



STAFF REPORT
11/15/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Request for a second 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-30 granting the second 12-Month Time Extension eligible for Tentative Tract Map No. 37088 with the findings and conditions in City Council Resolution No. 2016-27, and establishing a new expiration date of January 13, 2025.

BACKGROUND:

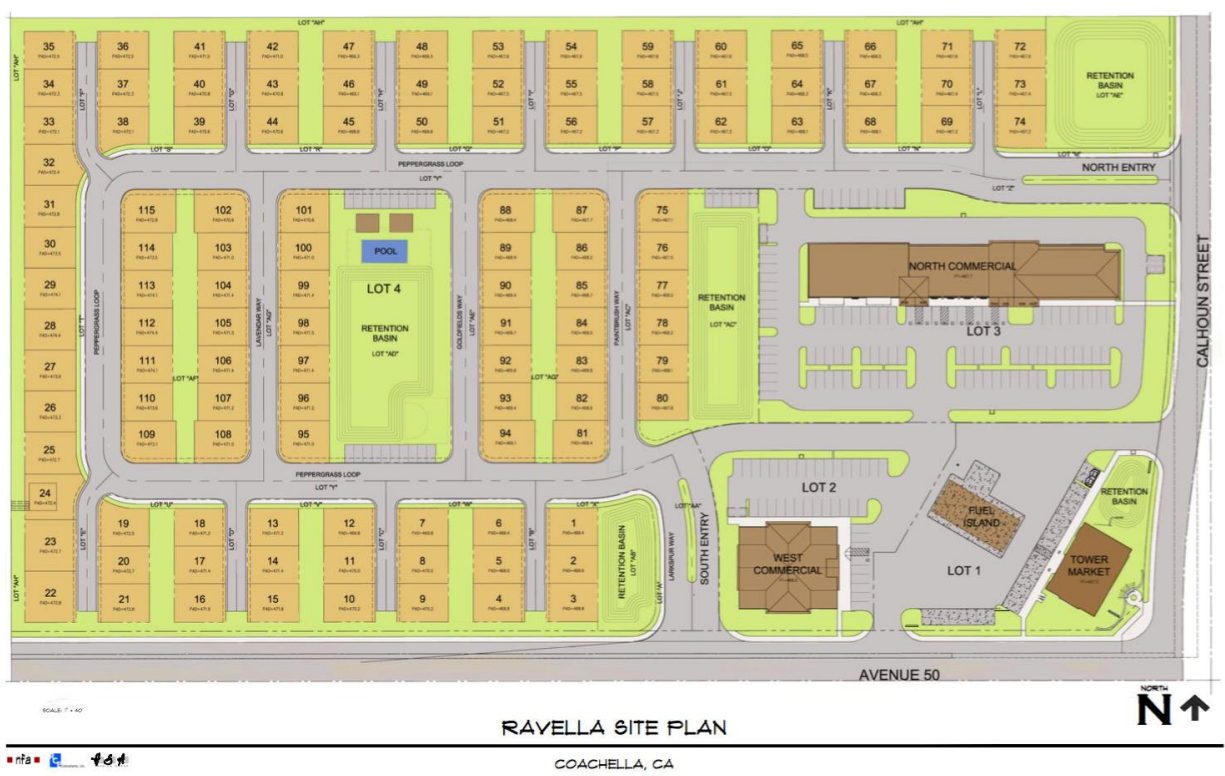
The City Council approved Tentative Tract Map No. 37088 on July 13, 2016. The Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well approval of Tentative Tract Map No. 37088 and Change of Zone 16-01 for a planned unit development as part of the overall proposed development of the Ravella project consisting of 115 single family residential lots on 20 acres at the Northwest corner of Avenue 50 and Calhoun Street.

Pursuant to the Subdivision Map Act, and Title 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. The Planning Commission may grant up to three 12-month time extensions if a timely request is submitted stating the reasons for the project delays. The TTM 37088 was automatically extended by 36 months to July 13, 2021 from the original July 13, 2018 expiration under the Subdivision Map act due to the filing of the first final map recording the first 4 lots. Due to Assembly Bill 1561, the project was automatically extended by the California Legislature 18 months from the original expiration of July 13, 2018 to January 13, 2023. The received approval from the Planning Commission on September 6, 2023 for the first 12-month extension of time to January 13, 2024. The applicant has requested a second time extension to January 13, 2025 and is eligible for a third and last one year time extension.

DISCUSSION/ANALYSIS:

As illustrated below, TTM 37088 proposes to subdivide approximately 20 acres into 115 single family residential lots with a minimum lot size of 2,373 sq. ft. and a maximum lot size of 3,789 sq. ft. Access to the residential project will consist of a private road system with one driveway on Avenue 50 and one driveway on Calhoun Street. All of the homes either front or back up to a passive open space area. The project will have private streets but will not be a gated community. The entire Ravella site currently consists of 4 lots for the project’s 4 phases. Phase 1 includes the Tower Market service station at the corner of Avenue 50 and Calhoun Street. Phase 2 includes a proposed 20,000 square foot building for Borrego Health Clinic while Phase 3 includes a 9,350 square foot commercial building adjacent to Avenue 50, which remains vacant. Phase 4 includes the proposed 115 residential homes.

Figure 1: Project Phasing Map



The residential component includes 3 retention basins, one of which includes a pool and shade structure and sport court.

Residential Layout/Architectural Theming

The proposed project utilizes a “green court” concept where the homes face a common open space area. In this project, the homes are provided access off common private alleys as illustrated on the exhibit below. These homes are situated on very small lots (2,300 square feet minimum) and will have very minimal yard space. The minimum front, site and rear yard setbacks will be 5 feet. The patio covers will be allowed to have supporting columns at 3.5 feet from the property lines, provided the eave is no less than 36 inches from the property line. The PD ordinance encourages clustered

housing in exchange for general open space lots and amenities throughout the community, as proposed for this project. Fencing for the individual homes will be subject to HOA approval and subject to a separate building permit. All garden walls must be decorative masonry with decorative cap. However, the applicant has indicated they would like to allow vinyl fencing for the property lines between two homes.

Figure 2: Residential Cluster Example



One floor plan and elevation is proposed. Each home contains 4 bedrooms and 3 baths as illustrated below and complies with the base district minimum dwelling unit size of 1,200 square feet. The two-car garage has an interior enclosure for trash bins, and the front entry porch has an area designated for the A/C mechanical equipment in order to keep the side yards clear of obstructions. Additionally, staff is recommending the use of “decorative” garage doors, with windows on the upper 25% of the garage door.

Figure 3: Sample Architecture



Landscaping:

The conceptual landscaping plan is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of grading/building permits for the project phase in consideration.

Figure 4: Landscape Plan



Staff recommends that the Planning Commission approve Resolution No. PC2023-30 for a second 12-month time extension for Tentative Tract Map No. 37088, subject to the findings and conditions of approval in City Council Resolution No. 2016-27 as modified by the Resolution No. PC2023-50 establishing a new expiration date of January 13, 2025.

Attachments:

1. Resolution No. PC2023-30 Approving a 12-month extension of time for TTM No. 37088
2. TTM No. 37088 Exhibit
3. City Council Resolution No. 2016-27 (EA 16-02 Mitigated Negative Declaration)
4. City Council Resolution No. 2016-28 (TTM No. 37088)