



STAFF REPORT 4/17/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

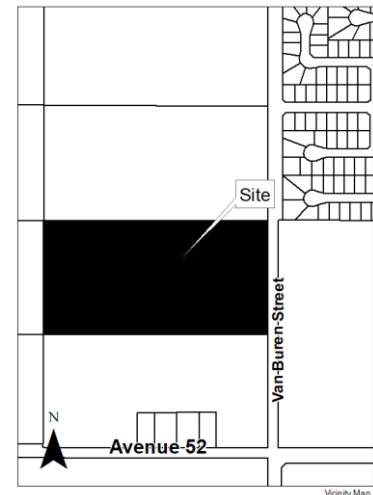
SUBJECT: Encanto Project Change of Zone No. 24-01, Tentative Tract Map No 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, Environmental Assessment No. 22-04 a proposal to subdivide 19.2 acres into 111 single family lots with a minimum lot size of 4,500 square feet with seven single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; Applicant: Joseph Rivani, Global Investment and Development

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC2024-10 adopting a Mitigated Negative Declaration for EA 22-04 and approving TTM 38429, CZ 24-01, CUP 376 and AR 22-11 for a 111-lot planned unit development subdivision for Joseph Rivani located on a 19.2-acre site, west of Van Buren Street, south of Avenue 51 and north of Avenue 52 pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

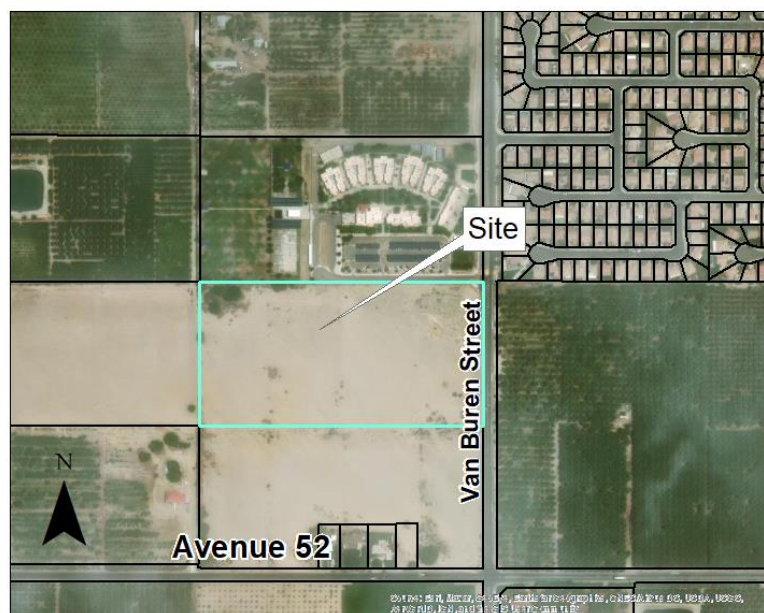
The property is currently vacant and previously was used for agricultural purposes, however the site has been fallow since 2008. The property was once outside City limits in the boundaries Vista Santa Rosa community of interest and Coachella's sphere of influence but annexed into the City of Coachella on October 27, 2005 by the Riverside Local Agency Formation Commission (LAFCO). The Coachella City Council approved a Tentative Tract No. 32415 on July 13, 2005 for the construction of 78 single family homes. The Riverside County Planning Department provided comment on the project that the project did not meet streetscape themes for the Vista Santa Rosa Design Guidelines such as date palm rows, low agricultural lighting fixtures, white rail fencing and recreational trails. The design guidelines also discourage street walls. An aerial photograph of the site is shown above. The applicant filed the above referenced applications in November 2022.



The Encanto project consists of the following applications:

- **EA No. 22-04** was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 19.2-acre site located west of Van Buren Street, south of Avenue 51 and north of Avenue 52, APN 779-360-001.
- **Change of Zone No. 24-01** proposes to change the existing zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD), to utilize the provisions of Section 17.38 (Planned Unit Development) of the Coachella Municipal Code.
- **TTM No. 38429** proposes to subdivide 39 acres into 204 single family lots with a minimum lot size of 5000 square feet. The proposed project also includes an approximate 1-acre neighborhood park, an approximate 1.37-acre water retention area, a 0.23-acre future dedicated well site, monument signage and street and utility improvements. The proposed project would result in a net density of 7.7 dwelling units per acre which is consistent with the General Neighborhood land use designation of the Coachella General Plan.
- **CUP No. 376** 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 a reduction in the rear yard setback from 20 feet to 15 feet on 30 of the proposed lots that will includes the plan 1 product type. Furthermore, a reduction in the side yard setback from 10 feet to 5 feet on 2 lots adjacent to the two project entries may be necessary as the entryways were widened in accordance with Riverside County Technical Policy 22-002 that requires that 1 travel lane be 24 feet wide.
- **AR No. 22-11** is for architectural review for 7 single family residential homes floor plans and the landscaping.

Figure 1: Aerial Photo of Encanto project sit



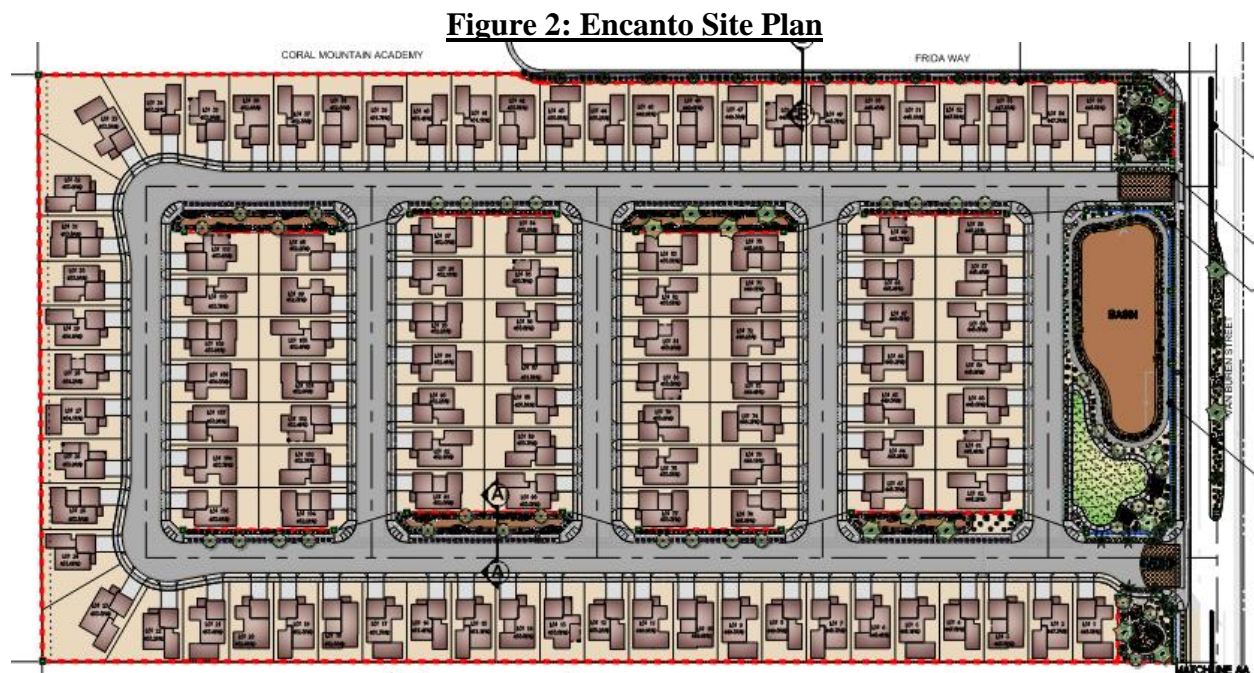
DISCUSSION/ANALYSIS:

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); General Plan designation: General Neighborhood and Zoning: General Neighborhood (G-N)
- West:** Outside City Limits with Existing Agricultural Uses: General Plan designation: Regional Retail District; Existing Zoning: Regional Commercial (R-C).

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:



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

The Encanto project includes seven distinct floor plans that are all two-story homes. Four of the floor plans include accessory dwelling units (ADUs). The architectural plans are all a combination of Spanish and modern architectural design:

- **Plan A** - 2,036 sq. ft Two-Story (3-Bedroom, 2.5-Bath) residence.; ADU 1,052 sq. ft.

(1-bedroom, 1.5 bath)

- **Plan B** - 2,470 sq. ft Two-story (4-Bedroom, 3-Bath) residence; ADU 1,060 sq. ft. (1-bedroom, 1.5 bath)
- **Plan C** – 2,270 sq. ft. Two-story (3-Bedroom, 2.5-Bath) residence; ADU 964 sq. ft. (2-bedroom, 2 bath)
- **Plan D** – 2,370 sq. ft. Two-story (3-Bedroom, 2.5-Bath) residence; ADU 1,152 sq. ft. (2-bedroom, 1.5 bath)
- **Plan E** - 2,791 sq. ft. Two-story (4 bedroom, 3.5- Bath) residence
- **Plan F** – 2,317 sq. ft. Two-Story (4 bedroom, 3.5- Bath) residence
- **Plan G** – 2,814 sq. ft. Two-Story (5 bedroom, 3.5 Bath) residence

Figure 3: Proposed Architectural Models



Figure 4: Plan A Elevation (Front)



The Plan A exterior elevation includes exterior materials include stucco, flat rood, second floor covered deck, window garage doors, stucco projection at front corners, scored stucco accents, and covered entry.

Figure 5: Plan B Elevation (Front)



Plan B exterior materials include stucco, concrete tile roofing, second floor covered deck, garage door windows, large corner vertical window element, and covered entry. The rood includes gable and flat roof features.

Figure 6: Plan C Elevation (Front)



Plan C exterior building materials include stucco, garage door windows, second floor covered deck, covered entry. The roof pattern is a flat roof design.

Figure 7: Plan D Elevation (Front)



Plan D exterior building materials include stucco, garage door windows, second floor covered deck, concrete tile roof, covered entry, and long horizontal patterned windows. The roof pattern is a combination flat roof and hip roof design.

Figure 8: Plan E Elevation (Front)



Plan E exterior building materials include stucco, garage door windows, concrete tile roof, second covered floor deck, covered entry, and long vertical patterned windows. The roof pattern is a combination flat roof and gable roof design.

Figure 9: Plan F Elevation (Front)



Plan F exterior building materials include stucco, garage door windows, second floor deck, covered entry, and long vertical patterned windows. The roof pattern is a flat roof design.

Figure 10: Plan G Elevation (Front)



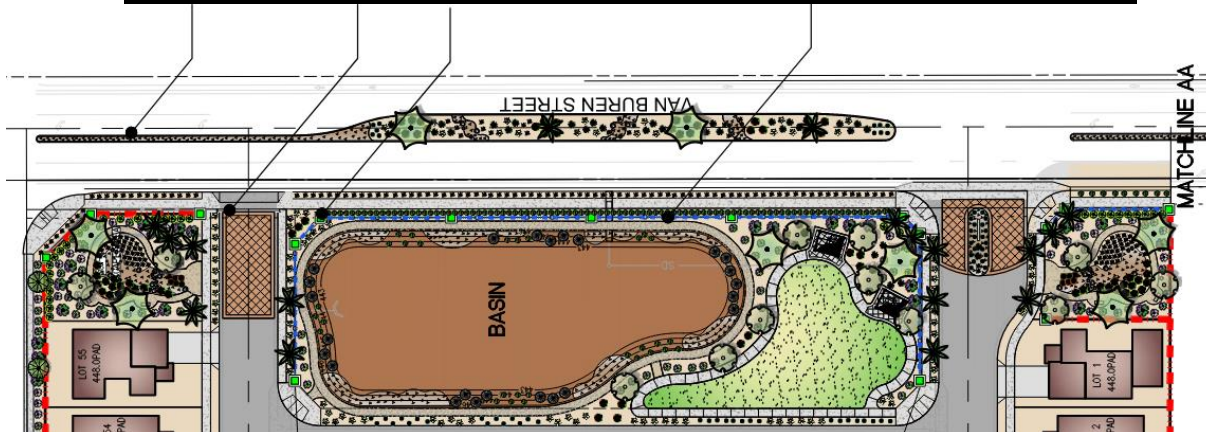
Plan G exterior building materials include stucco, garage door windows, second floor covered deck, covered entry, and long horizontal patterned windows. The roof pattern is a combination hip roof and flat roof design. Plan G is similar in appearance to Plan D.

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 split face block wall will be constructed along Frida Way. The Van Buren Street project frontage will include combination of pilasters with equestrian vinyl railing fence that separates the Van Buren public realm area from the proposed development. Staff requested that the applicant utilize a multi-use perimeter DG trail, split rail fence, and public sidewalk similar to the Sevilla II development consistent with Council direction for Van Buren Street development. Although the applicant decided against adding the multi-use DG trail, staff added a condition of approval to include the trail consistent with the City Council design direction for the area.

Figure 11: 2 Project Entryways, Perimeter Landscape and Street Medians



The project entry includes enhanced pavement at each 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 2007 Citywide Street Median Guidelines to include two rows of palm trees and shade trees consistent with a "Shady Oasis" concept within the median.

Figure 12: Van Buren Street Proposed Landscaping



Figure 13: Proposed Entry Median Monument Signs

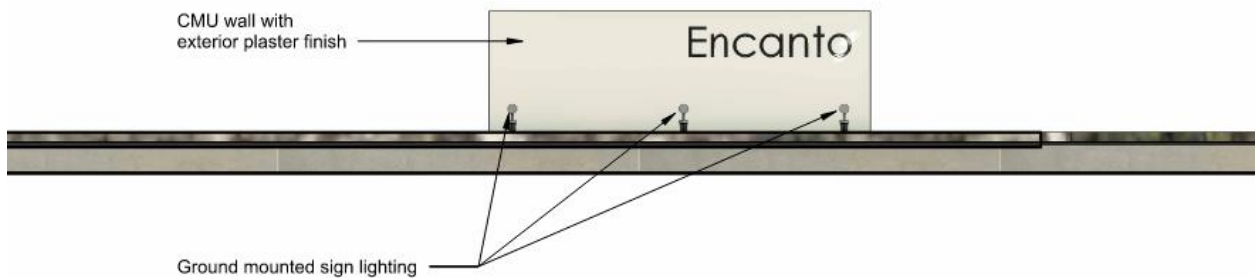


Figure 14: Proposed Van Buren Street Roadway section

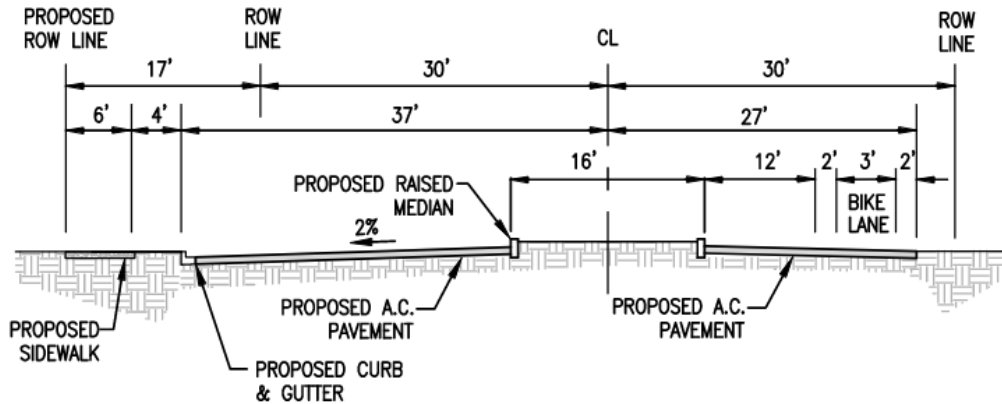
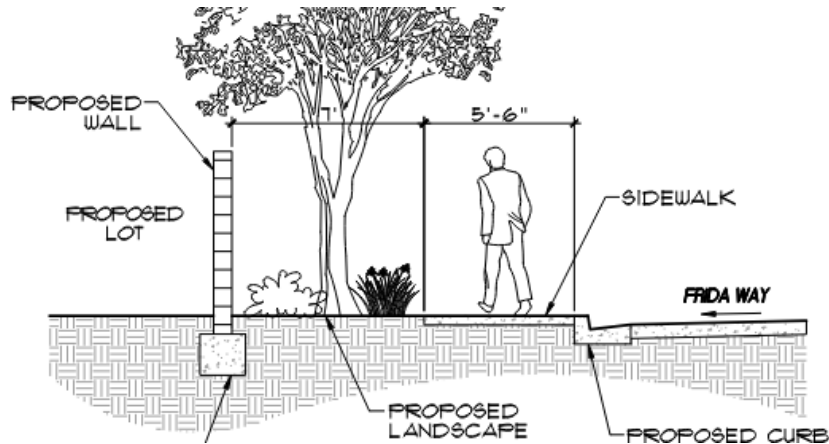


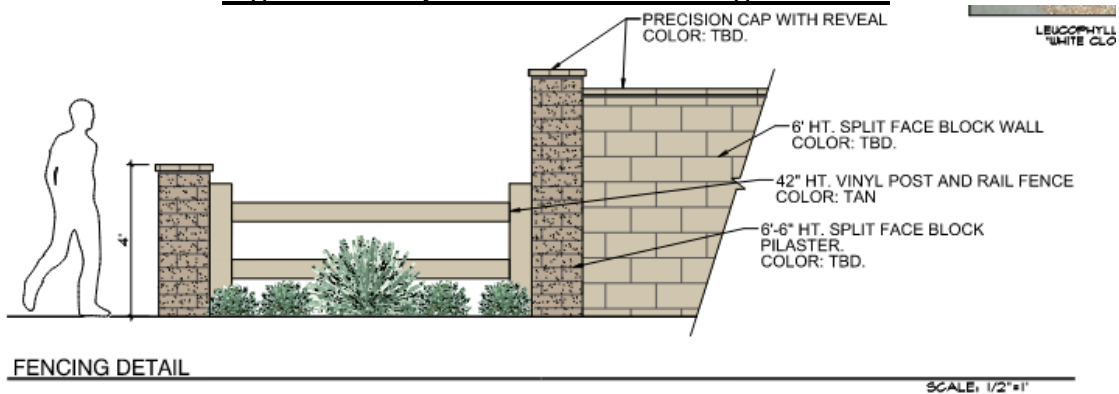
Figure 15: Proposed Frida Way Roadway section



Wall and Fence Plan

A copy of the proposed wall and fence plan is illustrated on Figure 16 below. A 6 ft high precision block wall will be constructed along the perimeter of the project and block wall is proposed between lots and along the side yard between the house and the block wall.

Figure 15: Proposed Wall and Fencing Materials



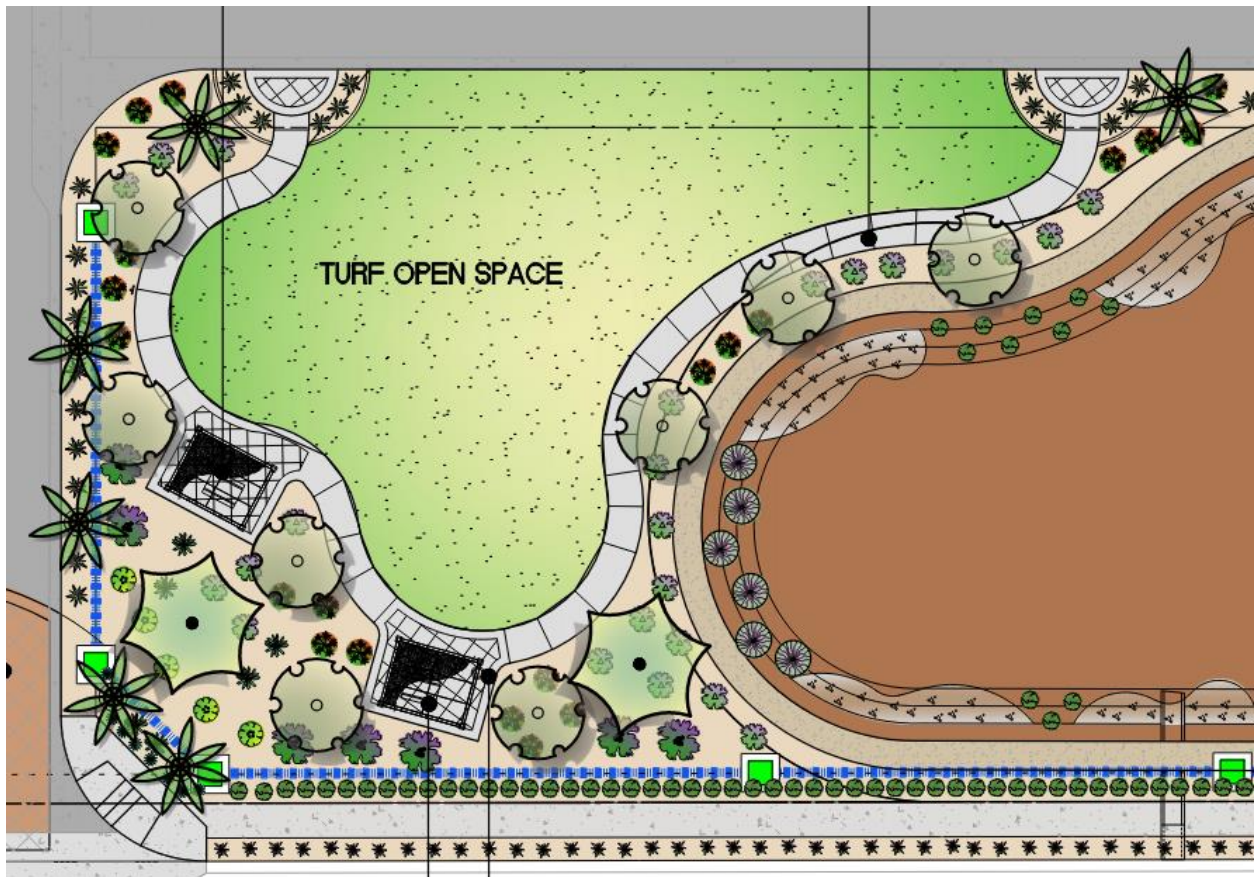
Retention Basin Landscaping

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. Staff has added a condition that the retention basin include river rock at the basin bottom and shade trees which will serve to mitigate the wash out of DG during storm events. Narrow retention basins are also proposed along side parkways within the neighborhood.

Mini Park Areas

The Project is proposing an approximate 0.29 acre community park. The park will include passive uses which include two 15' x 12' 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 two large landscape lots, Lot H (.15 acres) and Lot I (.13 acres) that help serve as an attractive buffer from the proposed homes to Van Buren Street.

Figure 14: Proposed .29-acre Park Improvements



Typical Front Yard Landscaping and Plant Palette

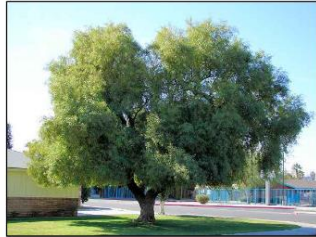
A landscape plan has not been submitted for front yard typical landscaping but will be required to be submitted as a final landscape plan to include water efficient landscaping with at least one front yard tree in the parkway to accommodate a shaded street environment.

Figure 15: Landscaping Tree and Plant Palette

TREES



PHOENIX DACTYLIFERA
"DATE PALM"



RHUS LANCEA
"AFRICAN SUMAC"



ACACIA ANEURA
"TULGA"



PARKINSONIA X
"DESERT MUSEUM"

DESERT ACCENTS



AGAVE PARRYI VAR. TRUNCATA
"ARTICHOKE AGAVE"



HESPERALOE PARVIFLORA
"DESERT FLAMENCO"



AGAVE MEDIOFICTA
"MEDIOFICTA AGAVE"



AGAVE AMERICANA
"CENTURY PLANT"

SHRUBS



LEUCOPHYLLUM FRUTESCENS
"WHITE CLOUD"



RUSSELLIA EQUISETIFORMIS
"CORAL BELLS"



LEUCOPHYLLUM LANGMANIAE
"LYNN'S LEGACY"



TECOMA STANS
"YELLOW BELLS"



LEUCOPHYLLUM FRUTESCENS
"GREEN CLOUD"

GROUNDCOVER & GRASSES



CARISSA
"GREEN CARPET"



MUHLENBERGIA CAPILLARIS
"REGAL MIST"

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. Sidewalks of six to eight feet wide should be provided on at least one side of the private streets. Soundwalls 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 111 single family homes and 81 ADUs, 192 total residential units, 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 proposed development would also increase the number of homes by 114 units more than the residential tract map approved in 2005. 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 (R-C), which implements the Regional Retail District land use designation of the General Plan. The R-C zone permits detached single family detached subdivisions with a minimum density of 10 dwelling units per acre on lots with a on minimum lot size of 4,000 square feet with a minimum interior lot width of 40 feet and minimum lot depth of 75 feet. The minimum width of corner lots is 45 feet. The minimum front yard requirement is 15 feet and the minimum side yard requirement for interior and corner lots is 10% of the lot width, but not less than 5 feet. Side yards setbacks of 5 feet and rear yard setbacks of 20 feet are required.

The Encanto Project meets all the requirements of the R-C zone, except that the applicant requests the ability to utilize 15-foot rear yard setbacks for primary homes and 4-foot rear setbacks for ADUs. State ADU law already allows ADUs to utilize side and rear setbacks of 4 feet. Of the 68 Plan 1 homes, 30 lots have a setback of less than 20 feet which is why the Applicant is using the Planned Unit Development provisions (Section 17.38) of the Municipal Code that allows for a 15-foot rear yard setback. The project is consistent with Section 17.19 of the Municipal Code, Supplemental Standards for Single-Family Residential recently adopted by the City Council.

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: 15 feet Side Yard: 4 feet Rear Yard: 15 feet Primary Homes, 4 feet ADUs	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

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 and is attached in Attachment No 1, Exhibit A.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-10 recommending that the City Council approve TTM No. 38429, CZ No. 24-01, CUP No. 376 and AR No. 22-11 and adopt a mitigated negative declaration for EA No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2024-10 recommending that the City Council approve TTM No. 38429, CZ No. 24-01, CUP No. 376 and AR No. 22-11 and adopt a mitigated negative declaration for EA No. 22-04 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2024-10.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission approve Alternative #1. Staff seeks Planning Commission direction if the Commission desires to restrict Short Term Vacation Rental (STR) licenses in this community similar to Sevilla II until the City has adopted a new STR ordinance. The language of the STR condition of approval for Sevilla II is as follows:

“No owner shall be permitted to rent or lease such Owner’s Lot for transient or hotel purposes, or for a period of less than thirty (30) days unless permitted by the City two years after the final occupancy permit is issued for TR. 38557, CUP 372 and AR 23-13.”

Attachments:

1. Resolution No. PC2024-10 approving CZ No. 24-01, TTM No. 38429, CUP No. 376 and AR No. 22-11 and adopting a mitigated negative declaration for EA 22-04 and conditions of approval.
Exhibit A - EA 22-04 Mitigated Negative Declaration
Exhibit B - Change of Zone No. 24-01 exhibit
Exhibit C - Tentative Tract Map No. 38429 Encanto
Exhibit D - Conditions of Approval for TTM No. 38429, CUP No. 376 and AR No. 21-11
Exhibit E - Encanto Development Plan Set
Exhibit F – Planned Unit Development – Encanto Project
2. Comment Letters

3. Vicinity Map
4. Street Median Development Guidelines
5. Van Buren Street drop lane exhibit