



**STAFF REPORT**  
**11/6/2024**

**TO:** Planning Commission

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Coachella Village Project (First, 12 Month Time Extension)

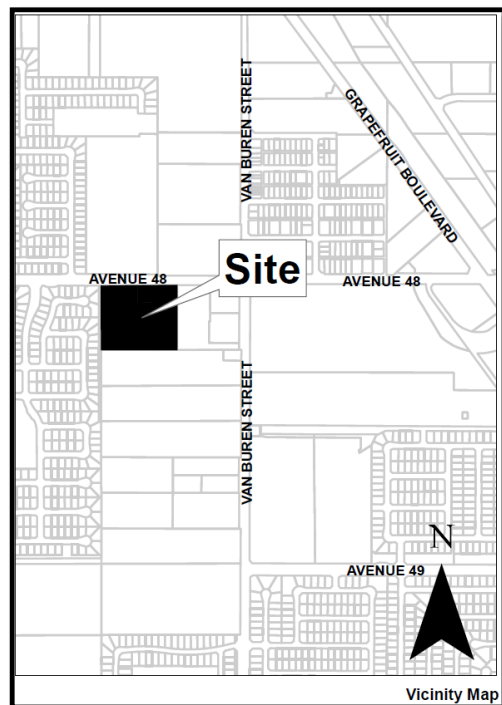
**SPECIFICS:** Variance No. 22-04 (previously VAR No. 17-06), Architectural Review No. 22-12 (previously AR No. 17-12) a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. The Variance includes a request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet. HCM Development (Applicant).

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**EXECUTIVE SUMMARY:**

HCM Development requests Planning Commission approval a 12-month time extension for Variance No. 22-04 and Architectural Review No. 22-12 for the Coachella Village Apartment to December 6, 2025 on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48 a proposed development of consisting of:

- 242-unit multi-family residential gated community with fifteen 2-story and 3-story buildings totaling 223,740 square feet with 1 to 4 bedroom units (9 floor plans) ranging in size from 527 square feet to 1,654 square feet.
- A 3,000 square foot daycare facility
- A 5,000 square foot Recreation Building, pools/spas, an onsite retention basin, and pedestrian walkways throughout the site.
- Variance request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet and reduce off-street parking to reduce parking by fifteen percent (15%) from 519 required spaces to 445 provide spaces.



**BACKGROUND:**

The Coachella Village Apartments project is proposed for development of a 9.69-acre site with a multi-family residential development consisting of 242 dwelling units and various recreational amenities. The Planning Commission first considered and recommended approval of the project to the City Council on November 15, 2017 the City Council. The project required City Council approval since the Architectural Review was also accompanied by a Change of Zone to modify the site zoning from General Commercial (C-G) zone to the Residential Multiple Family (R-M) zone. The project was considered and approved by the City Council on January 17, 2018 but expired. The Change of Zone was adopted by Ordinance and is in effect. The applicant submitted engineering and building plans, which have been approved. Architectural Review No. 22-12 and Variance No. 22-04 were submitted by the applicant for the same project with no proposed modifications and approved by the Planning Commission on December 6, 2022. An Architectural Review permit expires after 2 years. Staff does not propose any new modifications to the project or the conditions of approval and recommends the Planning Commission approve the 12 month extension of time.

**Figure 1: Site with Proposed Development**



**Project Description:**

HCM Development proposes a multi-family residential development (market-rate) consisting of 15 buildings totaling 223,740 square feet. The project also includes the following amenities: a 3,000

square foot daycare facility with outdoor play area, a 5,000 square foot Recreation Building, a pool and spa, and various other recreational amenities for residents throughout the site.

For the residential component of the project, nine different floor plans with efficiency units and up to 4 bedrooms, ranging between 527 square feet and 1,654 square feet are proposed. The buildings will be a mix of 2-story and 3-story buildings with a maximum building height of 35 feet, which is under the City's maximum allowed height in the proposed R-M zone of three stories or 45 feet, thereby meeting the maximum height requirement. The applicant is required to submit a CUP application for the development of the daycare facility onsite within the proposed zoning designation.

### Open Space and Recreation

Pedestrian circulation will be developed to provide access throughout the site. Outdoor areas will be provided between buildings and interconnected by the proposed pedestrian circulation to provide readily available open space areas for residents to utilize. Additionally, a 5,000 square foot recreation building will be constructed west of the main entrance to the project site that will include additional amenities for residents on the project site. A pool and a spa will be developed next to the proposed recreation building and an additional pool will be developed in the southeast portion of the site. The exhibits below show the common open space areas, including two swimming pools, two garden courtyards between buildings, and the common-area retention basin with picnic amenities.

Figure 2: Proposed Main Community Pool Area



### Daycare Facility

A new building for a future daycare facility will be developed east of the main project entrance in the northeast corner of the project site. The building is proposed to be 3,000 square feet with an adjacent 2,000 square foot playground area to be utilized solely by the daycare. The daycare facility will be developed as an amenity for the proposed projects and may only be utilized by residents of

the proposed development. An application for conditional use permit will be required prior to operation of a daycare center at this location.

### Hydrology

The project includes one retention basin located within the project site at the southeast corner of the project site. That portion of the project is .41 acres and it is also intended to be used as a picnic area and dog park. The detention basin will be landscaped as shown on the conceptual landscape plan and will also provide shade trees.

The City Engineer has reviewed the hydrology report submitted for this project and concurs with the plan as presented

### **Environmental Setting:**

The proposed project is located on 9.69 acres of vacant land within the C-N (Neighborhood Commercial) Zone. The site is designated “Neighborhood Center” on the 2035 Coachella General Plan.

The surrounding land uses and zoning designations are as follows:

- North:** RH (Residential High District) within the City of Indio
- South:** Residential units and vacant land (U-N, Urban Neighborhood).
- East:** Vacant land (C-G, General Commercial).
- West:** La Paloma Estates single family residential neighborhood (S-N, Suburban Neighborhood).

### **General Plan Consistency:**

The 9.7 acre site is designated Neighborhood Center on the Coachella General Plan. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities-often mixed with multi-family housing-within convenient walking or biking distance of nearby neighborhoods. As is the case with this project, neighborhood centers are generally located fronting major roadways and are intended to balance the need to provide a comfortable, walkable environment for shoppers and diners.

The proposed project is consistent with the intent and purpose, intended physical character, allowed land uses, network and connectivity, street design, parks and open space and urban form guidelines as stated in the General Plan. As stated in the General Plan, the proposed development intensity is 15-40 DU/AC for residential uses and a FAR ratio of 0.5-1.5 for commercial uses. The commercial component of the Project meets the proposed FAR ratio of 0.5-1.5 and the proposed residential density consists of 24.97 DU/AC as required in the General Plan

### **Consistency with the Zoning Ordinance:**

The proposed multi-family residential development will meet the City’s goals of establishing high-density residential developments in conjunction with neighborhood commercial services for key intersections within the City, as outlined for the Neighborhood Center designations. The project will reserve approximately 4 acres of future commercial at the intersection of Van Buren Street and Avenue 48. Additionally, there will be pedestrian connections requirements for multi-family residential with the proposed change of zone. Furthermore, with the approval of the proposed

change of zone, the zoning designation on the proposed site will be in conformance, or concurrent with the adopted 2035 General Plan as adopted on April 22, 2015.

### Circulation and Infrastructure

Proposed access to the site is from two locations, one at each end of the project. The main access point is at the east end of the project along Avenue 48 between the proposed 5,000 sf recreational building and the 3,000 sf daycare building. The other point of access is at the west end of the project where only residents will be able to access the project. Automated gates at the projects main entrances are proposed. The automated gate on the east entrance is beyond the round-about past the recreation building and the daycare building.

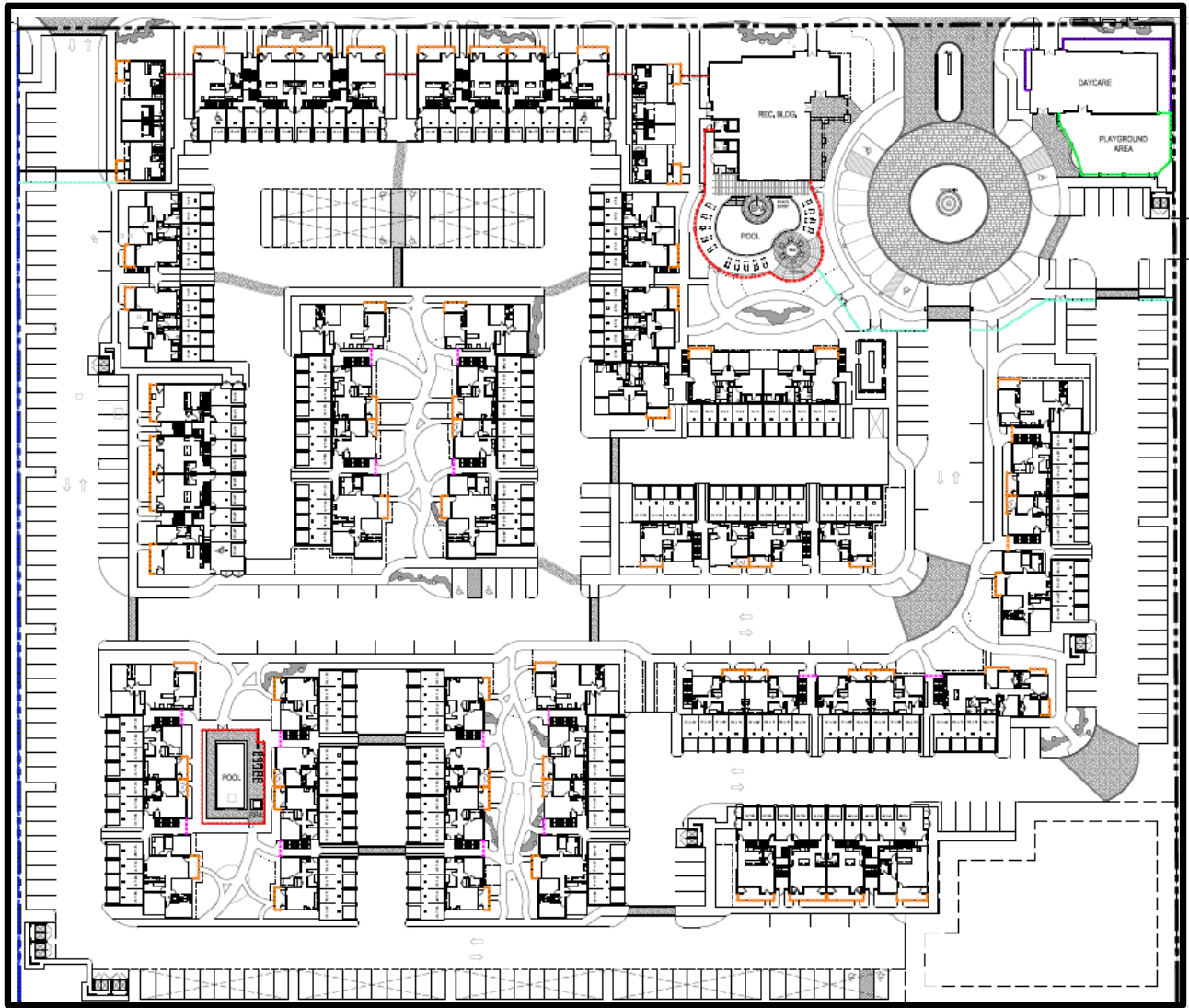
### Landscaping

The project will provide landscaped area with Mediterranean Fan Palms, shrubs and ground cover along Avenue 48. Meandering sidewalks are proposed throughout the project within the landscaped areas adjacent to the street. A conceptual landscaping plan for the entire project is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of building permits for development within the project. Other planting material includes Desert Cassia, White Clouds, Yellow Bells, and Thread Leaf Agave.



## Walls and Fencing

Block walls and wrought iron fencing will be used as reflected below. The legend identifies the perimeter fencing, pool column and fence, apartment walls, daycare wall, steel fence and proposed architectural entry wall and accent walls:



## Architectural Theming:

The architecture of the proposed project is a contemporary Spanish Revival with a combination of hipped roofs with tile and flat parapet-wall roofs with varying roof lines. Mosaic tile is proposed as accents at the tower elements. Some units proposed chimneys with flat designs on some units and others with domes on top of the chimneys. The windows are a combination of “circle windows” and “rectangular windows” throughout. The architectural detailing is consistent generally on all four sides of the building. Each unit will be provided with a one car garage and additional covered parking is provided. Non-covered parking stall are also provided

throughout the development. The proposed architectural building elevations and artist renderings of the proposed building are shown below:



Residential Layout/Architectural Theming:

In the tradition of the courtyard garden apartments, the proposed project utilizes a “green court” concept whereby the entrances to the homes and the balcony/patio areas face a common open space. Additionally, the homes are provided access off common private alleys as illustrated on the exhibit below.



**VARIANCE REQUEST:**

The project includes a variance approval to deviate from the minimum number of parking spaces required for the development, and for reduced dwelling unit size. The project requires a minimum of 533 parking spaces and the project site provides for 445 spaces, that is the equivalent to 15% reduction in parking. The applicant is also requesting to deviate from the minimum 600 square feet for an efficiency unit to 527 square feet proposed in the project. The applicant is proposing a total of 75 efficiency units. A parking stall table and a unit size and bedroom number is provided below:

**Table 1 – Development Standards**

	<b>Zoning Ordinance</b>	<b>Proposed</b>	<b>Complies with Code</b>
Parking (Minimum)	<b>Zoning -</b> <i>Multi-family:</i> 1 space per dwelling unit. 514 parking spaces required <i>Day Care:</i> 1 per faculty and 1 per 10 children. 10 parking spaces required	<u>Total spaces:</u> 445 spaces (15% reduction from required parking)	No
Unit Size	<b>Zoning (R-M Zone)–</b> <ul style="list-style-type: none"> <li>• Efficiency 600 sq. ft.</li> <li>• 1-bedroom 750 sq. ft.</li> <li>• 2-bedroom 900 sq. ft.</li> <li>• 3-bedroom 1,050 sq. ft.</li> <li>• 4-bedroom 1,200 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>• Efficiency 527 sq. ft. proposed (75 units – 31%)</li> <li>• 2-bedroom of 925-1,075 sq. ft. (97 units – 40%)</li> <li>• 3-bedroom of 1,150-1,300 sq. ft. (33 units- 14%)</li> <li>• 4-bedroom of 1,350-1,500 sq. ft. (37 units – 15%)</li> </ul> Total: 242 units -100%	No. Proposed 1 bedroom efficiency units are 63 sq. ft below minimum size requirement

**Signage:**

No signage is proposed with the development of the site. Section 17.56.010(G) of the zoning code allows multi-family for one identification monument sign of twenty (20) square feet (four feet x five feet maximum) with a five feet maximum height. The recreational building and the



daycare may be eligible for wall signage via a sign program which the applicant can submit at a later time. The sign program will be subject to the review and approval of the Planning Commission.

**ENVIRONMENTAL REVIEW:**

Environmental Assessment/Initial Study No. 17-05 was prepared and adopted January 17, 2018 for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate to recommend adoption a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies. A 30-day review period for the proposed Mitigated Negative Declaration commenced on October 19, 2017 and will end on November 8, 2017 for interested and concerned individuals and public agencies to submit written comments on the project.

A summary of mitigation measures, which upon implementation, reduces the impacts of the proposed project to a less-than-significant level are incorporated into the proposed conditions of approval and the Mitigation Monitoring and Reporting Program for the subject project. If approved, the developer will be under the same obligation implement these mitigation measures as any other conditions of approval for the project.

**ALTERNATIVES:**

- 1) Adopt Resolution No. PC 2024-26 recommending that the City Council approve a twelve-month extension of time to December 6, 2025 for Architectural Review No. 21-12 and Variance No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Not adopt Resolution No. PC 2024-26 and deny the time extension request.
- 3) Continue this item and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE(S):**

It is staff's recommendation that the Planning Commission approve Alternative #1.

**Attachments:**

1. Resolution No. PC2022-26 for Variance No. 22-04 and Architectural Review No. 22-12 Exhibit A – Conditions for Approval for Variance No. 22-04 and Architectural Review No. 22-12
2. Development Plan Set – (Site Plan, Floor Plan, Elevations, Landscape Plan)