



APPLICATION
PACKAGE FOR
PLANNING APPROVAL

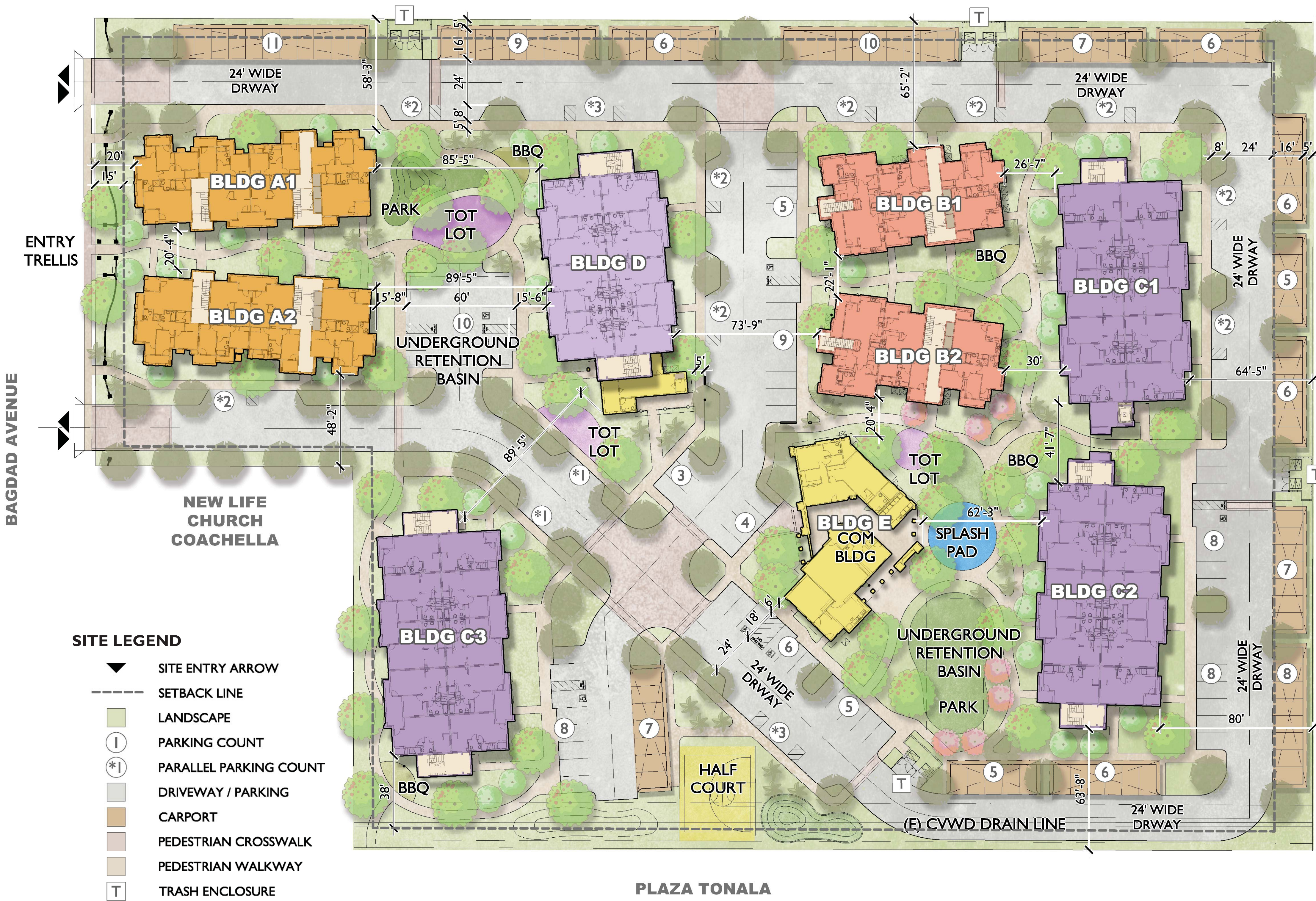
OCTOBER 31, 2019

Coachella Valley APARTMENTS

84900 Bagdad Avenue, Coachella, CA 92236



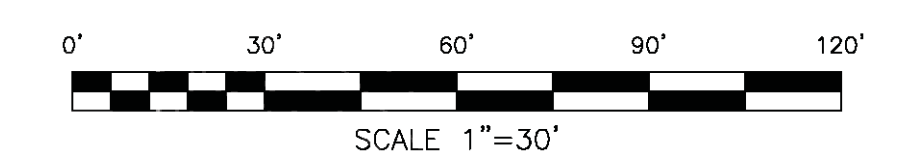
COACHELLA VALLEY APARTMENT HOMES



- SITE LEGEND**
- ▼ SITE ENTRY ARROW
 - SETBACK LINE
 - LANDSCAPE
 - PARKING COUNT
 - *1 PARALLEL PARKING COUNT
 - DRIVEWAY / PARKING
 - CARPORT
 - PEDESTRIAN CROSSWALK
 - PEDESTRIAN WALKWAY
 - T TRASH ENCLOSURE

| BUILDING & UNIT MATRIX | | | | | | |
|-------------------------------------|---------|-------|---------|-------|---------|-------------|
| BLDGA | | | | | | |
| # of Bldg: 2 | 3B-flat | 3B-TH | 2B-flat | 2B-TH | 1B-flat | Units / flr |
| 1st Floor | 2 | | 2 | | | 4 |
| 2nd Floor | 2 | | 2 | | | 4 |
| 3rd Floor | 1 | | 2 | | | 3 |
| Total per bldg type | | 5 | | 6 | | 11 |
| Total units | | 10 | | 12 | | 22 |
| BLDGB | | | | | | |
| # of Bldg: 2 | 3B-flat | 3B-TH | 2B-flat | 2B-TH | 1B | Units / flr |
| 1st Floor | 1 | | 2 | | | 3 |
| 2nd Floor | 1 | | 1 | 2 | | 4 |
| 3rd Floor | 1 | | 1 | | | 2 |
| Total per bldg type | | 3 | | 6 | | 9 |
| Total units | | 6 | | 12 | | 18 |
| BLDGC | | | | | | |
| # of Bldg: 3 | 3B-flat | 3B-TH | 2B-flat | 2B-TH | 1B | Units / flr |
| 1st Floor | | 6 | | 4 | | 10 |
| 2nd Floor | | | | | | 9 |
| 3rd Floor | | | | | 9 | 9 |
| Total per bldg type | | 6 | | 4 | 9 | 19 |
| Total units | | 18 | | 12 | 27 | 57 |
| BLDGD | | | | | | |
| # of Bldg: 1 | 3B-flat | 3B-TH | 2B-flat | 2B-TH | 1B | Units / flr |
| 1st Floor | | 4 | | 4 | | 8 |
| 2nd Floor | | | | | | 5 |
| 3rd Floor | | | 3 | | 2 | 5 |
| Total per bldg type | | 4 | | 7 | 2 | 13 |
| Total units | | 4 | | 7 | 2 | 13 |
| TOTAL UNITS | | 38 | | 43 | 29 | 110 |
| PERCENTAGE PER APT UNIT TYPE | | 35% | | 39% | 26% | |

| PARKING MATRIX | | | |
|--|---------------------|-------------|---------------|
| Unit Type | Ratio Cars per Unit | Total Units | Cars per Unit |
| 1B | 2 | 29 | 48 |
| 2B | 2 | 43 | 100 |
| 3B | 2 | 38 | 89 |
| | | 110 | 237 |
| Per AB 774 | | | |
| 1B | 0 | 29 | 15 |
| 2B | 1 | 43 | 43 |
| 3B | 2 | 38 | 57 |
| | | 110 | 115 |
| Per Site Plan & Affordable Housing Density Bonus | | | |
| 1B | 1 | 29 | 29 |
| 2B | 2 | 43 | 86 |
| 3B | 2 | 38 | 76 |
| | | 110 | 191 |
| TOTAL PROVIDED ON SITE: | | | 191 |
| PERCENTAGE OF REDUCTION: | | | 19% |



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Coachella Valley Apartments
Community Housing Opportunities Corporation (CHOC)

SITE PLAN,
UNIT MATRIX, &
PARKING MATRIX



1901
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Coachella Valley Apartments
Community Housing Opportunities Corporation (CHOC)

SITE PERSPECTIVE

INTERACTIVE DESIGN CORPORATION
199 SOUTH CIVIC DRIVE, SUITE 10, PALM SPRINGS, CA 92262
T: 760.323.4990 E: MAIL@INTERACTIVEDESIGNCORP.COM

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OCTOBER 31, 2019
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Coachella Valley Apartments
Community Housing Opportunities Corporation (CHOC)

SITE VIEWS:
BAGDAD AVENUE

INTERACTIVE DESIGN CORPORATION
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Coachella Valley Apartments
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SITE VIEWS:
CENTRAL DRIVEWAY

INTERACTIVE DESIGN CORPORATION
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STREETSCAPE - WEST



STREETSCAPE - EAST



STREETSCAPE - NORTH



STREETSCAPE - SOUTH



STREETSCAPE - SOUTH