



STAFF REPORT 11/19/2025

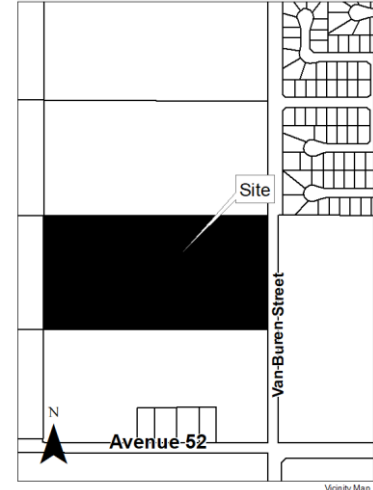
TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Resolution No. PC2025-18: Request for conditional approval of the Encanto Modification project, a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; and determining that the project is compliant with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Joseph Rivani, Global Investment and Development.

STAFF RECOMMENDATION

Staff requests the Planning Commission to approve, modify, continue, or deny Resolution No. PC2025-18 for the conditional approval of the Encanto Modification project, a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; and determining that the project is compliant with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, pursuant to the findings and conditions of approval contained in the attached resolution.



BACKGROUND:

On April 17, 2024, the Planning Commission approved Resolution No. PC 2024-10 for recommendation for the City Council to approve Change of Zone No. 24-01 for the change of zone from Regional Commercial (R-C) to Regional Commercial – Planned Unit Development (R-C-PUD); Tentative Tract Map No. 38429 to subdivide the project site into 111 single family lots, Conditional Use Permit No. 376 to utilize the provisions of Section 17.38 (Planned Unit Development); Architectural Review No. 22-11 for the review of the proposed elevations and floor

plans, and Environmental Assessment No. 22-04 for the review and approval of an Initial Study Mitigated Negative Declaration that was prepared to address the direct, indirect and cumulative environmental effects of the project. On May 8, 2024, City Council approved the project. On June 12, 2024 the projects second reading was approved by City Council.

The Encanto (Modification) project consists of the following applications:

- **A modification to TTM No. 38429** proposes to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet. The proposed project also includes a neighborhood park, a water retention basin, monument signage, and street and utility improvements. The proposed project would result in a density of 10 dwelling units per acre which is consistent with the General Neighborhood land use designation of the Coachella General Plan.
- **AR No. 22-11(Modification)** is for architectural review for 9 single family residential homes floor plans and landscaping.
- **CUP No. 376 (Modification)** proposes to utilize the provisions of Section 17.38 (Planned Unit Developments) of the Coachella Municipal Code. A Planned Unit Overlay is utilized to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety, and flexibility in residential developments. In this case, the Applicant is proposing the following:

Table 1. Site Development Standards	
Minimum Lot Size	2,500 square feet
Minimum Lot Width	44 feet ¹
Minimum Lot Depth	60 feet ²
Maximum Height	28 feet above grade at any point.
Maximum Number of Stories	2 stories
Maximum Lot Coverage ³	80 % (All first floor Buildings and garage area divided by the lot area). This calculation excludes all open porches, outdoor rooms, covered patios that have at least one open side. and trellis areas.
Minimum Front Setbacks	18' to garage
	7' to livable area or porch
	No second Story Setback
	Average of 10 foot setback but no less than 8-feet.
Minimum Side Setback	4 ft. (interior and street side)
Garage Size	Min 19' x 19' interior garage space 361 square feet

Minimum Off-Street Parking

Each dwelling unit will be required to provide a 2-car garage with dimensions 19'x19'.

The Applicant is also proposing flexibility with the below standards. For a staff analysis on the below items, see Attachment 5 to this staff report.

1. Articulation:

Pursuant to Section 17.19.020(D)(2)(B) the project is only required to meet the articulation elements per the attached elevations.

2. Window Trim or Recess:

Pursuant to Section 17.19.020(D)(3) the project is only required to meet the window trim or recess elements per the attached elevations.

3. Building Entry:

Pursuant to Section 17.19.020(D)(4) the project is only required to meet the building entry elements per the attached elevations.

4. Building Roofs:

Pursuant to Section 17.19.020(D)(5)(c) and (e) the project is only required to meet the gable overhang and roof vents per the attached elevations.

5. Siding Materials:

Pursuant to Section 17.19.020(D)(6)(b) the project is only required to meet the colors and materials elements per the attached elevations.

6. Window Placement:

Pursuant to Section 17.19.020(D)(7)(a) the project is only required to meet the window placement elements per the attached elevations.

7. Perimeter Landscape Setback:

Pursuant to Section 17.14.030(K) the project is only required to meet the landscape elements per the attached development plan set.

8. Equestrian and Agricultural Theme Improvements:

Pursuant to Section 17.14.030(M) the project is only required to meet the landscape elements per the attached development plan set.

9. Street and Pathway Landscaping:

Pursuant to Section 17.14.020(C)(2) the project is only required to meet the landscape elements per the attached development plan set.

10. Circulation:

Pursuant to Section 17.14.030(O) the project is only required to meet the circulation design per the attached development plan set.

Figure 1: Aerial Photo of Encanto project sit



DISCUSSION/ANALYSIS:

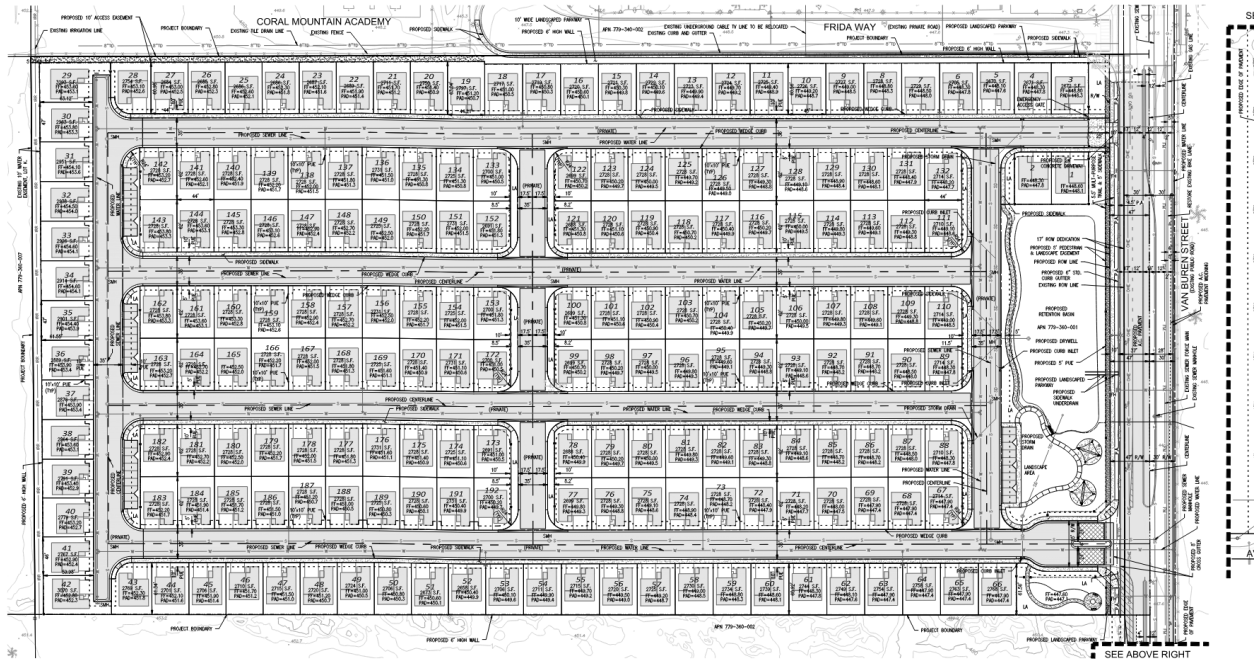
Surrounding land uses and zoning designations are as follows:

- North:** Coral Mountain Academy (51375 Van Buren St); General Plan designation: School; Existing Zoning: Suburban Neighborhood.
- South:** Vacant, General Plan designation: Regional Retail District; Existing Zoning: Regional Commercial (R-C).
- East:** Van Buren Street and Existing Agricultural Uses (Date Farm): Regional Retail District designation; Zoning: Regional Commercial (R-C)
- West:** Vacant: General Plan designation: General Neighborhood; Existing Zoning: General Neighborhood (G-N).

Site plan

The exhibit below illustrates the proposed site plan layout for the Encanto project. The site plan includes 7 distinct floor plans. A unique feature of this project is that no residential homes will have their rear to the main arterial road which will largely include landscape and front elevations visible from Van Buren Street. A copy of the site plan is included below:

Figure 2: Encanto Site Plan



Architectural Design (See Exhibit E for a full set of architectural renderings)

The Encanto project includes three distinct floor plans that provide nine distinct elevations that are all two-story homes. The architectural plans are all a combination of Spanish architectural design:

- **Plan 1** – 1,734 sq. ft Two-Story (3-Bedroom, 2.5-Bath) residence
- **Plan 2** – 1,854 sq. ft Two-story (4-Bedroom, 3-Bath) residence
- **Plan 3** – 2,047 sq. ft. Two-story (5-Bedroom, 3-Bath) residence

Figure 3: Proposed Architectural Models



Figure 3 Top Row (Plan 1A, 1B, 1C), Center Row (Plan 2A, 2B, 2C), Bottom Row (3A, 3B, 3C)

Figure 4: Elevation A (Front)

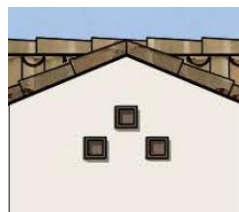


Figure 4 – Decorative Gable Accents



Figure 4 Stucco Projections

Figure 1 Stucco Projections

Elevation A schemes exterior materials include stucco, concrete 'S' tile roofing, decorative gable accents, and stucco projections at front eaves.

Figure 5: Plan B Elevation (Front)



Figure 2 Scored Stucco Accents



Figure 5 Window Trim

Plan B exterior materials include stucco, concrete flat tile roofing, and scored stucco accents.

Figure 6: Plan C Elevation (Front)





Figure 6 Stone Veneer

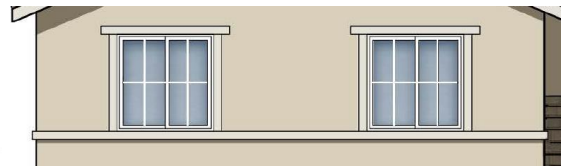


Figure 6 Trim Pop-outs



Figure 6 Board and Batten Stucco

Plan C exterior building materials include stucco, board and batten stucco, concrete flat tile roofing, stucco finished window trim, decorative veneer, and decorative gable accents.

LANDSCAPE DESIGN

The landscape plan for the Encanto project addresses the proposed landscaping along Van Buren Street, Friday Way, project entries, the overall project wall and fence plan, park and retention area landscaping and typical front yard landscaping.

A 6-foot-high decorative block wall will be constructed along Frida Way. The Van Buren Street project frontage will provide a total 15'6" common area that includes a 4-foot curb adjacent landscape setback with shade trees per the direction of General Plan Mobility guidelines, a 5-foot sidewalk, equestrian vinyl fence and 5' 6" multi-use perimeter DG trail. The applicant requests as part of the PUD flexibility with the development standards which includes the 20-foot landscape area setback requirement pursuant to Section 17.14.030(M), and instead only provides a total 9' 6" foot landscape setback area (4-foot curb adjacent landscape area and 5'6" multi-use perimeter DG trail).

Figure 7: Van Buren Street Common Area

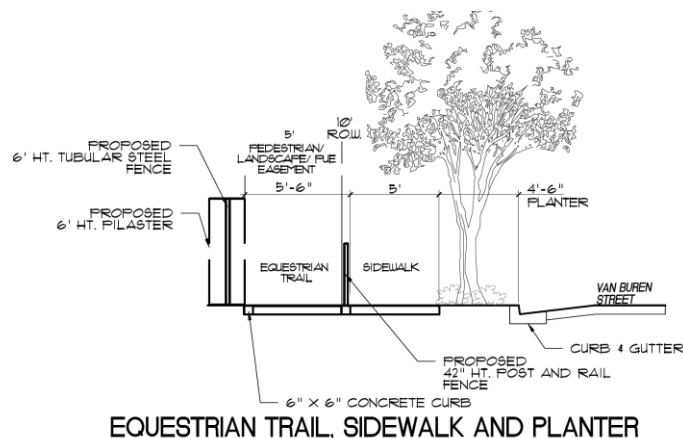
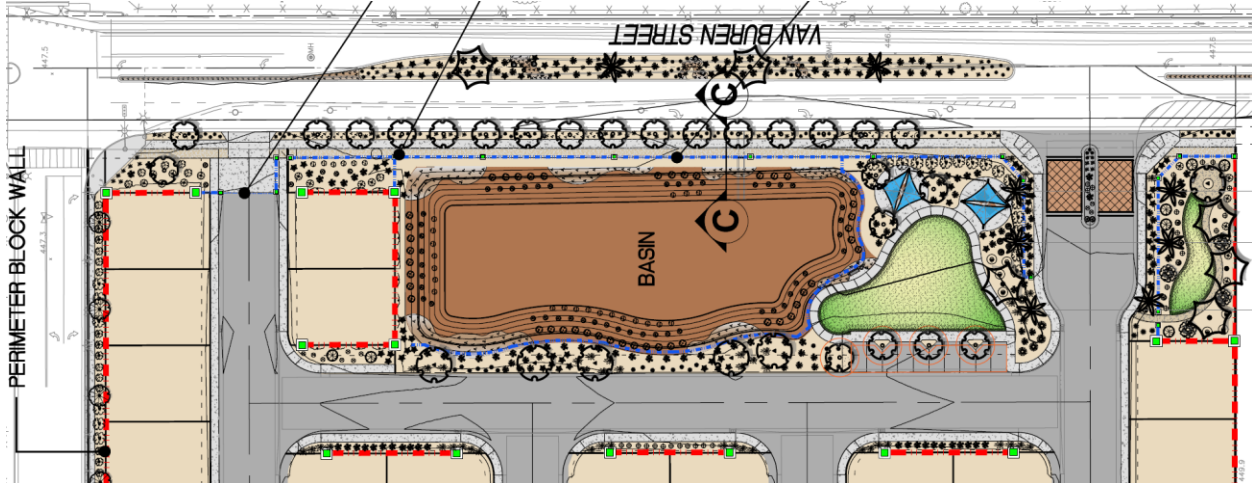


Figure 8: 2 Project Entryways, Perimeter Landscape and Street Medians



The project entry includes enhanced pavement at the main project entry and an entry monument sign in the entry median at the south entry. The project entry also includes a 6-foot-wide landscaped median

The 16' wide Van Buren Street landscape median will be constructed and is proposed to include date palm and Palo Verde trees and a variety of shrubs and ground cover. The landscape median will require modification for consistency with the 2008 Citywide Street Median Guidelines to include two rows of palm trees and shade trees consistent with a “Shady Oasis” concept within the median.

Figure 9: Van Buren Street Proposed Landscaping



Figure 10: Proposed Entry Median Monument Signs

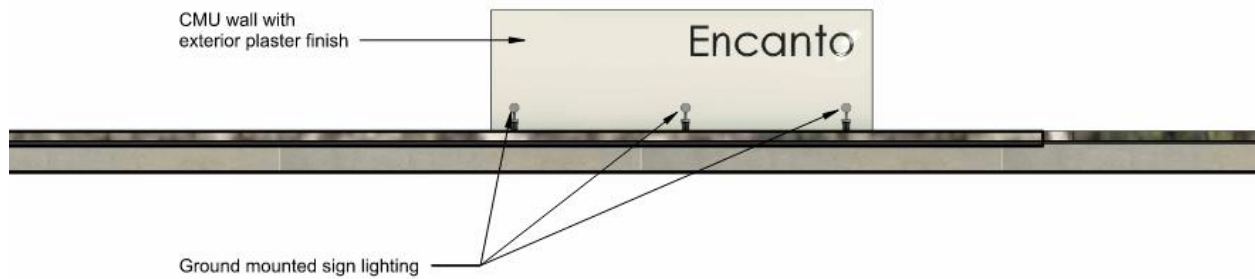


Figure 11: Proposed Van Buren Street Roadway section

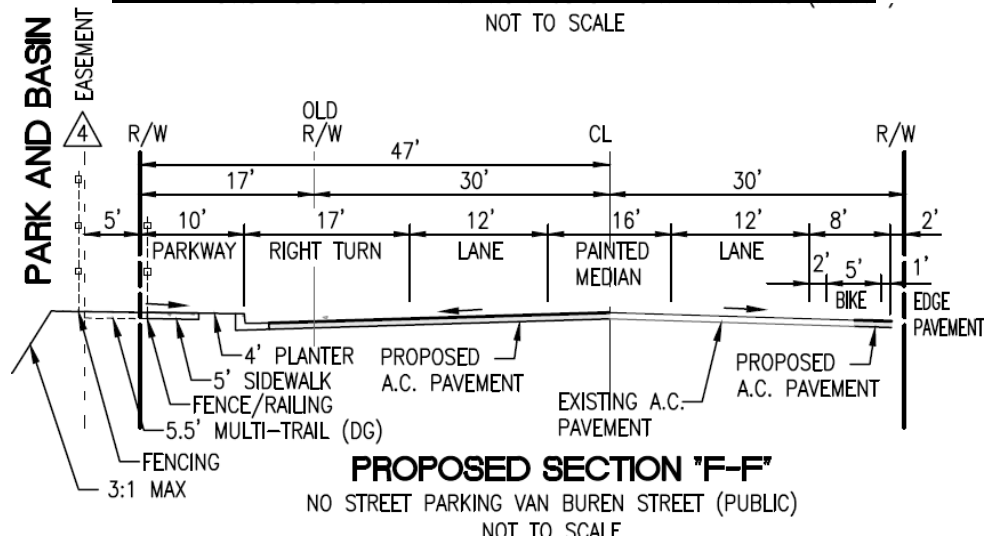
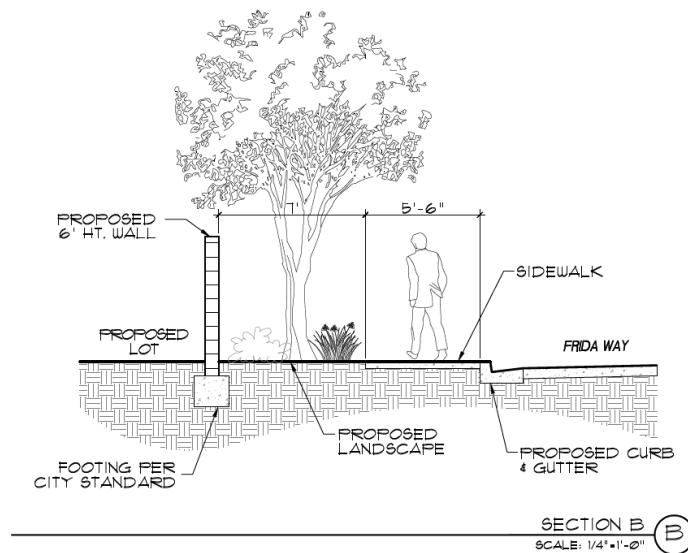


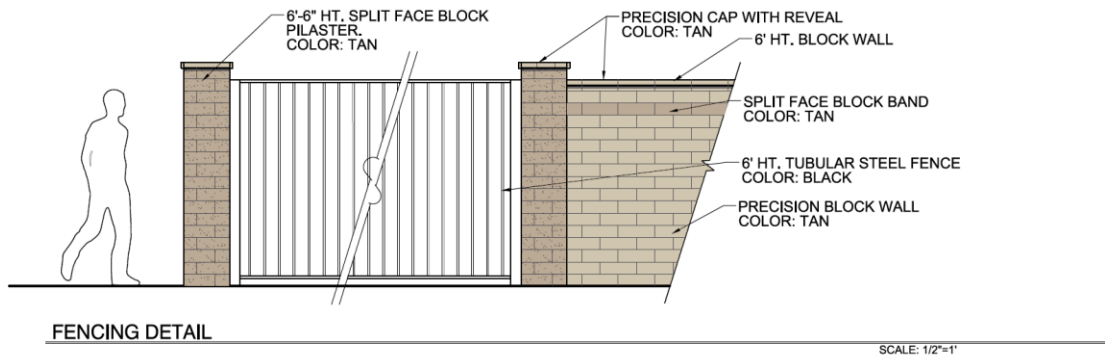
Figure 12: Proposed Frida Way Roadway section



Wall and Fence Plan

A copy of the proposed wall and fence plan is illustrated on Figure 13 below. A 6 ft high block wall will be constructed along the perimeter of the project, with the entire block wall visible from Van Buren Street to be a split dace block wall with a precision cap. Any street visible block shall be decorative block that includes a decorative split face block band with a precision cap, and shall also provide metal view obscured gates. Interior fencing not visible from the street are allowed to be vinyl fencing.

Figure 13: Proposed Wall and Fencing Materials



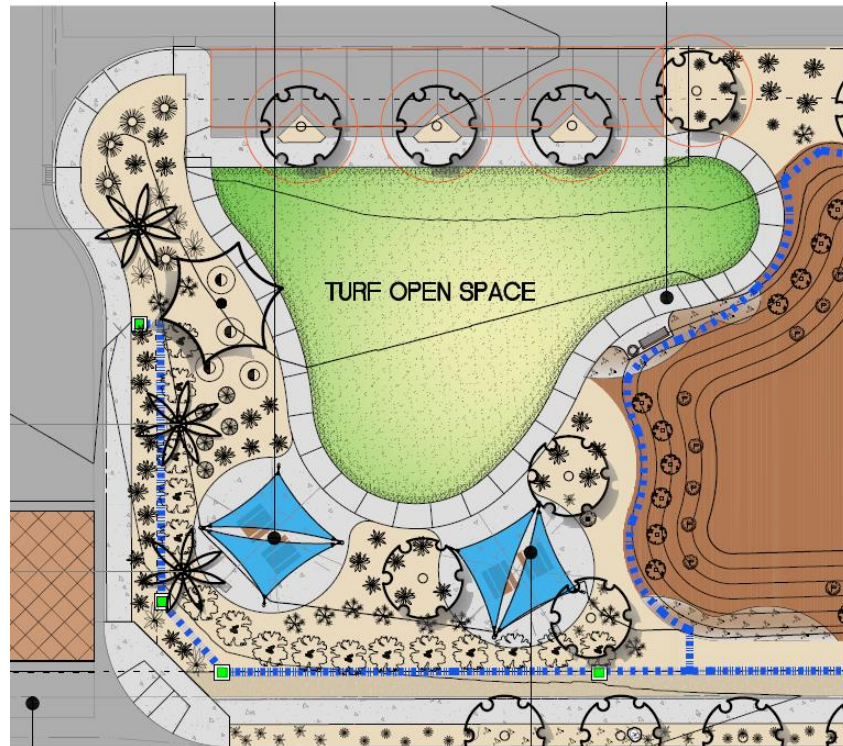
Retention Basin Landscaping

The retention basin landscaping is illustrated in Figure 11 and appears to largely include decomposed granite (DG) or decorative gravel but is not identified on the landscape legend. Shrubs are proposed on the slopes of the retention basin. The retention basin includes some 3" – 6" copper canyon crushed rock areas at the basin perimeter.

Mini Park Areas

The Project is proposing a community park. The park will include passive uses which include two shade structures with picnic tables and meandering walkway. A site plan for the park and plant palette are provided in Figure 14 below. There will also be as small landscape lot at the southwest corner, and two large landscape buffers at approximately 20 feet in depth that will help serve as an attractive buffer from the proposed homes to Van Buren Street.

Figure 14: Proposed Park Improvements



Typical Front Yard Landscaping and Plant Palette

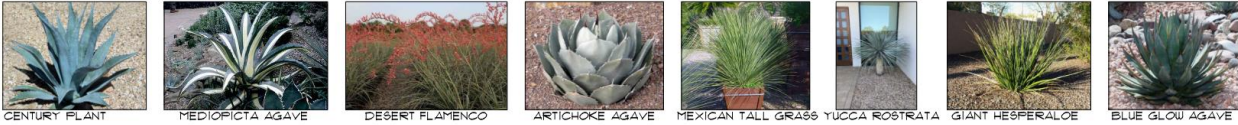
A landscape plan has not been submitted for front yard typical landscaping but will be required to be submitted as a final landscape plan to include water efficient landscaping that meets municipal code requirements.

Figure 15: Landscaping Tree and Plant Palette

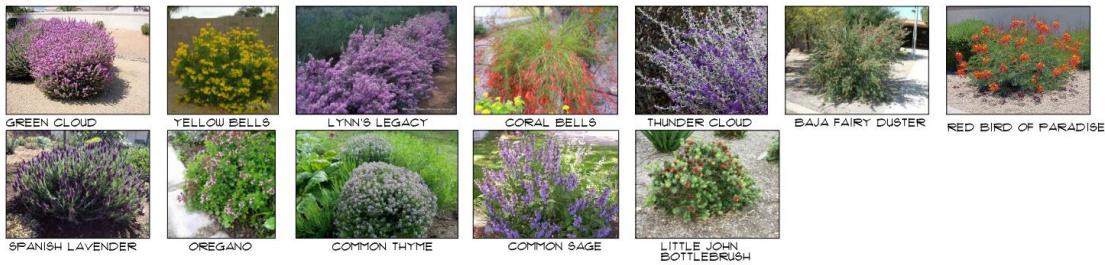
TREES:



DESERT ACCENTS:



SHRUBS:



GROUND COVER, GRASSES & VINES:



SHEET 1A

CONSISTENCY WITH GENERAL PLAN

The project site is within the Regional Retail District land use designation and is intended to provide a wide range of shopping and entertainment in a variety of urban and suburban formats. These includes regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment. The land use designation in this area was established in anticipation of development of big box regional commercial development, though the feasibility of big box retail development as a primary destination for buying goods has decreased with the popularity of online purchasing.

The fundamental character of these neighborhoods is defined by high-branching deciduous trees along pedestrian-oriented streets. Sound walls and other similar barriers should be avoided. Allowed land uses include residential land uses at a development intensity of 10-15 DU/AC.

The Encanto project proposes 192 single family homes on a 19.2-acre site that equates to a net density of 10 du/acre. Staff believes that establishing housing at this site would still accommodate regional commercial to the South and increase the viability of the commercial uses with the construction of nearby homes. The project meets the general plan density requirements and meets the design standards for network connectivity, street design, parks and open space and urban form guidelines.

CONSISTENCY WITH ZONING

The project site is currently zoned Regional Commercial Planned Unit Development (R-C-PUD), which implements the Regional Retail District land use designation of the General Plan. The project modifications are in compliance with Chapter 17.38 PUD Planned Unit Development standards. The R-C zone permits a minimum density of 10 dwelling units per acre, and the proposed project modification requests minimum lot size of 2,500 square feet with a minimum interior lot width of 44 feet and minimum lot depth of 60 feet. The proposed minimum front yard requirement is 18' to garage and 7' to livable area or porch. The proposed rear yard setback is an average of 10 feet but no less than 8 feet. The applicant proposes a minimum side setback of 4 feet. The applicant proposes minimum 19' x 19' interior garage space at 361 square feet. These requests from the applicant differ from the allowed zoning development standards, which is why the Applicant is using the Planned Unit Development provisions (Section 17.38) of the Municipal Code in order to utilize flexible development standards.

Table 1 – Zoning Ordinance Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Density	10-15 du/acre	10 du/ac	Yes
Parking (Minimum)	One per dwelling unit, to be covered or in a garage. Plus one and one third open space per dwelling unit.		Yes. Each unit includes a 2-car garage
Lot Requirements	4,000 sq. ft. Minimum Lot width 40' Minimum Lot depth 75'	All proposed parcels are 4,504 sq. ft. or greater (4,504-9,211 sq. ft.) Minimum Lot Width: 45' Minimum Lot depth: 90'	Yes
Minimum Yard Requirement	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: 20 feet	Front Yard: 7 feet Side Yard: 4 feet Rear Yard: 8 feet	No. However, the proposal is consistent with PUD standards

Height (maximum)	45 feet	28 feet Maximum	Yes. The maximum height proposed is less than 45 feet
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FINDINGS:

Pursuant to Coachella Municipal Code Chapter 16.12, Tentative Maps, and subject to state law, the Planning Commission shall deny approval of a tentative map, as required by the map act, if it makes any of the following findings:

- 1. That the proposed map is not consistent with applicable general and specific plans; and**
- 2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;**

The proposed subdivision map is consistent with applicable general plans, and there are no applicable specific plans for this project. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

- 3. That the site is not physically suitable for the type of development; and**
- 4. That the site is not physically suitable for the proposed density of development;**

The site is physically suitable for the type of development and the proposed density of development. The proposed density of 10 dwelling units per acre is consistent with the underlying land use and zoning designations. The proposed subdivision will provide adequately sized lots for new single-family residential lots. All proposed lots will have adequate dimensions, and ingress and egress to accommodate the proposed development.

- 5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;**

The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. The initial environmental study prepared for this project did not identify any biological resources on the site or in the vicinity of the project that would be impacted by the proposed project.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems; and

The design of the subdivision and type of improvements are not likely to cause any serious public health problems. As proposed, the proposed project would allow for single-family residential lots with a minimum lot size of 2,500 square feet. The adjoining uses are consistent with the proposed use of the property as a single-family detached subdivision.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project is located on the west side of Van Buren Avenue, south of Avenue 51, north of Avenue 52.

Pursuant to Coachella Municipal Code Chapter 17.72, Architectural Review, and subject to state law, the Planning Commission must make the follow findings for architectural review approval:

1. The proposed project is consistent with the general plan;

The proposed project is consistent with the general plan. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

2. The proposed project complies with zoning regulations;

The proposed project complies with zoning regulations. The project is in compliance with the applicable Regional Commercial development standards and in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.

3. The proposed project is consistent with the city's design guidelines;

The proposed project is consistent with the city's design guidelines. As noted in Architectural Review Finding #2 above, the proposed project is developed in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.

4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and

The proposed development will be constructing single-family homes on a previously disturbed and currently vacant lot. The proposed project is compliant with the general plan and the Coachella Municipal Code zoning regulations. The proposed project has also been reviewed by the following agencies including but not limited to: the Public Works Department, the Utilities Department, the Community Development Department, Riverside County Fire Department, and the Riverside County Sheriff's Office. The project has been reviewed and conditioned to ensure that the proposed project not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

5. The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.

Pursuant to Coachella Municipal Code Chapter 17.74, Conditional Use Permit, and subject to state law, the Planning Commission must make the follow findings for architectural review approval:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan.

The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed use is in accordance with the high-density residential development standards in conformance with the Regional Commercial zone, and is compatible with the Regional Retail District general plan designation. This will ensure the project is compatible with the adjacent east and southern parcels, which are under the same zone

and general plan designation as the subject parcel. The project is a detached single-family subdivision project which provides compatibility with the adjacent northern parcel which is an existing school and zoned as single-family residential, and the project is compatible with the adjacent western parcel which is zoned as general neighborhood which allows for detached single-family residential uses.

3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.

Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole.

Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood.

5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads.

The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The project provides a main entrance on Van Buren Street at the southern portion of the eastern portion of the tract map, and a secondary entrance at the northern portion of the eastern portion of the tract map which is anticipated to provide minimal interference with traffic on surrounding public streets or roads

PUBLIC HEARING NOTICE:

A notice of a public hearing to consider a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on November 9, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on November 5, 2025.

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, an initial study was prepared for the Encanto Project. The Initial Study concluded that the project would result in less than significant impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Greenhouse Gas Emissions, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems and Wildfire.

The Initial Study concluded that the project would result in a less than significant impact with mitigation incorporated to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials and Tribal Cultural Resources.

A 30-day public review period ran from February 9, 2024, to March 10, 2024. 5 comment letters were submitted during the comment period. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared.

Environmental Assessment No. 22-04 was prepared for TTM 38429 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on May 8, 2024. The proposed residential construction is consistent with the project evaluated under EA No. 22-04. The Planning Division has determined that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2025-18 recommending that the City Council approve a modification to TTM No. 38429, CUP No. 376 (Modification), and AR No. 22-11 (Modification) with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2025-18 recommending that the City Council approve a modification to TTM No. 38429, CUP No. 376 (Modification), and AR No. 22-11 (Modification) with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2025-18
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff requests the Planning Commission to approve, modify, continue, or deny Resolution No. PC2025-18.

Attachments:

1. Resolution No. PC2025-18
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit C – Original Conditions of Approval
 - c. Exhibit B – Tentative Tract Map No. 38429
 - d. Exhibit B – Planned Unit Development
 - e. Exhibit C – Development Plan Set
 - f. Exhibit C – Original Conditions of Approval
2. EA 22-04 Mitigated Negative Declaration
3. 2008 Street Median Development Guidelines
4. Original Development Plan Set Encanto
5. Flexible Development Standards Analysis
6. Response to Architectural Comments from Applicant
7. Encanto PUD Justification Statement