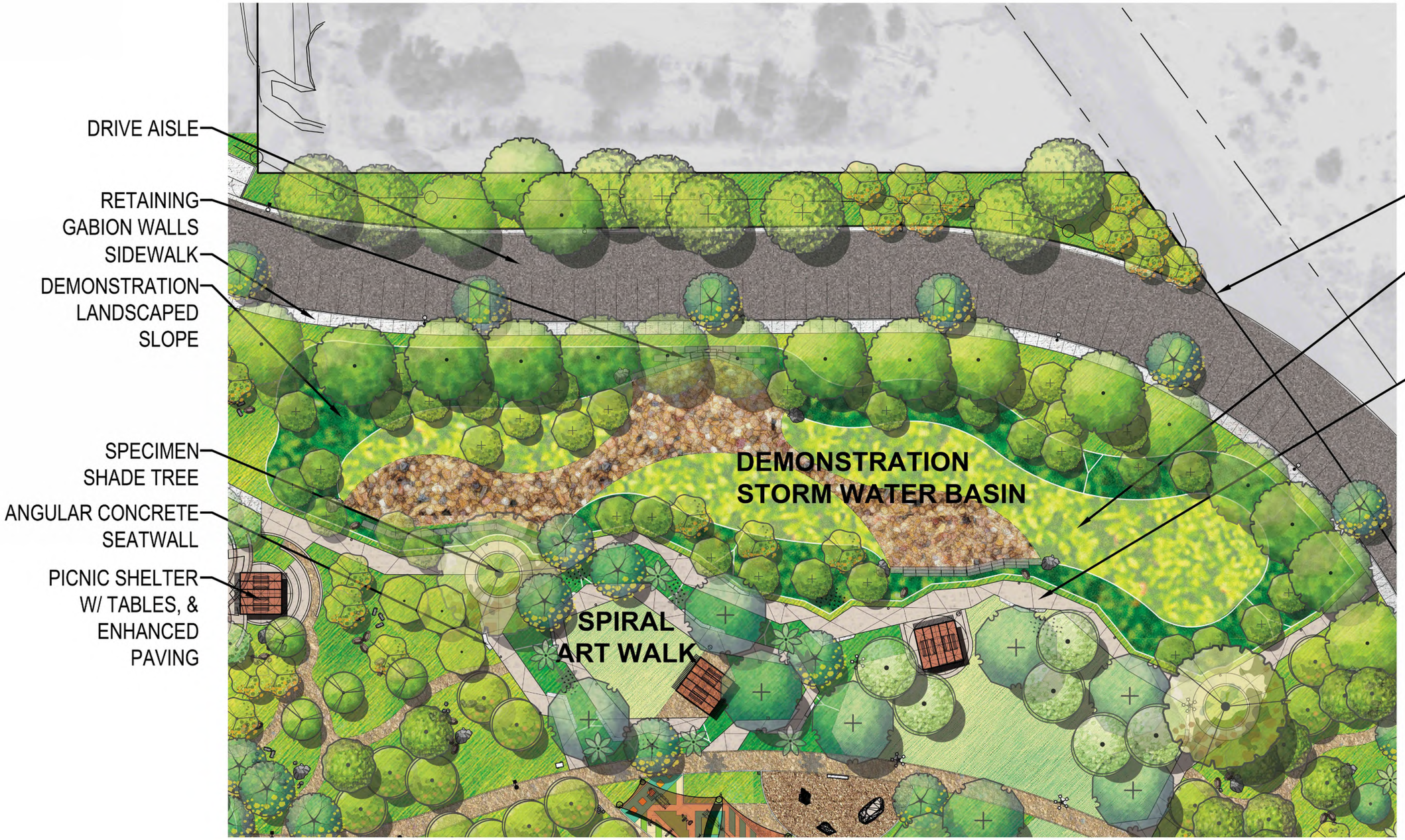
CONCHILLA BAY PERSPECTIVE



SITE PLAN | ENCLOSED SMALL & LARGE DOG PARK



ENCLOSED DOG PARK PERSPECTIVE



1" = 30'

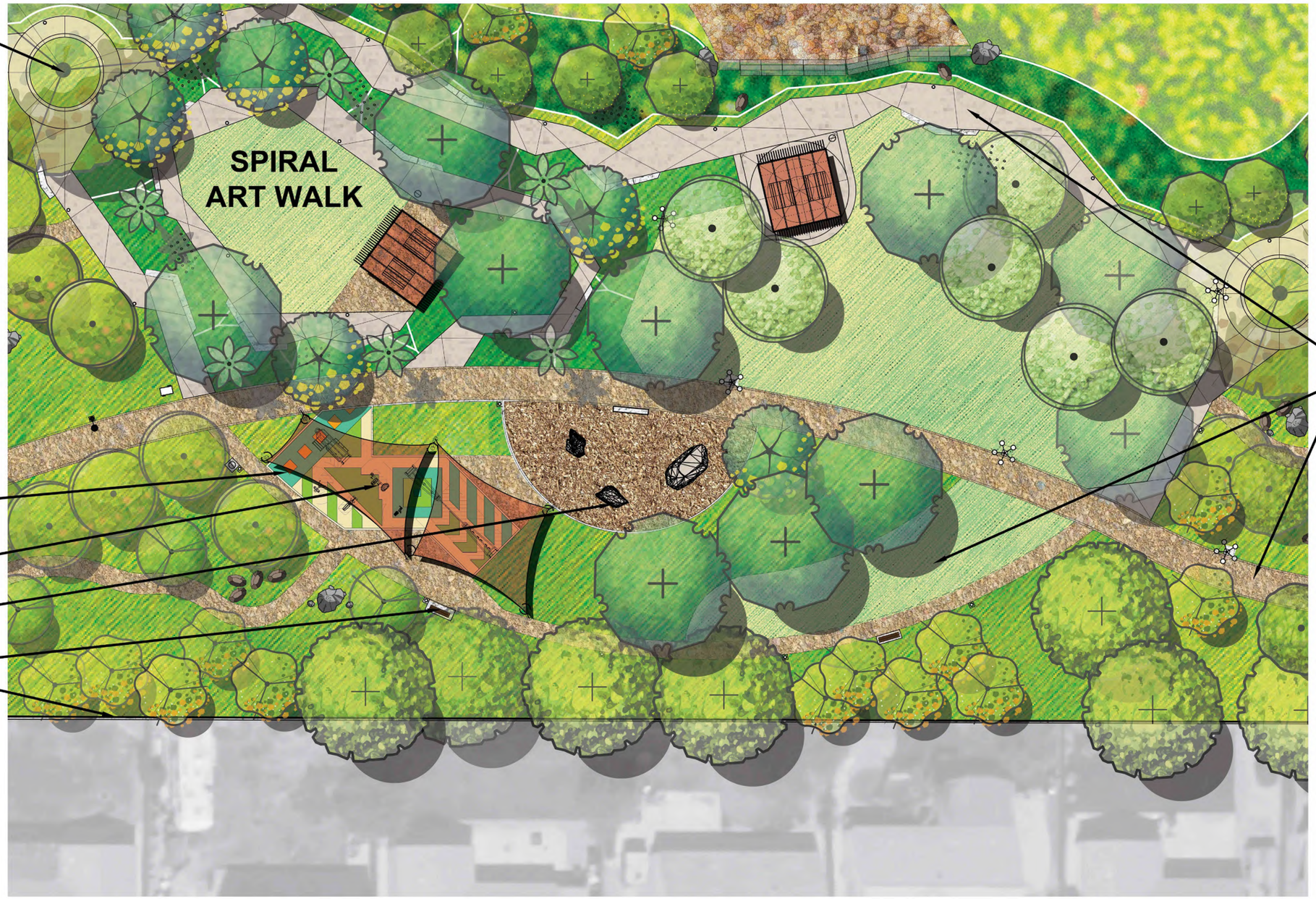
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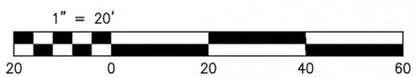
SITE PLAN | STORMWATER BASIN



STORMWATER BASIN PERSPECTIVE







SITE PLAN | OUTDOOR FITNESS CENTER & SPIRAL ART WALK



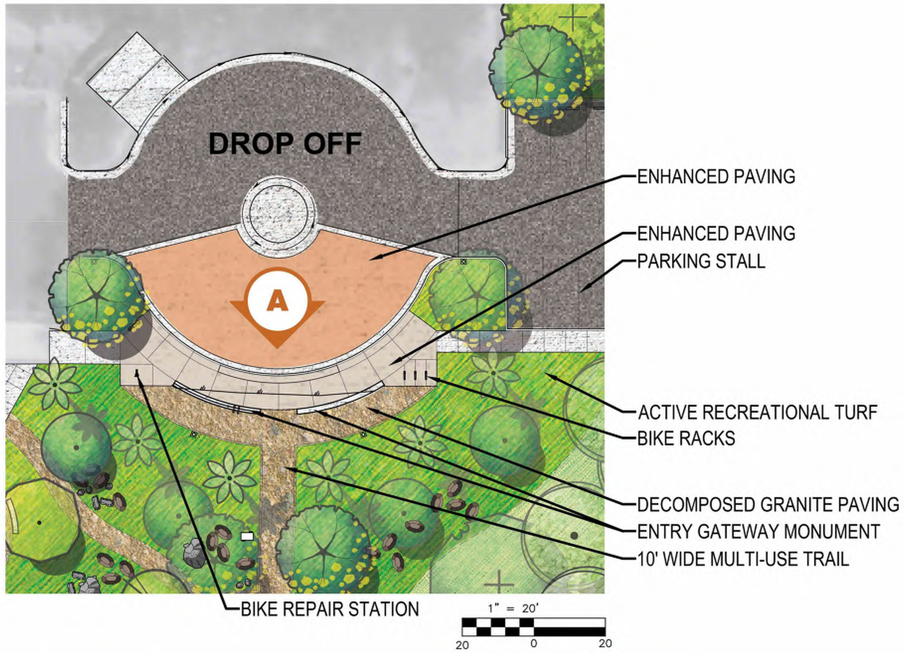
OUTDOOR FITNESS CENTER PERSPECTIVE



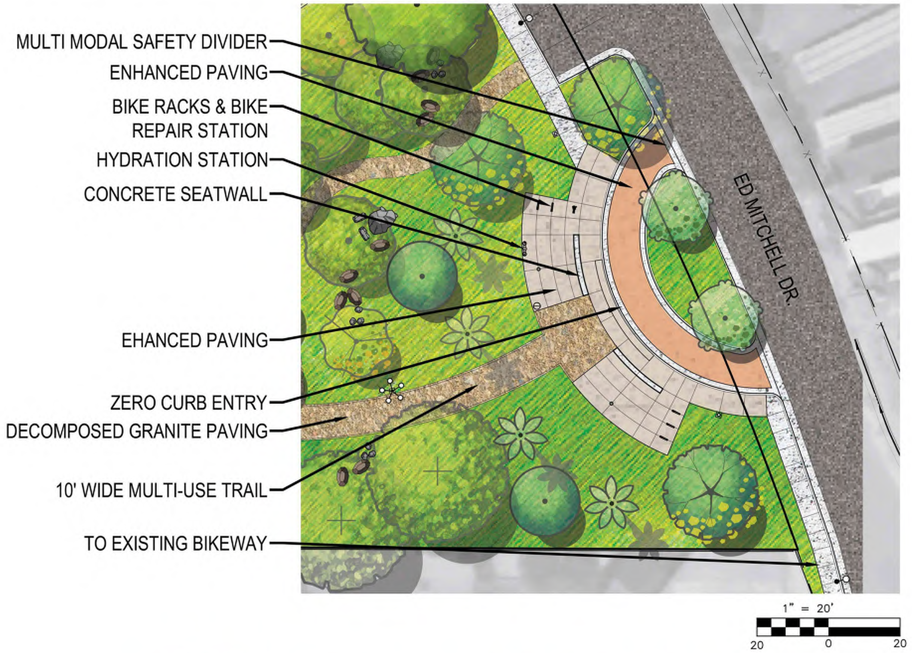
ROCK WALL PERSPECTIVE



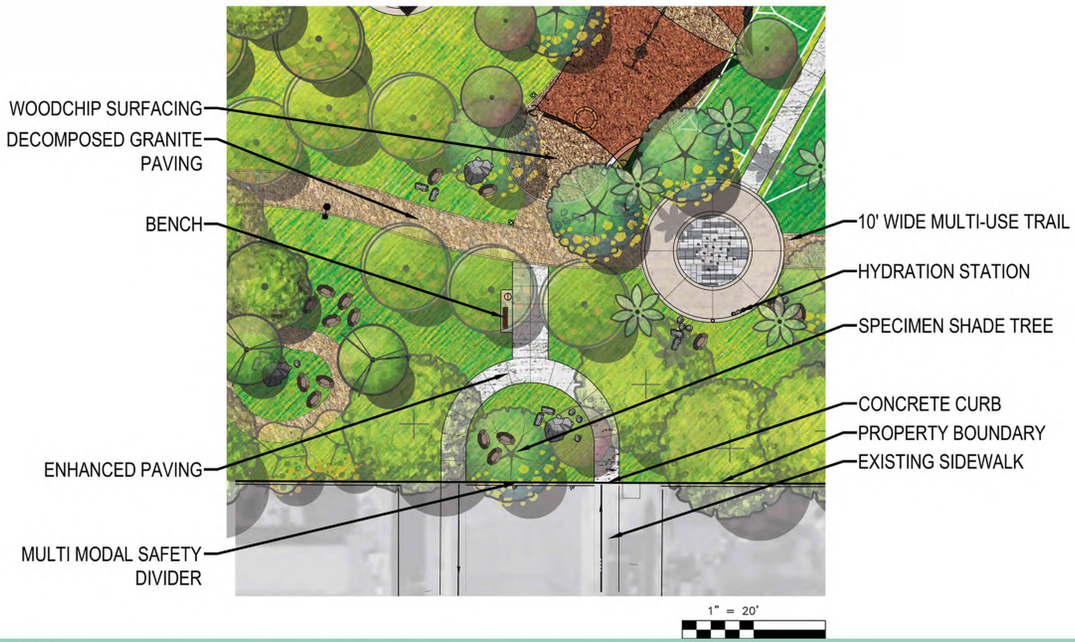
SPIRAL ART WALK



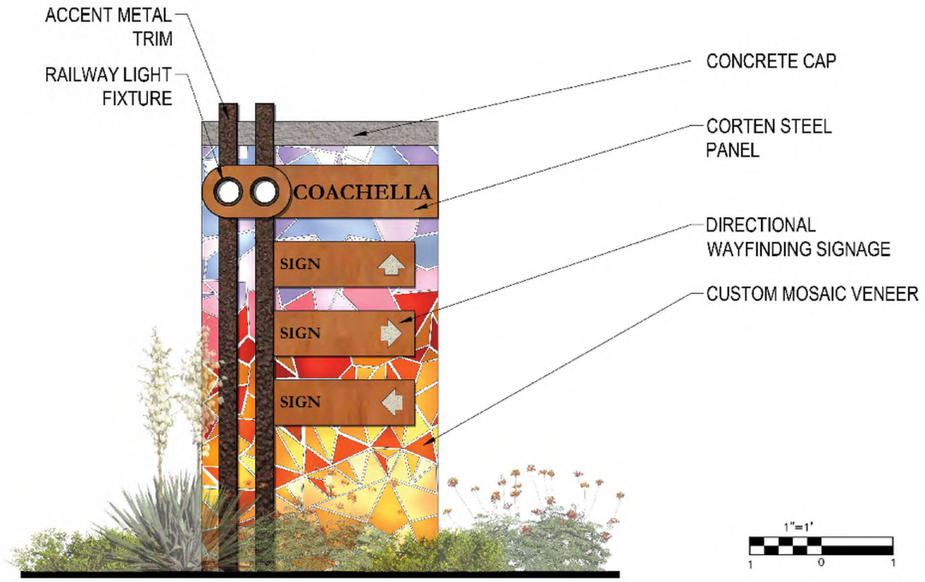
SITE PLAN | PEDESTRIAN DROP-OFF/ MICRO BIKE HUB



SITE PLAN | FREDERICK ST TRAIL MICRO BIKE HUB



SITE PLAN | NEIGHBORHOOD MICRO BIKE HUB

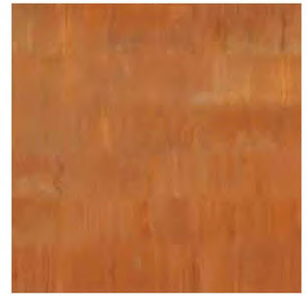


DIRECTIONAL WAY-FINDING PARK SIGNAGE

MATERIAL IMAGERY



STONE VENEER -
TO MATCH EXISTING



CORTEN STEEL PANELS



POWDERCOATED STEEL ACCENTS



ELEVATION A |
DECONSTRUCTED COACHELLA MOSAIC MOUNTAIN ENTRY MONUMENT



RANCHO LAS FLORES PARK EXPANSION |
ENTRY PARK MONUMENT PERSPECTIVE



RANCHO LAS FLORES PARK EXPANSION |
THANK YOU

Rancho Las Flores Expansion Survey/ Encuesta del Parque Rancho Las Flores Survey	VOTING RESULTS
1. WHAT AMENITY DO YOU PRIORITIZE MOST IN A PARK?	
QUÉ EQUIPAMIENTO PRIORIZA MÁS EN UN PARQUE?	
o Quiet Space/ Espacio de Silencio	**6**
o Activity & Recreational Options/ Actividades y Opciones Recreativas	**36**
o Shaded Spaces/ Espacios Sombreados	**17**
o Concessions/ Concesiones	**1**
o Other (please specify)	**8**
Responses	
• Trees with Shade	
• Having a child with disabilities I look for areas that fit he's needs adaptive playgrounds	
• no homeless	
• new play areas. zipline incorporated like other city parks.	
• Kiosko	
• New Amenities that do not exist in other city parks	
• Sensory area for kids with autism and special needs	
• Walking paths	
2. WHAT DO YOU FIND UNDESIRABLE IN A PARK?	
QUÉ LE PARECE INDESEABLE EN UN PARQUE?	
o Graffiti	**30**
o Unusable Fields/ Campos no Utilizables	**20**
o Isolated Location/ Ubicación Aislada	**10**
o Littering/ Basura	**41**
o Limited Grassy Areas/ Zonas de Césped Limitadas	**18**
o Limited Lighting/ Iluminación limitada	**39**
o Other (please specify)	**18**
Responses	
• Don't want park entrance from the rancho las Flores homes	
• The Homeless	
• The restrooms are always dirty	
• Homeless people	
• Parking , too little of it	
• Trees	
• Homeless persons drugs	
• Vagabundos y personas haciendo droga	
• Loitering	
• People smoking in the park due to the weed dispensary being in the back. Also heavy use of the soccer field during the weeknight which sometimes has people public drinking at the park.	
• Inability to walk to a park safely	
• Homelessness and drug use	
• homelessness & drug activity.	
• Homeless in all shaded areas need shelters to help them	
• Homelessness	
• Bathroom	
• Lack of seats	
• Homeless or people smoking marijuana	

3. WHAT THEME WOULD YOU SELECT FOR THE PARK?	
QUÉ TEMA ELEGIRÍA PARA EL PARQUE?	
o Coachella History/ Historia de Coachella	**26**
o Native Landscape / Paisaje Nativo	**13**
o Music & Artistic Elements/ Elementos Artisticos y Musicales	**31**
4. WHAT MODE OF TRANSPORTATION WOULD YOU USE TO GET TO THE PARK?	
QUÉ MEDIO DE TRANSPORTE UTILIZARÍA PARA LLEGAR AL PARQUE?	
o Bike or Scooter/ Bicicleta o Scooter	**5**
o Public Transportation/ Transporte público	**1**
o Car/ Automóvil	**45**
o Walking/ Caminar	**21**
5. PLEASE SELECT THE TOP 3 AMENITIES YOU'D LIKE INCORPORATED INTO THIS PARK/POR FAVOR	
POR FAVOR SELECCIONE LOS 3 SERVICIOS PRINCIPALES QUE LE GUSTARÍA INCORPORAR A ESTE PARQUE.	
o Event Area with Cafe and Overlook/ Zona de Eventos con Cafetería y Mirador	**52**
o Natural Play Structures/ Estructuras de Juego Naturales	**28**
o Manufactured Play Structures/ Estructuras de Juego Fabricadas	**32**
o Splash Pad/ Chapoteadero	**57**
o Dog Park/ Parque de Perros	**43**
o Picnic Shade Structures with Site Furnitures/ Estructuras de Sombra para picnic con Mobiliario de Obra	**33**
o Recreational Field/ Campo Recreativo	**15**
o Outdoor Fitness Area/ Gimnasio Exterior	**34**
o Sports Courts/ Pistas Deportivas	**26**
o Interpretive Features/ Elementos Interpretativos	**3**
o Train Ride/ Paseo en Tren	**29**
o BBQ	**11**
o Art Demonstrations/ Demostraciones Artísticas	**27**
o Passive open space (not in survey)	**3**
6. WHAT DO YOU LIKE BEST ABOUT THE CURRENT PARK DESIGN?	
QUÉ TE GUSTA MÁS DEL DISEÑO CORRIENTE DEL PARQUE?	
o Shade/ La Sombra	**7**
o Art/ Arte	**1**
o Open Space/ Espacio Libre	**26**
o Walkability/ Caminabilidad	**31**
o Other (please specify)	**5**
Responses	
• Structures at both ends of the park.	
• Large Playground	
• Not much, park is not maintaine properly baseball field dougouts are full of dirt and weeds	
• Not too impressed. Space needs to be thought out more.	
• Track to walk around	

7. WHAT ARE YOUR CONCERNS ABOUT THE CURRENT PARK DESIGN?
CUÁLES SON SUS PREOCUPACIONES SOBRE EL DISEÑO ACTUAL DEL PARQUE?

o Visibility/ Visibilidad	**17**
o Maintenance/ Mantenimiento	**28**
o Hours of Operation/ Horario de Apertura	**15**
o Other (please specify)	**21**

Responses

- The propose entrance to the park from the Rancho Las Flores . We don't want that it's going to bring more unwanted people wondering through our neighborhood, more vehicles wanting to park inside rancho las Flores and walk through the new propose entrance (proposed park design)
- During windy day the metal on two of the structures made loud noise as it was falling off.
- Small playground area and sport area for children. Park is basically designed for the field sport usage.
- Parking due to extracurricular activities gets hectic and scary at times. Also no turning lane into the park makes it scary to turn into coming from Ave 48
- Personas sin hogar y haciendo droga
- Loitering, lots of parked cars, individuals camping at park
- In the restroom also for them to be safe for families.
- Safety
- Lack of other sport options
- Aggressive and Hostile behavior, specifically from Immacualate Masonry business owner , Joseph Mehl/Ortega, has become a park bully and often causing and inciting a hostile environment while shouting racial slurs and threats to property and bodily harm.....PLEASE PLEASE help us with this individual
- Homeless
- Homeless trashing and defecating on concrete areas
- Homeless people
- No sidewalks for kids to walk to park safely
- We have too many soccer fields, we need a park that focuses on other aspects of enjoying the outdoors, like walks, open space.
- play area is hidden.
- Homeless people when you walk around the park feel unsecured
- Soccer teams use entire park leaving little space for others
- Safety
- Needs more lighting
- Lack of seating
- Homeless

8. WHAT WOULD YOU LIKE TO SEE INCLUDED IN THE PARK DESIGN THAT IS NOT CURRENTLY REFLECTED?
QUÉ LE GUSTARÍA QUE SE INCLUYERA EN EL DISEÑO DEL PARQUE QUE NO ESTÉ REFLEJADO ACTUALMENTE?

COMMENTS:

- o No super tall trees that will block our views to the mountains.
- o Baseball fields
- o Murals, Wayfinding Signs, Class IV bikeway to the park
- o Activity options for younger/elementary kids. For example more accessible swings, basketball, ect.
- o Foam floors on the playgrounds like at the parks in La Quinta/ Palm desert instead of mulch

o Tennis/pickle ball courts

o More playground area for children. Multiple sport choices. (Ex. Basketball courts, tennis courts, volleyball area, baseball area)

o Big water park

o More workout/fitness related things.

o Would love to see more trees so people can sit and enjoy the outdoors. Right now, it's just a sports park and parents staying on the sides.

o Canchas de tennis

o Pickleball, duck pond

o More parking are.

o Pretty Flower Garden / Animal Bush

o More natural plant life, trees and color.

o I would like to see a gated area around the palyground. The kids like to play hide and seek on the wall. I've seen parents that can't find their kid since they're hiding behind the wall facing the street.

o Enclosed Dog parks

o Volleyball courts

o Albercas

o Adaptive areas for child with disabilities

o Security, cameras

o Fun play structures for children. And dog park

o Fields for ALL sports. Need to make it usable for all kids, not just soccer.

o Volleyball sand courts, baseball, and softball fields

o We need open space, a place for people to read a book just being in the open air, a place for people to take a reflective walk.

o No soccer fields, the current park is always used by the soccer leagues and no one can use the fields

o please no new soccer fields. add newer playground, zipline, Rollerblade area & different flooring in playground. also a second playground area.

o More secure park

o Kiosko

o More seating and grassy area for yoga

o Inclusivity for toddlers and babies

o New park experience that the residents deserve, please no soccer fields. We are tired of the soccer leagues using all the parks all the time

o Trees! We need shade during the summer!

o We need more parks with swings and also areas for kids with autism and other needs.. maybe a closed area were they call play and feel safe

o Update children's playground

o Bathroom s, drinking water fountain.

o Water park for kids! Maybe like a shop to buy snacks for kids

o Play areas for dogs. Not just a patch of grass with fencing around it. We need interactive games, think agitility training.

o More tennis courts. Less pickleball courts.

o Diversity in sports areas such as softball field, volleyball court, tennis etc

o Bike/walking path and/or community garden

o No poner estructuras de gymnasio exterior en cada parque que se tiene es lo que mucho menos se usa, prefiero tener un lugar para los perros no tenemos ni un parque en la ciudad de coachella dedicado a eso.

POSTER BOARD COMMENTS

What draws you to your favorite park?

o Being available to the community.
o Where we are invested on walk and play with family.
o Tennis and pickleball.
o All the color around the park.
o All the city events that take place/chance to socialize and feel refreshed.
o Open field, benches and shade structures splashpads in the summer and bike/walk trail and chess tables.
o An area where people can ride their bikes.
o A place where it can be peaceful and tranquil.
o A scenic view.

What don't you like about parks?

o Being an attraction to vagrants and becoming a huge trash deposit.

o One designated bathroom building, I prefer there to be one on each corner of the area in case of emergency.

o Not enough shaded structures.

o Not enough restrooms.

o Lo que no me gusta es solo cuando se inunda porque no tiene plaguas residales.

What theme for this park is important to you?

Coachella history

o I think a lot of the Coachella valley history is missed on its residents. Adding a historical element to it would be beneficial.

Native landscape character

o I would love to see more of the local landscape and natural plant life for this area.

o In my opinion I really like plants and flowers around the park.

o More wildlife or more butterflies and beauty of a garden will always feel so clean/pretty/healthy.

Music/artistic elements

o Ami me encantaria art.

o Art elements enhance the beauty and landscape of the park.

STAFF REPORT
12/18/2024

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Intern

SUBJECT: Pueblo Viejo Downtown Parking Survey Update 2024

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review and discuss the data collected from the Pueblo Viejo Downtown Parking Study Survey Update conducted on Wednesday November 20, 2024 and Saturday November 23, 2024.

BACKGROUND:

The 2019 Pueblo Viejo Revitalization Plan included a parking analysis and identified recommendations for managing parking demand as Pueblo Viejo develops. The Plan organized Downtown District parking in 24 numbered blocks between 1st Street and 9th Street and between Cesar Chavez Street and Grapefruit Boulevard (Attachment 1). Staff has conducted parking studies in September 2022, March 2023, April 2023, and November 2024.=in order to analyze the changes in parking demand and identify opportunities to better manage the existing parking supply before recommending costlier parking implementation alternatives.

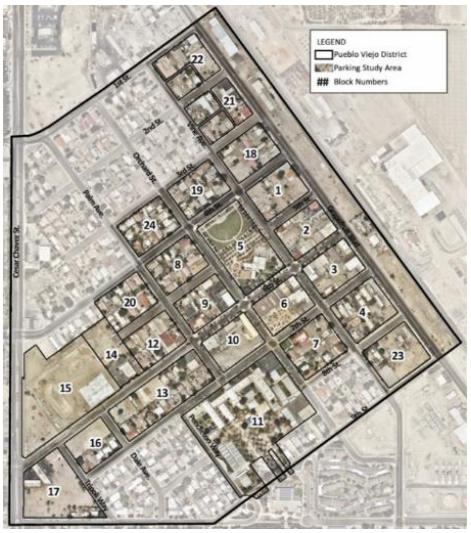


Figure 1 - Downtown District

DISCUSSION/ANALYSIS:

Growing the Pueblo Viejo Downtown District as a hub for small business and a destination for residents and visitors are City priorities. Staff's intent is to update the Planning Commission regarding parking occupancy as the Pueblo Viejo Downtown District continues to grow.

The survey monitored parking demand on Wednesday, November 20, 2024 (Observation Day 1) and Saturday, November 23, 2024 (Observation Day 2) for on-street and off-street parking occupancy between the hours of 7 a.m. to 5 p.m. on 24 blocks. These days were chosen to observe

parking occupancy during a typical winter weekday and weekend. Staff chose the month of November to conduct the parking study to see if the increase in seasonal visitors in the Coachella Valley region impact parking in the Downtown District region. Staff also analyzed the 6th Street segment between Vine and Orchard Streets where parking occupancy is anticipated to be highest. Below are staff's findings for parking in the Downtown District region.

6th Street (between Orchard and Vine Street)

On Sixth Street, between Orchard and Vine Streets, there are a total of 19 parallel on-street parking spaces that experience highest occupancies due to adjacent uses that include the Coachella Library, Sixth Street Coffee, Todec, Las Tres Conchitas, on the South side and Alianza, COFEM, and Firehouse Bar and Grill.



Day	Time	Occupancy
Wednesday, November 20 – Peak	11 a.m.	95%
Wednesday, Nov. 20 – Lowest	5 p.m.	42%
Saturday, Nov. 23 – Peak	11 a.m.	74%
Saturday, Nov 23 – Lowest	7 a.m. and 5 p.m.	18%
Overall Occupancy	7 a.m. - 5 p.m.	59%

6th Street (between Cesar Chavez and Grapefruit Boulevard)

On Sixth Street, between Cesar Chavez and Grapefruit, there are a total of 106 on-street parking spaces.

Day	Time	Occupancy
Wednesday, November 20 – Peak	11 a.m.	48%
Wednesday, Nov. 20 – Lowest	5 p.m.	27%
Saturday, Nov. 23 – Peak	9 a.m.	42%
Saturday, Nov. 23 – Lowest	7 a.m.	19%.



Block 6 "Library Block"

On Block 6, the "Library Block", there are a total of 50 parking spaces available, of which 9 are on-street on 6th Street in front of Library/Sixth Street Coffee, 13 on Orchard, 13 on Vine and 15 on 7th Street.



Day	Time	Occupancy
Wednesday – Peak	11 a.m.	80%
Wednesday – Lowest	5 p.m.	26%
Saturday – Peak	11 a.m.	46%
Saturday– Lowest	5 p.m.	18%

Block 5 Veterans Park

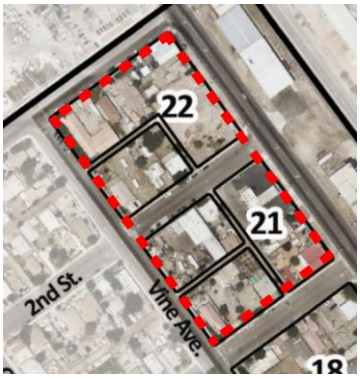
There are a total of 124 parking spaces, of which 35 are on-street on Orchard Street, 26 on 4th Street, 36 on Vine Street, and 17 off-street in a gated parking lot.



Day	Time	Occupancy
Wednesday – Peak	3 p.m.	52%
Wednesday – Lowest	7 a.m.	26%
Saturday – Peak	11 a.m.	55%
Saturday– Lowest	7 a.m.	22%

Blocks 21-22 Northern half of Downtown

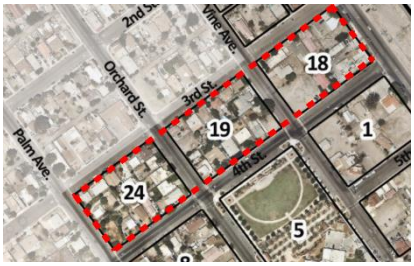
The Northern half of Downtown has a total of 65 parking spaces.



Day	Location	Time	Occupancy
Wednesday – Peak	Block 22	7 a.m.	58%
Wednesday – Lowest	Block 21	1 p.m.	6%
Saturday – Peak	Block 22	1 p.m.	48%
Saturday– Lowest	Block 22	7 a.m.	13%

Blocks 18, 19 and 24 - 4th Street

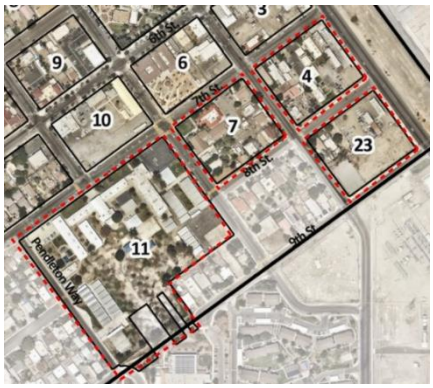
On 4th street, the total amount of parking spaces is 108.



Day	Location	Time	Occupancy
Wednesday – Peak	Block 18	1 p.m.	48%
Wednesday – Lowest	Block 19	5 p.m.	10%
Saturday – Peak	Block 18	11 a.m.	45%
Saturday– Lowest	Block 19	3 p.m.	17%

Blocks 4, 7, 11 and 23 - Southern half of Downtown

At the Southern half of Downtown (blocks 4, 7, 11 and 23) the total amount of parking spaces is 364.



Day	Location	Time	Occupancy
Wednesday – Peak	Block 11 – Palm View Elementary	9 a.m.	61%
Wednesday – Lowest	Block 11 – Palm View Elementary School	5 p.m.	10%
	Block 23	11 a.m. and 1 p.m.	10%
Saturday – Peak	Block 4	3 p.m.	49%
Saturday– Lowest	Block 11 – Palm View Elementary	11 a.m.	1%

Entire Downtown District (Blocks 1 – 24)

For the entire downtown district, the total amount of parking spaces is 1,537.



Day	Time	Occupancy
Wednesday – Peak	9 a.m.	47%
Wednesday – Lowest	5 p.m.	24%
Saturday – Peak	11 a.m.	30%
Saturday – Lowest	7 a.m.	23%

Day	Time	Occupancy
Wednesday – Average	7a.m. – 5p.m.	36%
Saturday – Average	7a.m. – 5p.m.	27%

Downtown Parking Study Yearly Comparison

Entire Downtown District	Time	Occupancy
March 2023	7a.m. – 5p.m.	34%
April 2023	7a.m. – 5p.m.	33%
November 2024	7a.m. – 5p.m.	36%

FINDINGS FOR PARKING IN ENTIRE DOWNTOWN AREA

The Pueblo Viejo Revitalization Plan considers the downtown occupancy full when occupancy is above 80% and would be a reason to identify assertive parking management strategies. In November 2024, the peak average parking occupancy for the entire downtown from 7 a.m. – 5 p.m. was 36%, a 2% increase from last year's study. The highest peak times observed during the study on Wednesday was 9 a.m. at 47% and on Saturday at 11 a.m. at 45%. This parking survey demonstrates that parking is abundant throughout the entire Downtown District area.

FINDINGS FOR PARKING ON 6TH STREET (BETWEEN ORCHARD AND VINE STREET)

Staff did observe that parking occupancy did exceed the 80% threshold on 6th Street between Vine and Orchard Street during the Wednesday observation between the hours of 9 a.m. – 11 a.m., parking exceeded the 80% threshold. In March 2023, parking occupancy on 6th Street between Vine and Orchard Street was at 67% throughout the day from 7 a.m. – 5 p.m. On November 20, 2024, parking occupancy was at 70% throughout the day from 7 a.m. – 5 p.m., a 3% increase. The 15-minute time restricted parking for two parallel parking spaces in front of the Coachella Library and Sixth Street Coffee has been successful in ensuring faster parking turnover to allow visitors on short visits to frequent 6th Street businesses. This parking survey demonstrates additional parking management strategies could be considered and recommended by the Planning Commission to manage parking on 6th Street between Orchard and Vine Street.

CONCLUSION

There is sufficient parking throughout the downtown area for regular long-term parking for employees or visitors for longer stays, where parking occupancies remain low to moderate. Although no other business have reported any need for additional parking restrictions, the Planning Commission could consider recommending the following:

- An additional time restricted parking space on 6th Street
- Cooperative parking management
- Signage and user information

Staff requests that the Planning Commission review and discuss the data collected from the Pueblo Viejo Downtown Parking Study Survey Update conducted on Wednesday November 20, 2024 and Saturday November 23, 2024.

Attachments:

1. Parking Map Block Excerpt
2. Pueblo Viejo On-Street Parking Excerpt
3. Pueblo Viejo Off-Street Parking Excerpt
4. Pueblo Viejo Parking Occupancy Report, November 20, 2024
5. Pueblo Viejo Parking Occupancy Report, November 23, 2024
6. Coachella Parking Limit Signs
7. Full Pueblo Viejo Revitalization Plan Parking Analysis
   https://www.coachella.org/home/showpublisheddocument/7801/637068252957170000

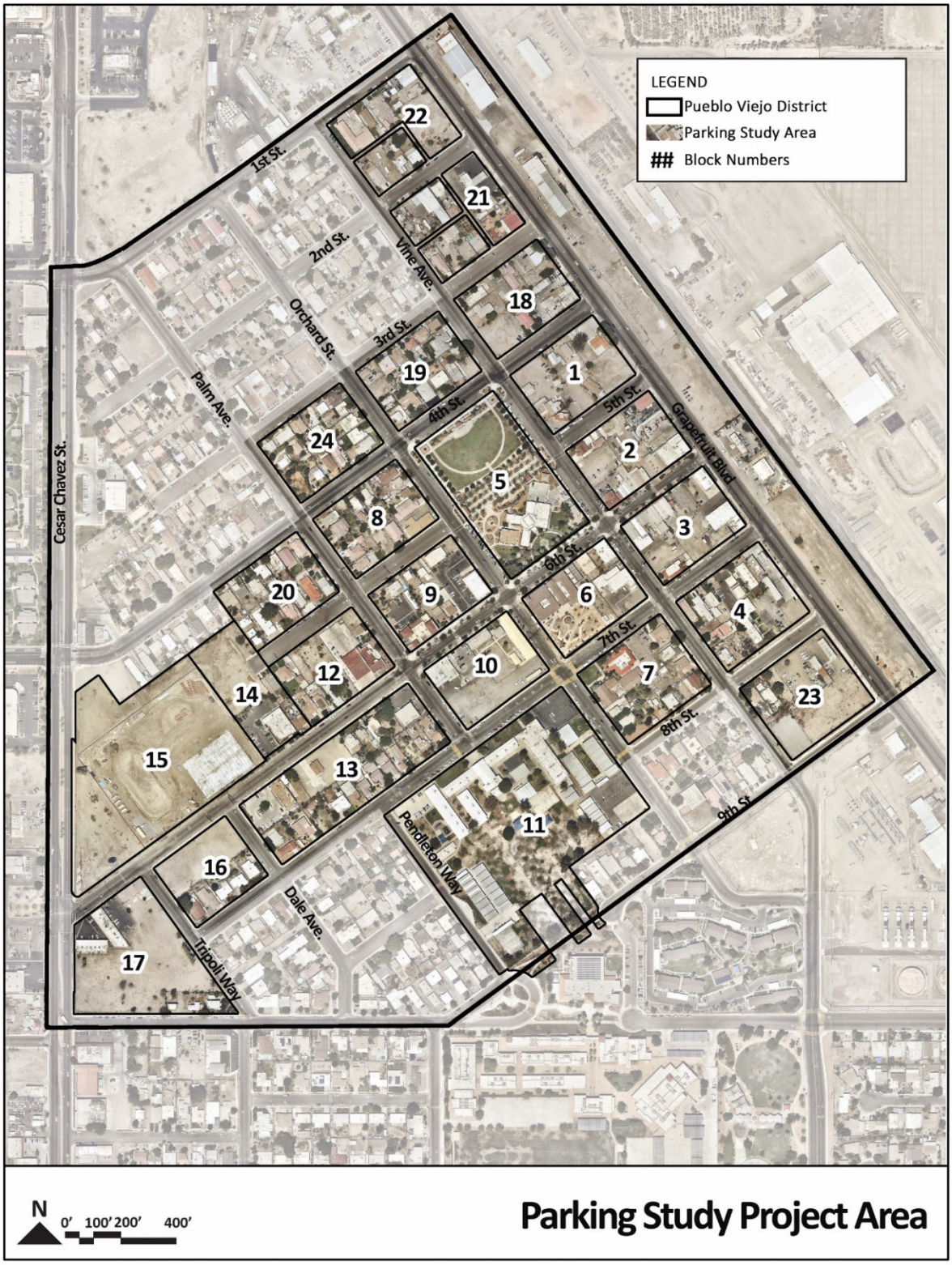

LEGEND
Pueblo Viejo District
Parking Study Area
Block Numbers
1st St.
2nd St.
Vine Ave.
Orchard St.
3rd St.
4th St.
5th St.
6th St.
7th St.
8th St.
9th St.
Palm Ave.
Cesar Chavez St.
Grapefruit Blvd
Pendleton Way
Dale Ave.
Tripoli Way
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
N
0' 100' 200' 400'
Parking Study Project Area

Figure 2: Existing On- and Off-Street Parking

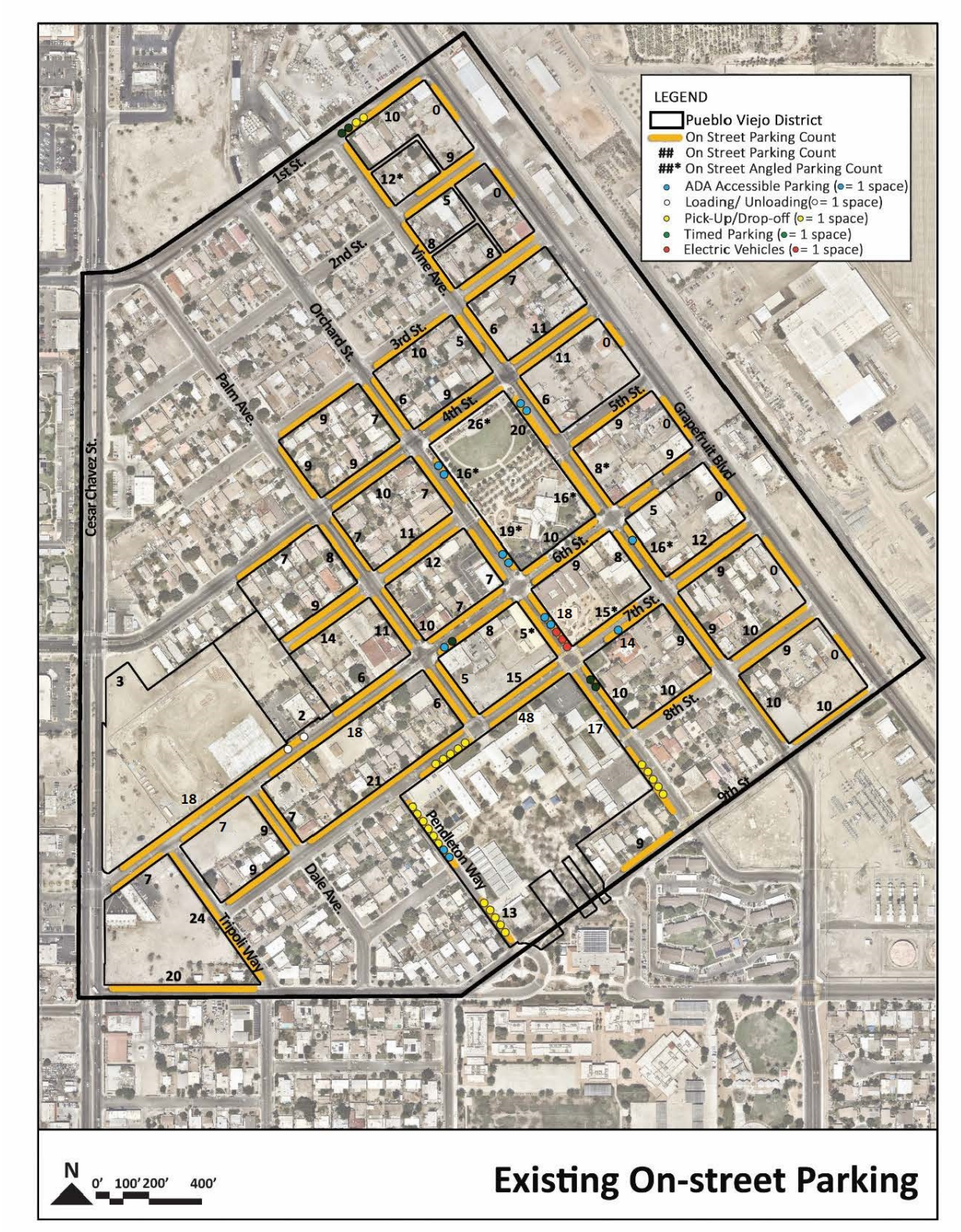
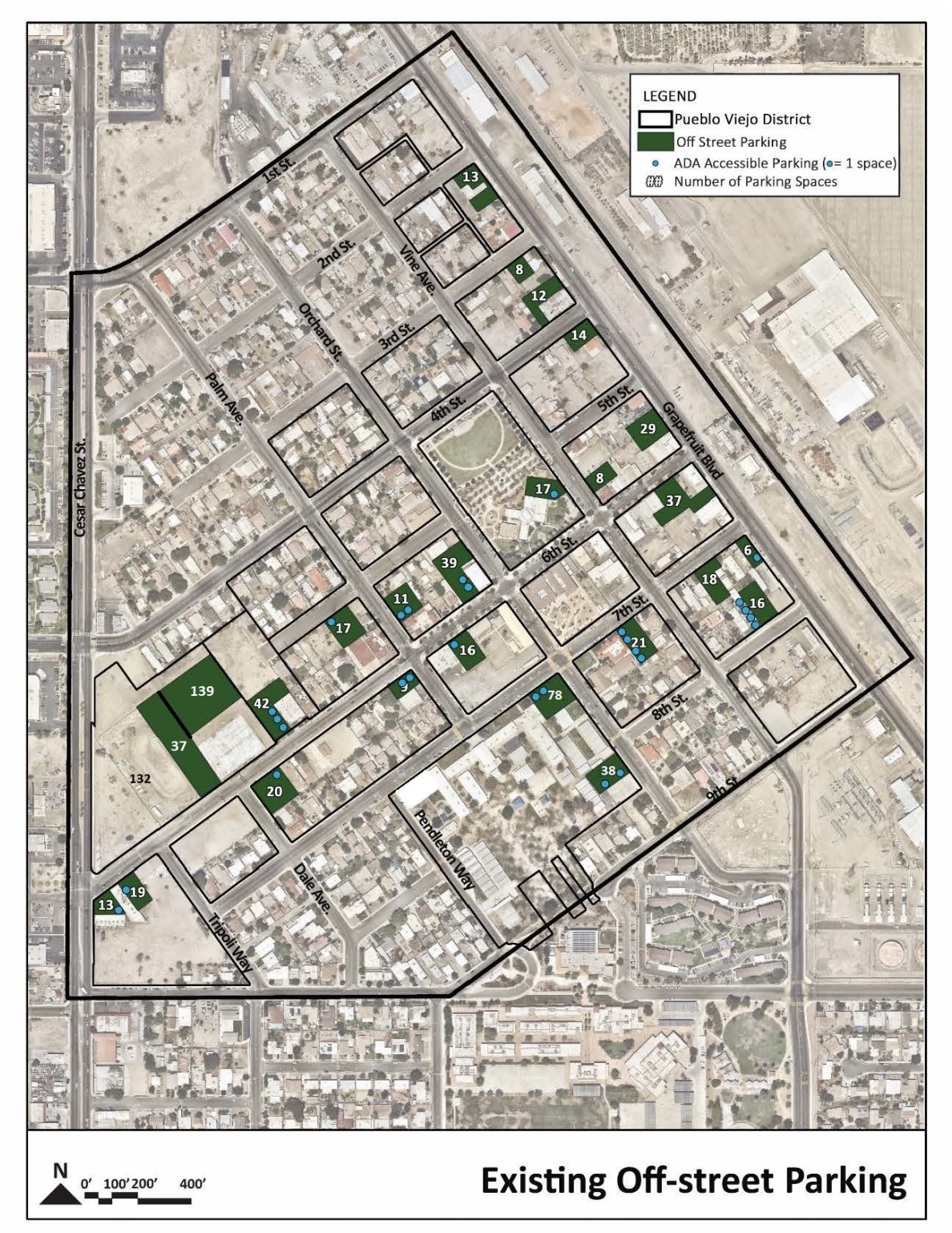


Figure 4: Existing Off-Street Parking



Parking Occupancy Data - Wednesday, November 20, 2024

Block #	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
1	Off-Street	0	6	6	6	6	1
	On-Street	4	8	1	9	9	6
Off Supply	14						
Space Available		14	8	8	8	8	13
% Occupied		0%	43%	43%	43%	43%	7%
On Supply	17						
Space Available		13	9	16	8	8	11
% Occupied		24%	47%	6%	53%	53%	35%
Total Supply	31						
Space Available		27	17	24	16	16	24
% Occupied		13%	45%	23%	48%	48%	23%
2	Off-Street	5	14	12	19	12	11
	On-Street	4	16	10	10	13	7
Off Supply	37						
Space Available		32	23	25	18	25	26
% Occupied		14%	38%	32%	51%	32%	30%
On Supply	26						
Space Available		22	10	16	16	13	19
% Occupied		15%	62%	38%	38%	50%	27%
Total Supply	63						
Space Available		54	33	41	34	38	45
% Occupied		14%	48%	35%	54%	40%	29%
3	Off-Street	0	5	4	3	4	3
	On-Street	4	13	9	16	16	8
Off Supply	37						
Space Available		37	32	33	34	33	34
% Occupied		0%	14%	11%	8%	11%	8%
On Supply	33						
Space Available		29	20	24	17	17	25
% Occupied		12%	39%	27%	48%	48%	24%
Total Supply	70						
Space Available		66	52	57	51	50	59
% Occupied		6%	26%	19%	27%	29%	16%
4	Off-Street	19	17	24	17	20	17
	On-Street	6	7	4	6	5	7
Off Supply	40						
Space Available		21	23	16	23	20	23
% Occupied		48%	43%	60%	43%	50%	43%
On Supply	28						
Space Available		22	21	24	22	23	21
% Occupied		21%	25%	14%	21%	18%	25%
Total Supply	68						

Space Available			43	44	40	45	43	44
% Occupied			37%	35%	41%	34%	37%	35%
5	Off-Street		4	8	1	8	8	7
	On-Street		28	39	57	50	56	28
Off Supply		17						
Space Available			13	9	16	9	9	10
% Occupied			24%	47%	6%	47%	47%	41%
On Supply		107						
Space Available			79	68	50	57	51	79
% Occupied			26%	36%	53%	47%	52%	26%
Total Supply		124						
Space Available			92	77	66	66	60	89
% Occupied			26%	38%	47%	47%	52%	28%
6	Off-Street		0	0	0	0	0	0
	On-Street		27	36	40	34	15	13
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		50						
Space Available			23	14	10	16	35	37
% Occupied			54%	72%	80%	68%	30%	26%
Total Supply		50						
Space Available			23	14	10	16	35	37
% Occupied			54%	72%	**80%**	68%	30%	26%
7	Off-Street		0	7	11	1	3	3
	On-Street		9	20	17	16	10	14
Off Supply		21						
Space Available			21	14	10	20	18	18
% Occupied			0%	33%	52%	5%	14%	14%
On Supply		43						
Space Available			34	23	26	27	33	29
% Occupied			21%	47%	40%	37%	23%	33%
Total Supply		64						
Space Available			55	37	36	47	51	47
% Occupied			14%	42%	44%	27%	20%	27%
8	Off-Street		0	0	0	0	0	0
	On-Street		12	13	12	12	16	9
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		35						
Space Available			23	22	23	23	19	26
% Occupied			66%	63%	66%	66%	54%	74%
Total Supply		35						
Space Available			23	22	23	23	19	26

% Occupied			34%	37%	34%	34%	46%	26%
9	Off-Street		0	16	18	18	20	15
	On-Street		17	15	19	16	17	8
Off Supply		50						
Space Available			50	34	32	32	30	35
% Occupied			0%	32%	36%	36%	40%	30%
On Supply		36						
Space Available			19	21	17	20	19	28
% Occupied			47%	42%	53%	44%	47%	22%
Total Supply		86						
Space Available			69	55	49	52	49	63
% Occupied			20%	36%	43%	40%	43%	27%
10	Off-Street		12	9	5	8	10	2
	On-Street		18	13	16	23	13	4
Off Supply		16						
Space Available			4	7	11	8	6	14
% Occupied			75%	56%	31%	50%	63%	13%
On Supply		33						
Space Available			15	20	17	10	20	29
% Occupied			55%	39%	48%	70%	39%	12%
Total Supply		49						
Space Available			19	27	28	18	26	43
% Occupied			61%	45%	43%	63%	47%	12%
11	Off-Street		24	82	81	56	34	10
	On-Street		14	41	38	49	27	10
Off Supply		116						
Space Available			92	34	35	60	82	106
% Occupied			21%	71%	70%	48%	29%	9%
On Supply		87						
Space Available			73	46	49	38	60	77
% Occupied			16%	47%	44%	56%	31%	11%
Total Supply		203						
Space Available			165	80	84	98	142	183
% Occupied			19%	61%	59%	52%	30%	10%
12	Off-Street		10	8	7	7	7	7
	On-Street		5	6	10	7	8	9
Off Supply		17						
Space Available			7	9	10	10	10	10
% Occupied			59%	47%	41%	41%	41%	41%
On Supply		31						
Space Available			26	25	21	24	23	22
% Occupied			16%	19%	32%	23%	26%	29%
Total Supply		48						
Space Available			33	34	31	34	33	32
% Occupied			31%	29%	35%	29%	31%	33%

13	Off-Street	10	11	28	14	9	10
	On-Street	5	7	6	15	11	7
Off Supply	29						
Space Available		19	18	1	15	20	19
% Occupied		34%	38%	97%	48%	31%	34%
On Supply	52						
Space Available		47	45	46	37	41	45
% Occupied		10%	13%	12%	29%	21%	13%
Total Supply	81						
Space Available		66	63	47	52	61	64
% Occupied		19%	22%	42%	36%	25%	21%
14	Off-Street	6	21	21	18	22	2
	On-Street	0	1	0	2	1	0
Off Supply	42						
Space Available		36	21	21	24	20	40
% Occupied		14%	50%	50%	43%	52%	5%
On Supply	2						
Space Available		2	1	2	0	1	2
% Occupied		0%	50%	0%	100%	50%	0%
Total Supply	44						
Space Available		38	22	23	24	21	42
% Occupied		14%	50%	48%	45%	52%	5%
15	Off-Street	86	73	72	73	75	74
	On-Street	5	3	9	4	4	5
Off Supply	169						
Space Available		83	96	97	96	94	95
% Occupied		51%	43%	43%	43%	44%	44%
On Supply	18						
Space Available		13	15	9	14	14	13
% Occupied		28%	17%	50%	22%	22%	28%
Total Supply	187						
Space Available		96	111	106	110	108	108
% Occupied		49%	41%	43%	41%	42%	42%
16	Off-Street	0	0	0	0	0	0
	On-Street	13	12	12	8	9	6
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	25						
Space Available		12	13	13	17	16	19
% Occupied		52%	48%	48%	32%	36%	24%
Total Supply	25						
Space Available		12	13	13	17	16	19
% Occupied		52%	48%	48%	32%	36%	24%
17	Off-Street	8	14	17	19	18	13

	On-Street		4	8	6	3	2	3
Off Supply		32						
Space Available			24	18	15	13	14	19
% Occupied			25%	44%	53%	59%	56%	41%
On Supply		51						
Space Available			47	43	45	48	49	48
% Occupied			8%	16%	12%	6%	4%	6%
Total Supply		83						
Space Available			71	61	60	61	63	67
% Occupied			14%	27%	28%	27%	24%	19%
18	Off-Street		11	11	5	12	12	12
	On-Street		7	7	1	9	5	6
Off Supply		20						
Space Available			9	9	15	8	8	8
% Occupied			55%	55%	25%	60%	60%	60%
On Supply		24						
Space Available			17	17	23	15	19	18
% Occupied			29%	29%	4%	38%	21%	25%
Total Supply		44						
Space Available			26	26	38	23	27	26
% Occupied			41%	41%	14%	48%	39%	41%
19	Off-Street		0	0	0	0	0	0
	On-Street		12	8	7	10	6	3
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		30						
Space Available			18	22	23	20	24	27
% Occupied			40%	27%	23%	33%	20%	10%
Total Supply		30						
Space Available			18	22	23	20	24	27
% Occupied			40%	27%	23%	33%	20%	10%
20	Off-Street		0	0	0	0	0	0
	On-Street		6	12	10	8	10	7
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		24						
Space Available			18	12	14	16	14	17
% Occupied			25%	50%	42%	33%	42%	29%
Total Supply		24						
Space Available			18	12	14	16	14	17
% Occupied			25%	50%	42%	33%	42%	29%
21	Off-Street		1	1	4	1	0	1
	On-Street		13	6	3	1	3	2

Off Supply		13						
Space Available			12	12	9	12	13	12
% Occupied			8%	8%	31%	8%	0%	8%
On Supply		21						
Space Available			8	15	18	20	18	19
% Occupied			62%	29%	14%	5%	14%	10%
Total Supply		34						
Space Available			20	27	27	32	31	31
% Occupied			41%	21%	21%	6%	9%	9%
22	Off-Street		0	0	0	0	0	0
	On-Street		18	9	13	11	10	9
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		31						
Space Available			13	22	18	20	21	22
% Occupied			58%	29%	42%	35%	32%	29%
Total Supply		31						
Space Available			13	22	18	20	21	22
% Occupied			58%	29%	42%	35%	32%	29%
23	Off-Street		0	0	0	0	0	0
	On-Street		5	4	3	3	6	5
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		29						
Space Available			24	25	26	26	23	24
% Occupied			17%	14%	10%	10%	21%	17%
Total Supply		29						
Space Available			24	25	26	26	23	24
% Occupied			17%	14%	10%	10%	21%	17%
24	Off-Street		0	0	0	0	0	0
	On-Street		8	8	7	8	9	11
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		34						
Space Available			26	26	27	26	25	23
% Occupied			24%	24%	21%	24%	26%	32%
Total Supply		34						
Space Available			26	26	27	26	25	23
% Occupied			24%	24%	21%	24%	26%	32%

Sixth Street On-Street Parking (Cesar Chavez to Grapefruit)								Average
	Parking Type	**7:00 AM**	**9:00 AM**	**11:00 AM**	**1:00 PM**	**3:00 PM**	**5:00 PM**	
	On-Street	33	51	51	49	37	29	
Total Supply	106							
Space Available		73	55	55	57	69	77	
% Occupied		31%	48%	48%	46%	35%	27%	39%

Total Supply							
	Parking Type	**7:00 AM**	**9:00 AM**	**11:00 AM**	**1:00 PM**	**3:00 PM**	**5:00 PM**
	Off-Street	196	303	316	280	260	188
	On-Street	244	420	310	330	281	187
Off Supply	670						
Space Available		474	367	354	390	410	482
% Occupied		29%	45%	47%	42%	39%	28%
On Supply	867						
Space Available		623	447	557	537	586	680
% Occupied		28%	48%	36%	38%	32%	22%
Total Supply	1537						
Space Available		1097	814	911	927	996	1162
% Occupied		29%	47%	41%	40%	35%	24%	36%

Sixth Street On-Street Parking (Orchard to Vine St)								
	Parking Type	**7:00 AM**	**9:00 AM**	**11:00 AM**	**1:00 PM**	**3:00 PM**	**5:00 PM**	
	On-Street	15	16	18	14	9	8	
Total Supply	19							
Space Available		4	3	1	5	10	11	
% Occupied		79%	**84%**	**95%**	74%	47%	42%	70%

Parking Occupancy Data - Saturday, November 23, 2024

Block #	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
1	Off-Street	12	5	4	3	2	0
	On-Street	4	3	3	4	4	2
Off Supply	14						
Space Available		2	9	10	11	12	14
% Occupied		86%	36%	29%	21%	14%	0%
On Supply	17						
Space Available		13	14	14	13	13	15
% Occupied		24%	18%	18%	24%	24%	12%
Total Supply	31						
Space Available		15	23	24	24	25	29
% Occupied		52%	26%	23%	23%	19%	6%
2	Off-Street	1	12	12	14	10	14
	On-Street	2	9	15	11	8	11
Off Supply	37						
Space Available		36	25	25	23	27	23
% Occupied		3%	32%	32%	38%	27%	38%
On Supply	26						
Space Available		24	17	11	15	18	15
% Occupied		8%	35%	58%	42%	31%	42%
Total Supply	63						
Space Available		60	42	36	38	45	38
% Occupied		5%	33%	43%	60%	29%	40%
3	Off-Street	5	11	9	4	7	7
	On-Street	11	14	15	16	14	15
Off Supply	37						
Space Available		32	26	28	33	30	30
% Occupied		14%	30%	24%	11%	19%	19%
On Supply	33						
Space Available		22	19	18	17	19	18
% Occupied		33%	42%	45%	48%	42%	45%
Total Supply	70						
Space Available		54	45	46	50	49	48
% Occupied		23%	36%	34%	29%	30%	31%
4	Off-Street	0	15	20	15	21	20
	On-Street	12	8	11	15	12	10
Off Supply	40						
Space Available		40	25	20	25	19	20
% Occupied		0%	38%	50%	38%	53%	50%
On Supply	28						
Space Available		16	20	17	13	16	18
% Occupied		43%	29%	39%	54%	43%	36%
Total Supply	68						

Space Available			56	45	37	38	35	38
% Occupied			18%	34%	46%	44%	49%	44%
5	Off-Street		17	7	8	5	7	5
	On-Street		10	21	60	58	44	42
Off Supply		17						
Space Available			0	10	9	12	10	12
% Occupied			100%	41%	47%	29%	41%	29%
On Supply		107						
Space Available			97	86	47	49	63	65
% Occupied			9%	20%	56%	54%	41%	39%
Total Supply		124						
Space Available			97	96	56	61	73	77
% Occupied			22%	23%	55%	51%	41%	38%
6	Off-Street		0	0	0	0	0	0
	On-Street		11	12	23	17	16	9
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		50						
Space Available			39	38	27	33	34	41
% Occupied			22%	24%	46%	34%	32%	18%
Total Supply		50						
Space Available			39	38	27	33	34	41
% Occupied			22%	24%	46%	34%	32%	18%
7	Off-Street		0	0	0	0	0	0
	On-Street		6	6	8	7	6	8
Off Supply		21						
Space Available			21	21	21	21	21	21
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		43						
Space Available			37	37	35	36	37	35
% Occupied			14%	14%	19%	16%	14%	19%
Total Supply		64						
Space Available			58	58	56	57	58	56
% Occupied			9%	9%	13%	11%	9%	13%
8	Off-Street		0	0	0	0	0	0
	On-Street		11	13	13	14	10	9
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		35						
Space Available			24	22	22	21	25	26
% Occupied			69%	63%	63%	60%	71%	74%
Total Supply		35						
Space Available			24	22	22	21	25	26

% Occupied			31%	37%	37%	40%	29%	26%
9	Off-Street		2	1	0	0	1	0
	On-Street		8	9	8	8	10	11
Off Supply		50						
Space Available			48	49	50	50	49	50
% Occupied			4%	2%	0%	0%	2%	0%
On Supply		36						
Space Available			28	27	28	28	26	25
% Occupied			22%	25%	22%	22%	28%	31%
Total Supply		86						
Space Available			76	76	78	78	75	75
% Occupied			12%	12%	9%	9%	13%	13%
10	Off-Street		11	8	6	6	6	3
	On-Street		1	15	15	4	5	7
Off Supply		16						
Space Available			5	8	10	10	10	13
% Occupied			69%	50%	38%	38%	38%	19%
On Supply		33						
Space Available			32	18	18	29	28	26
% Occupied			3%	45%	45%	12%	15%	21%
Total Supply		49						
Space Available			37	26	28	39	38	39
% Occupied			24%	47%	43%	20%	22%	20%
11	Off-Street		0	0	0	0	0	0
	On-Street		7	7	3	6	8	27
Off Supply		116						
Space Available			116	116	116	116	116	116
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		87						
Space Available			80	80	84	81	79	60
% Occupied			8%	8%	3%	7%	9%	31%
Total Supply		203						
Space Available			196	196	200	197	195	176
% Occupied			3%	3%	1%	3%	4%	13%
12	Off-Street		8	6	5	5	5	5
	On-Street		5	7	6	10	12	13
Off Supply		17						
Space Available			9	11	12	12	12	12
% Occupied			47%	35%	29%	29%	29%	29%
On Supply		31						
Space Available			26	24	25	21	19	18
% Occupied			16%	23%	19%	32%	39%	42%
Total Supply		48						
Space Available			35	35	37	33	31	30
% Occupied			27%	27%	23%	31%	35%	38%

13	Off-Street	3	7	13	12	9	7
	On-Street	11	9	14	13	9	12
Off Supply	29						
Space Available		26	22	16	17	20	22
% Occupied		10%	24%	45%	41%	31%	24%
On Supply	52						
Space Available		41	43	38	39	43	40
% Occupied		21%	17%	27%	25%	17%	23%
Total Supply	81						
Space Available		67	65	54	56	63	62
% Occupied		17%	20%	33%	31%	22%	23%
14	Off-Street	7	5	5	4	4	0
	On-Street	0	2	0	0	0	0
Off Supply	42						
Space Available		35	37	37	38	38	42
% Occupied		17%	12%	12%	10%	10%	0%
On Supply	2						
Space Available		2	0	2	2	2	2
% Occupied		0%	100%	0%	0%	0%	0%
Total Supply	44						
Space Available		37	37	39	40	40	44
% Occupied		16%	16%	11%	9%	9%	0%
15	Off-Street	106	90	87	78	79	85
	On-Street	5	5	3	2	5	5
Off Supply	169						
Space Available		63	79	82	91	90	84
% Occupied		63%	53%	51%	46%	47%	50%
On Supply	18						
Space Available		13	13	15	16	13	13
% Occupied		28%	28%	17%	11%	28%	28%
Total Supply	187						
Space Available		76	92	97	107	103	97
% Occupied		59%	51%	48%	43%	45%	48%
16	Off-Street	0	0	0	0	0	0
	On-Street	8	6	7	7	6	6
Off Supply	0						
Space Available		0	0	0	0	0	0
% Occupied		0%	0%	0%	0%	0%	0%
On Supply	25						
Space Available		17	19	18	18	19	19
% Occupied		32%	24%	28%	28%	24%	24%
Total Supply	25						
Space Available		17	19	18	18	19	19
% Occupied		32%	24%	28%	28%	24%	24%
17	Off-Street	4	12	14	10	9	5

	On-Street		2	2	1	2	4	3
Off Supply		32						
Space Available			28	20	18	22	23	27
% Occupied			13%	38%	44%	31%	28%	16%
On Supply		51						
Space Available			49	49	50	49	47	48
% Occupied			4%	4%	2%	4%	8%	6%
Total Supply		83						
Space Available			77	69	68	71	70	75
% Occupied			7%	17%	18%	14%	16%	10%
18	Off-Street		12	12	12	12	12	12
	On-Street		5	5	8	6	7	3
Off Supply		20						
Space Available			8	8	8	8	8	8
% Occupied			60%	60%	60%	60%	60%	60%
On Supply		24						
Space Available			19	19	16	18	17	21
% Occupied			21%	21%	33%	25%	29%	13%
Total Supply		44						
Space Available			27	27	24	26	25	29
% Occupied			39%	39%	45%	41%	43%	34%
19	Off-Street		0	0	0	0	0	0
	On-Street		10	9	7	6	5	8
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		30						
Space Available			20	21	23	24	25	22
% Occupied			33%	30%	23%	20%	17%	27%
Total Supply		30						
Space Available			20	21	23	24	25	22
% Occupied			33%	30%	23%	20%	17%	27%
20	Off-Street		0	0	0	0	0	0
	On-Street		13	11	13	10	14	13
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		24						
Space Available			11	13	11	14	10	11
% Occupied			54%	46%	54%	42%	58%	54%
Total Supply		24						
Space Available			11	13	11	14	10	11
% Occupied			54%	46%	54%	42%	58%	54%
21	Off-Street		1	1	1	0	4	4
	On-Street		4	4	4	5	5	4

Off Supply		13						
Space Available			12	12	12	13	9	9
% Occupied			8%	8%	8%	0%	31%	31%
On Supply		21						
Space Available			17	17	17	16	16	17
% Occupied			19%	19%	19%	24%	24%	19%
Total Supply		34						
Space Available			29	29	29	29	25	26
% Occupied			15%	15%	15%	15%	26%	24%
22	Off-Street		0	0	0	0	0	0
	On-Street		4	10	8	15	8	6
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		31						
Space Available			27	21	23	16	23	25
% Occupied			13%	32%	26%	48%	26%	19%
Total Supply		31						
Space Available			27	21	23	16	23	25
% Occupied			13%	32%	26%	48%	26%	19%
23	Off-Street		0	0	0	0	0	0
	On-Street		7	6	5	5	4	6
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		29						
Space Available			22	23	24	24	25	23
% Occupied			24%	21%	17%	17%	14%	21%
Total Supply		29						
Space Available			22	23	24	24	25	23
% Occupied			24%	21%	17%	17%	14%	21%
24	Off-Street		0	0	0	0	0	0
	On-Street		11	12	12	12	10	15
Off Supply		0						
Space Available			0	0	0	0	0	0
% Occupied			0%	0%	0%	0%	0%	0%
On Supply		34						
Space Available			23	22	22	22	24	19
% Occupied			32%	35%	35%	35%	29%	44%
Total Supply		34						
Space Available			23	22	22	22	24	19
% Occupied			32%	35%	35%	35%	29%	44%

Sixth Street On-Street Parking (Cesar Chavez to Grapefruit)								Average
	Parking Type	**7:00 AM**	**9:00 AM**	**11:00 AM**	**1:00 PM**	**3:00 PM**	**5:00 PM**	
	On-Street	20	44	43	32	35	32	
Total Supply	106							
Space Available		86	62	63	74	71	74	
% Occupied		19%	42%	41%	30%	33%	30%	32%

Total Supply								
	Parking Type	**7:00 AM**	**9:00 AM**	**11:00 AM**	**1:00 PM**	**3:00 PM**	**5:00 PM**	
	Off-Street	193	192	196	168	176	167	
	On-Street	168	205	262	253	226	245	
Off Supply	670							
Space Available		477	478	474	502	494	503	
% Occupied		29%	29%	29%	25%	26%	25%	
On Supply	867							
Space Available		699	662	605	614	641	622	
% Occupied		19%	24%	30%	29%	26%	28%	
Total Supply	1537							
Space Available		1176	1140	1079	1116	1135	1125	
% Occupied		23%	26%	30%	27%	26%	27%	27%

Sixth Street On-Street Parking (Orchard to Vine St)								
	Parking Type	**7:00 AM**	**9:00 AM**	**11:00 AM**	**1:00 PM**	**3:00 PM**	**5:00 PM**	
	On-Street	8	13	14	12	12	8	
Total Supply	19							
Space Available		11	6	5	7	7	11	
% Occupied		42%	68%	74%	63%	63%	42%	59%

Parking Limit Signs





