

COACHELLA OBJECTIVE DESIGN STANDARDS

PLANNING COMMISSION

June 21, 2023 | 5:00 p.m.



CRANDALL ARAMBULA
URBAN DESIGN | ARCHITECTURE | PLANNING



This project is funded and managed by the Southern California Association of Governments (SCAG) through their Regional Early Action Planning (REAP) program with grant funding from State of California Department of Housing and Community Development (HCD)

AGENDA

1. Presentation 20 Minutes
2. Clarification Questions

OBJECTIVE DESIGN STANDARDS Attachment 3



STATE LEGISLATION

Coachella is required to accelerate housing production and reduce housing costs through:

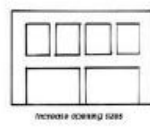
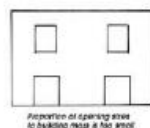
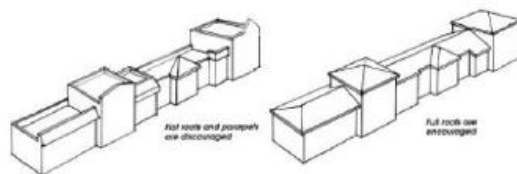
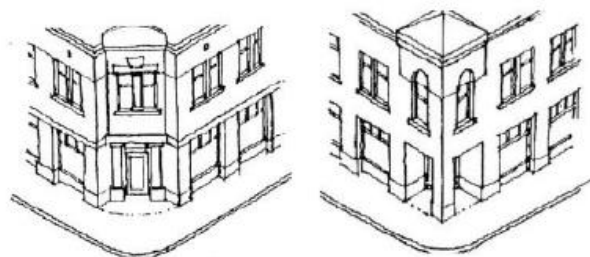
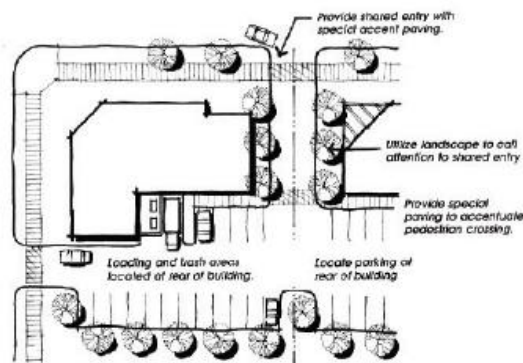
1. Certainty in adopted ODS.
2. Faster permitting

Image: Crandall Arambula

WHY DO WE NEED OBJECTIVE DESIGN STANDARDS?

Attachment 3

Adopted Pueblo Viejo Design Guidelines



NO ODS CURRENTLY EXIST

The Coachella Planning Commission currently uses the discretionary Architectural Review process to the Pueblo Viejo Design Guidelines to review multi-family housing development applications.

1. The guidelines contain ambiguous and unclear recommendations for the review of new development that can be interpreted multiple ways.
2. Subjectivity of guidelines often results in inconsistent interpretations, as well as prolonged review processes that impede the creation of new townhomes, apartments, and condominiums.

WHAT ARE OBJECTIVE DESIGN STANDARDS?

Attachment 3



ODS WILL BE PREDICTABLE

Objective development standards offer no “gray area” for interpretation.

1. Objective development standards are ‘requirements’ (e.g., ‘shall’ or ‘must’) that are measurable and verifiable, as opposed to guideline ‘recommendations’ (e.g.; ‘may’ or ‘should’) that are subjective.
2. The objectivity of standards provides predictable outcomes because projects are reviewed without interpretation by City Planning Staff, facilitating the creation of new apartments, townhomes, and condominiums.



Image: Crandall Arambula

-  40% minimum recessed or projected façade
-  Primary façade

WHERE WILL THESE STANDARDS APPLY?

Attachment 3

NEW DEVELOPMENT

The standards are applicable only to new development in the following General Plan Update 2035 Land Use designated areas:

1. Mixed use apartment development in Downtown, Urban Employment, and Neighborhood Center areas.
2. Apartment and townhome development in the Urban Neighborhood and General Neighborhood areas.
3. Objective Development Standards DO NOT apply to single-family Suburban Neighborhood areas.



City of Coachella
General Plan Update 2035

General Plan Land Use Designations

Legend



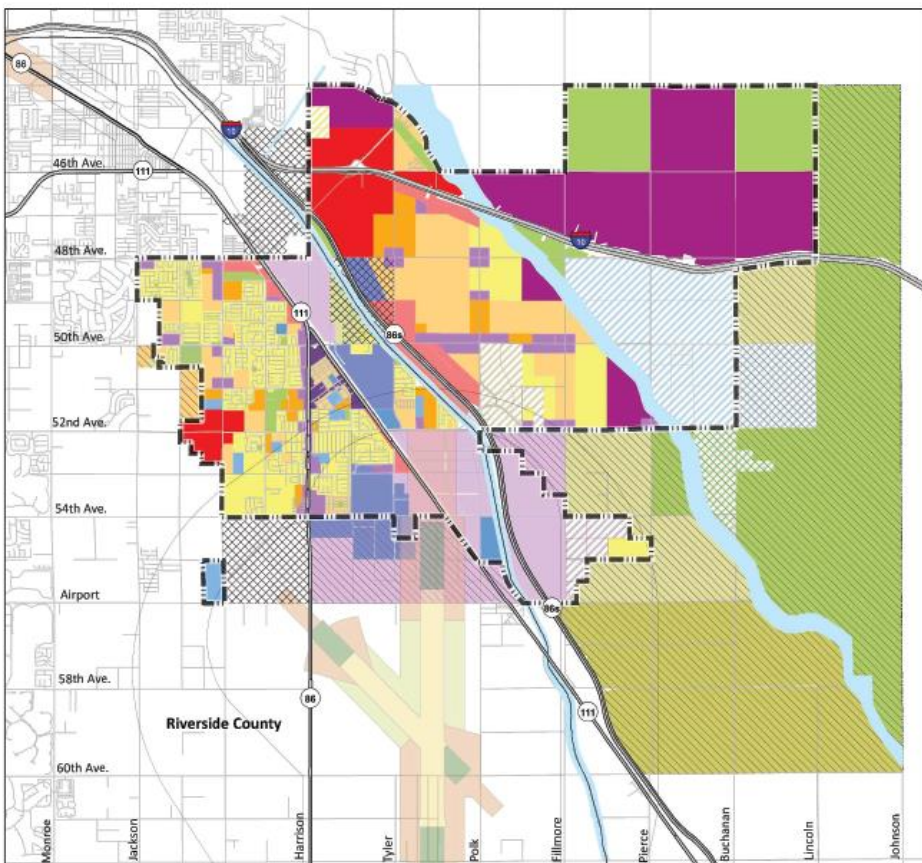
ODS Standards Apply

ODS Standards Apply




naimi+ associates

Source: City of Coachella and Riverside County
Date: January 2014



WHO WILL REVIEW THE PROJECTS?

Attachment 3

 **CITY OF COACHELLA**
STREAMLINED MINISTERIAL APPROVAL PROCESS
OBJECTIVE DESIGN STANDARDS EVALUATION FORM

MINISTERIAL REVIEW AND APPROVALS

Ministerial Action. The review of and action on the design of multifamily residential development or mixed-use development with a residential component that complies with the provisions of 17.20 Objective Design Standards is a ministerial action not subject to further discretionary review or action.

The Director has the authority to review applications for completeness and compliance with the provisions of Chapter 17.20 Objective Design Standards using this form as the primary tool for evaluation.

1. Ministerial design review shall be administered through the Site Plan requirements as outlined in Chapter 17.62 (Site Plans), or as modified by Chapter 17.72 (Architectural Review); and shall not require public notice, public hearing or be subject to any required findings for approval.
2. Ministerial design review approval by the Director shall determine that the proposed application and plans comply with all requirements. All applicant seeking ministerial action shall complete the Objective Design Standards Form and provide all the supporting narrative text, tables and graphic to demonstrate:
 - a. Compliance with all applicable design standards of Chapter 17.20.
 - b. Compliance with all applicable development standards of Title 17 (Zoning) without requiring a Minor Deviation or Variance.

If the Director is unable to make the above determination, review of the project design shall be subject to all application types, reviews and procedures as outlined in Chapter 18.63 (Site and Architectural Review).

APPLICANT INFORMATION

Please provide the applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name: _____
Company/Firm: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ Email: _____

Property Owner of Record Consent. Yes

Applicant's Name: _____
Company/Firm: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ Email: _____

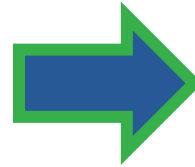
PROJECT INFORMATION

Project Location
Street Address: _____
City: _____ State: _____ ZIP Code: _____

Legal Description
Lot: _____
Block: _____
Tract: _____
Parcel Number(s): _____

Designations
General Plan: _____
Zoning District: _____

Please contact the Development Services Department for more information.
Development Services Director Gabriel Perez at (760) 398-3502
gperez@coachella.org



CITY STAFF REVIEW

Development review will be 'ministerial', provided exclusively by City Staff.

- **NO review by the Planning Commission or City Council**
- **Discretionary. Applicants can opt out and use existing Architectural Review process.**

Requires a submittal of:

- **Senate Bill (SB) 330 Application.**
- **SB 35 Affordable Housing Eligibility Application. Is optional.**

WHAT ARE THE BENEFITS OF ODS CITY STAFF REVIEW?

Attachment 3



Image: Crandall Arambula

FOR DEVELOPERS:

Development Application review will be streamlined.

- **90 Days:** Approval for projects 150 units or less.
- **180 Days:** Approval for projects more than 150 units.
- **CEQA:** SB 35 eligible projects are exempt from lengthy environmental review processes.

WHAT ARE THE BENEFITS OF ODS CITY STAFF REVIEW?

Attachment 3



FOR CITY RESIDENTS:

Increased supply of high-quality development

- Building design based on community values.
- Sidewalk and plaza amenities constructed and maintained by developers.
- Additional shopping opportunities at businesses in mixed use projects.

Image: Crandall Arambula

OBJECTIVE DESIGN STANDARDS

Attachment 3

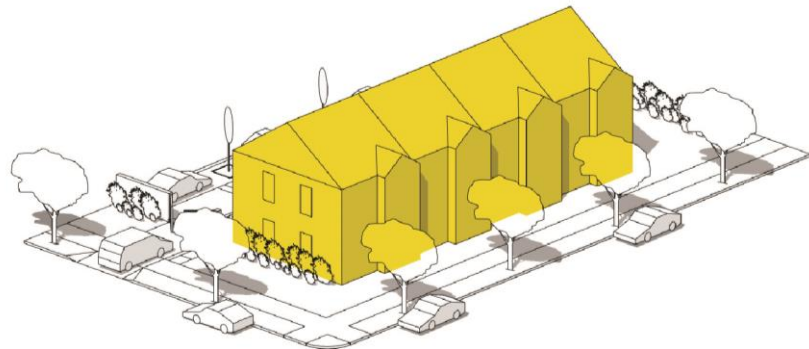
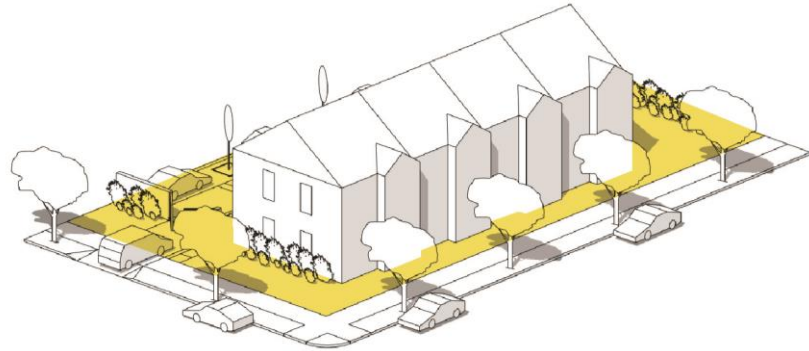
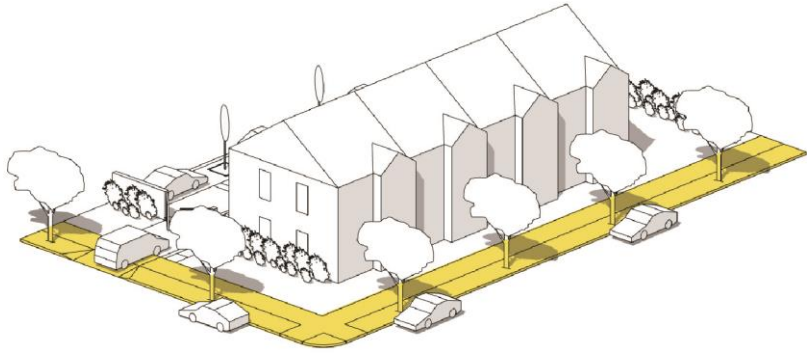


Image: Crandall Arambula

CONTENT

HOW WILL THE ODS STANDARDS BE STRUCTURED?

Attachment 3

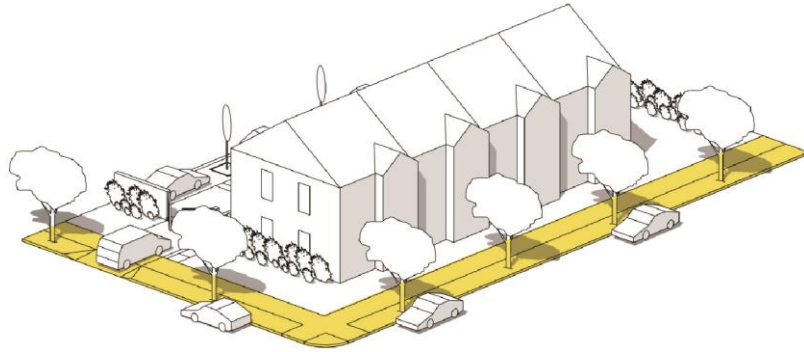


THE ODS WILL REGULATE:

- Public Realm Improvements
- Site Design
- Building Design

HOW WILL THE ODS STANDARDS BE STRUCTURED?

Attachment 3



THE ODS WILL REGULATE:

- PUBLIC REALM IMPROVEMENTS

HOW WILL THE ODS BE STRUCTURED?

Attachment 3

Streetscape
improvements
example

'PUBLIC REALM' IMPROVEMENTS

(Perimeter streetscape standards)

- Widened sidewalks
- Canopy street trees
- Shrubs and ground cover
- Ornamental lighting
- Benches and bike racks

Image: Crandall-Arambula

PUBLIC REALM STANDARDS

Attachment 3

BUSY STREETS

Safe walking and rolling access for people walking is lacking on many busy streets.



Multi-family
development site

51502 Cesar Chavez St

Standards will be provided to address
pedestrian safety and comfort

BUSY STREETS STANDARDS

Standards apply to streets generally that are wider and have higher traffic volumes.





BUSY STREETS STANDARDS

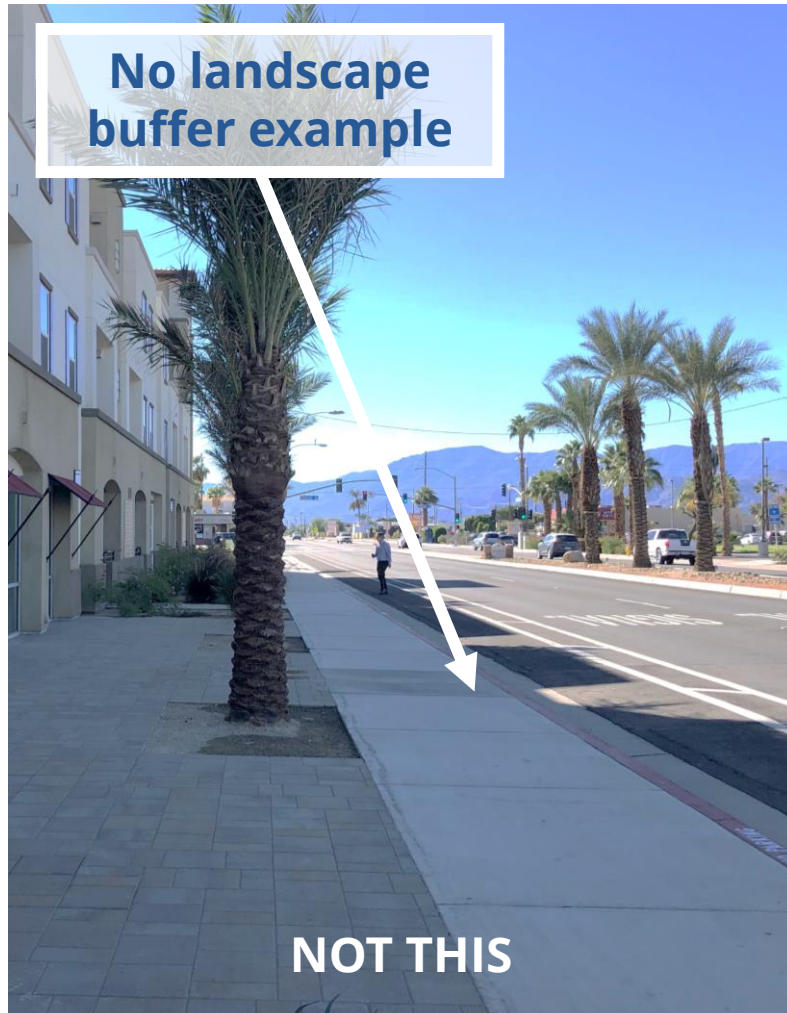
Multi-family buildings on sites that front the following street classifications* shall comply with these standards:

- **Major Arterial**
- **Primary Arterial**
- **Collector Streets**

(*Coachella General Plan designation)

BUSY STREETS

The intent of standards is to foster safe and comfortable pedestrian access by providing a more robust landscaped buffer between the roadway and the sidewalk.

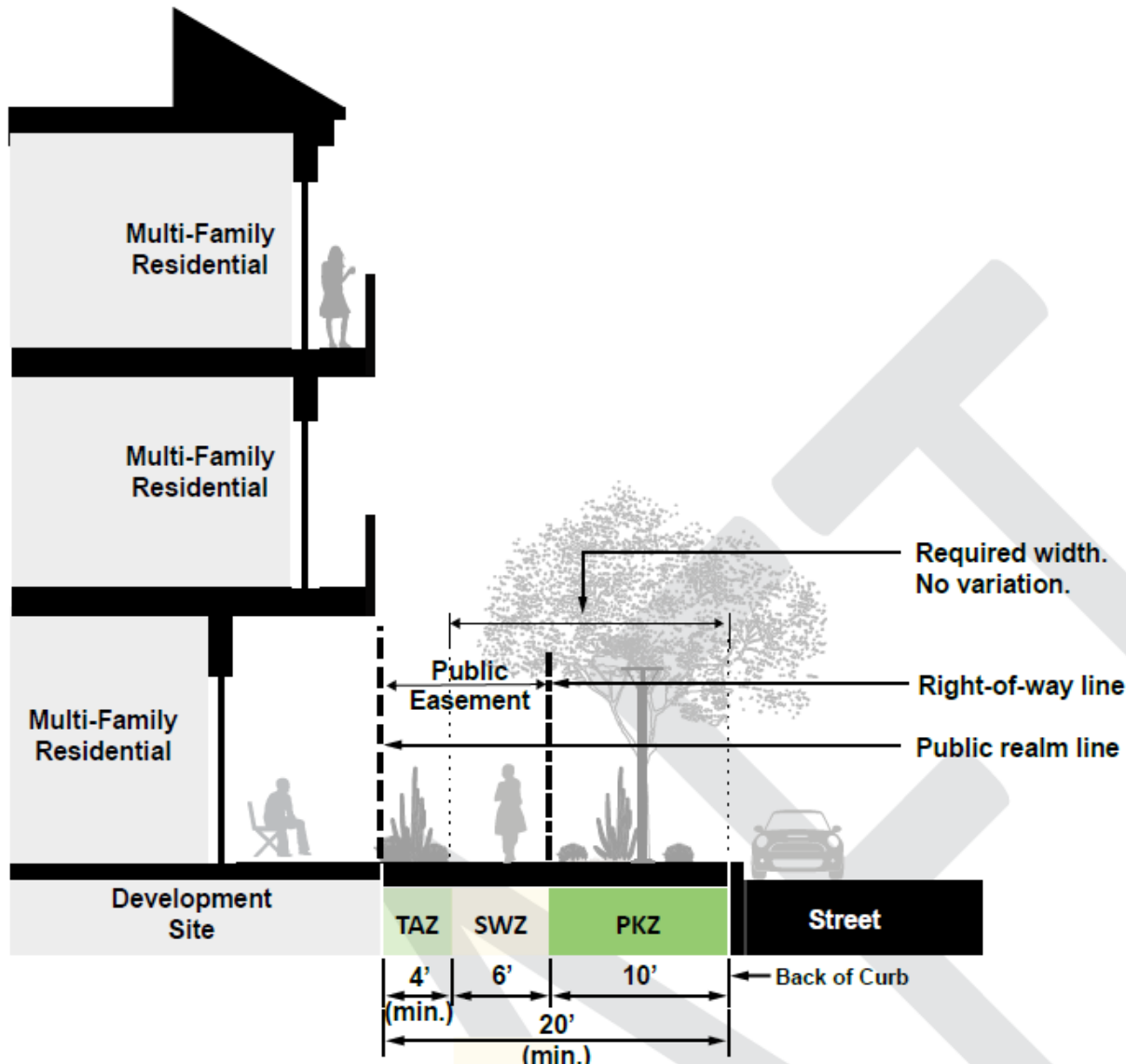


BUSY STREETS

Three distinct and contiguous sidewalk zones comprise the 20' wide public realm.

- Parkway Zone (PKZ)
- Sidewalk Zone (SWZ)
- Transition Area Zone (TAZ)

A public easement will be required.



QUIET STREETS STANDARDS

These streets generally are narrower and have lower traffic volumes.



QUIET STREETS STANDARDS

Multi-family buildings on sites that front the following street classifications* shall comply with these standards:

- **Collector**
- **Suburban Residential**
- **Urban Residential**
- **Cul-de-sac**

(*Coachella General Plan designation)



QUIET STREETS

The intent of standards is to foster a safe, direct, and comfortable pedestrian access to first floor residential entries, internal driveways, common spaces, and paseos and encourage first floor street-oriented residential activity and visibility.

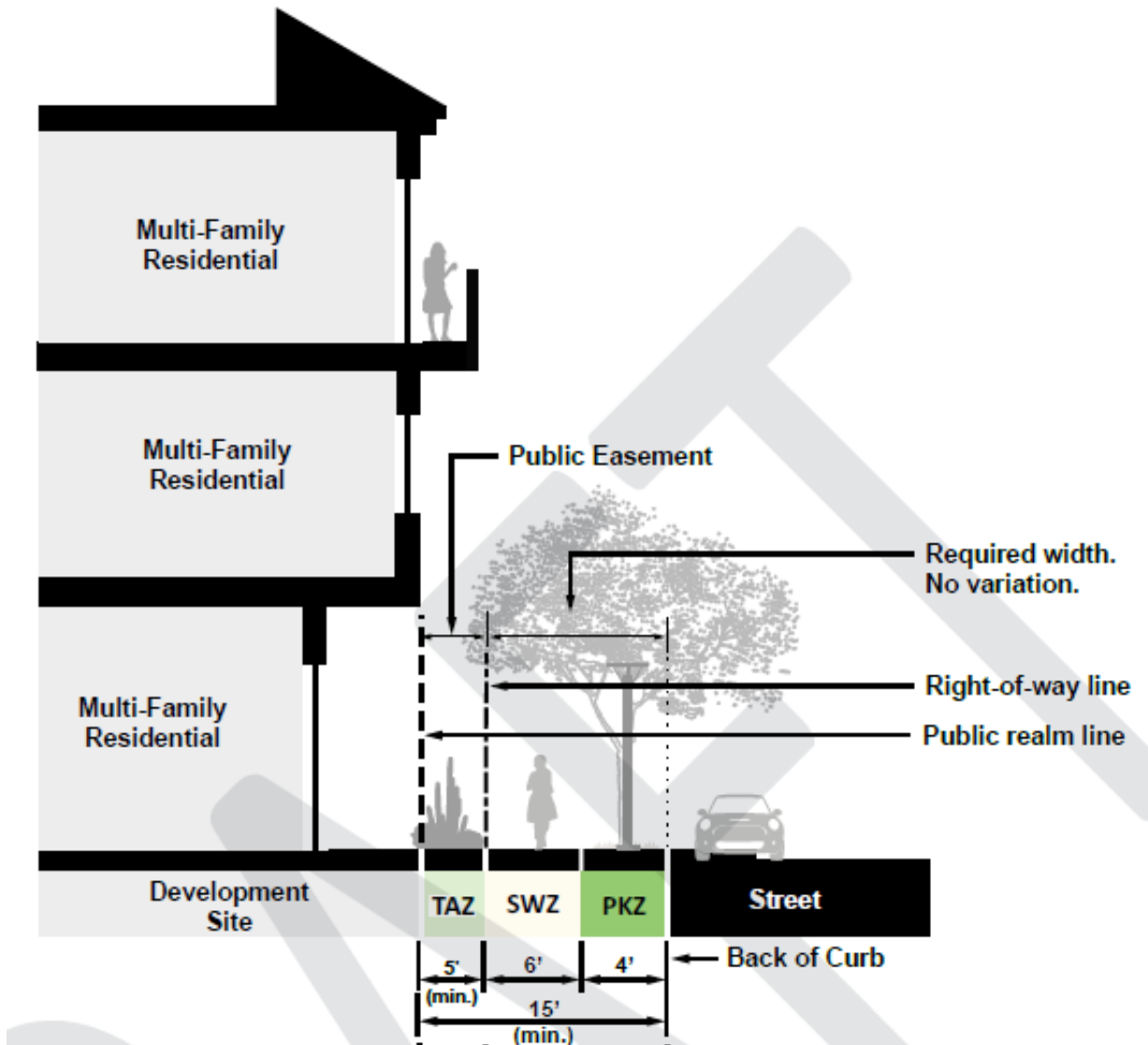


QUIET STREETS

Three distinct and contiguous sidewalk zones comprise the 15' wide public realm.

- Parkway Zone (PKZ)
- Sidewalk Zone (SWZ)
- Transition Area Zone (TAZ)

A public easement will be required.



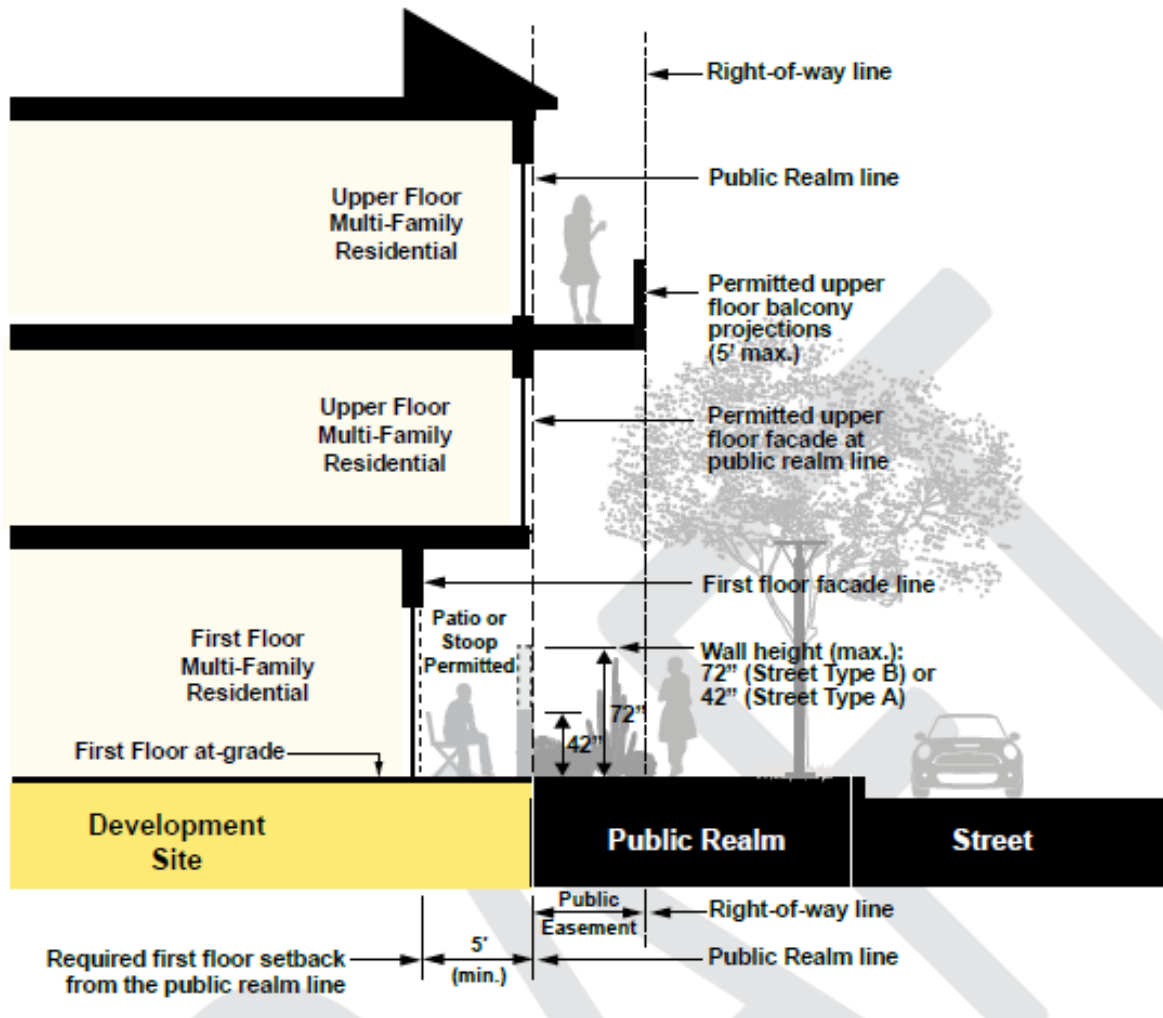
HOW WILL THE ODS STANDARDS BE STRUCTURED?

Attachment 3



PUBLIC REALM TRANSITION (privacy and livability standards)

- Address potential first floor residential or commercial building conditions
- Establish requirements for any required building setback.



AT-GRADE STANDARDS FIRST FLOOR RESIDENTIAL USE

The intent of the standards is to provide adequate privacy separation between the first floor unit interior living space and the public realm providing a setback.

PUBLIC REALM TRANSITION

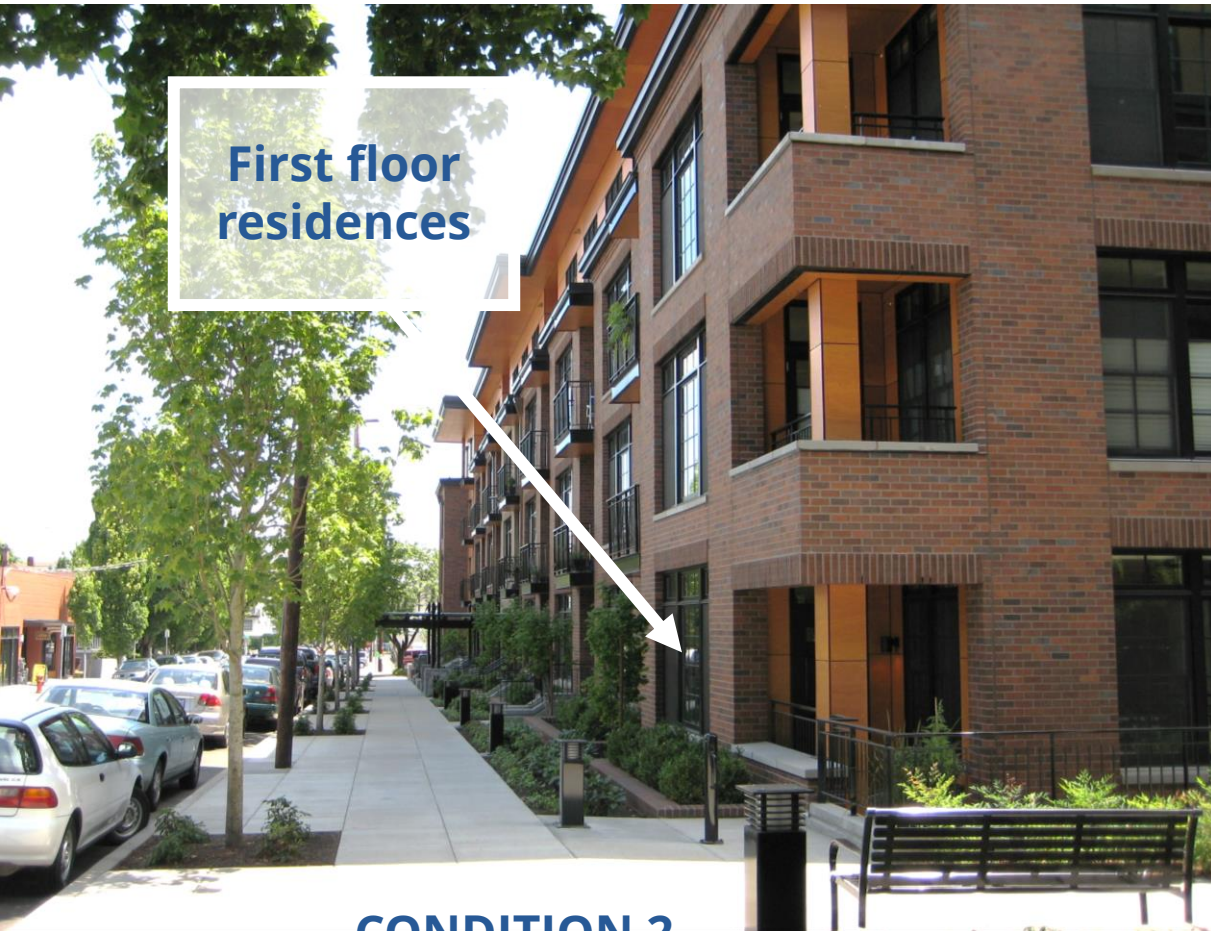
Attachment 3

Standards are intended ensure privacy and provide usable outdoor space.



Standards will establish conditions for at-grade residential uses.

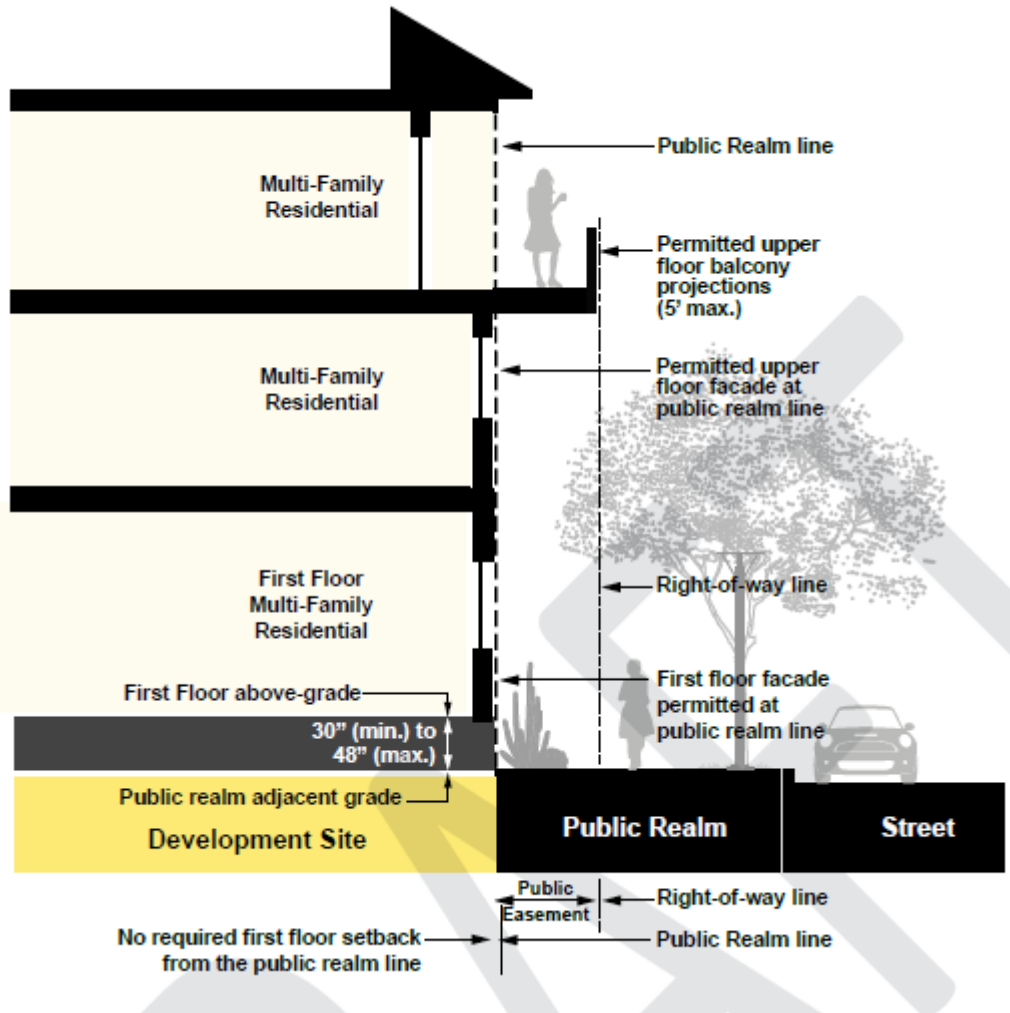
Standards will be created to provide privacy for first floor residents



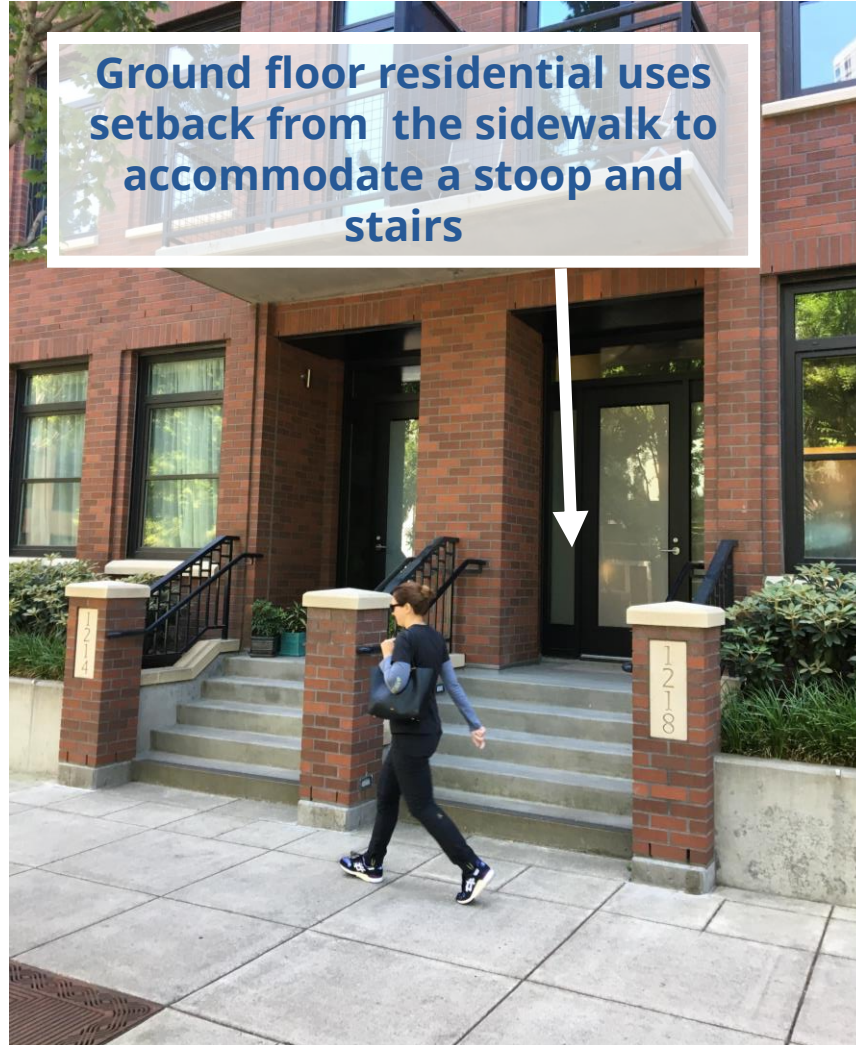
Standards will establish standards for at-grade conditions

ABOVE-GRADE FIRST FLOOR RESIDENTIAL USE.

Provide a privacy grade separation between the first floor units and the public realm when the building is not setback.



Standards will be created to provide privacy for first floor residents

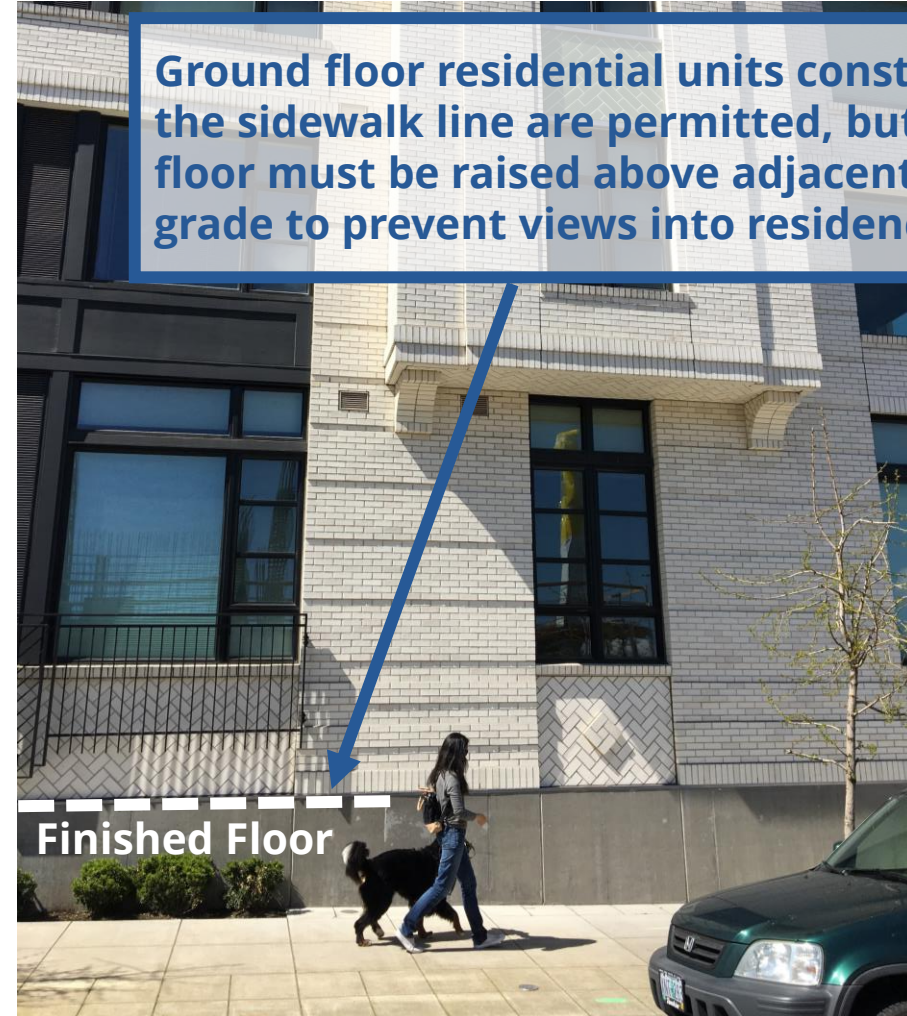


Standards will establish standards for above-grade conditions

PUBLIC REALM TRANSITION

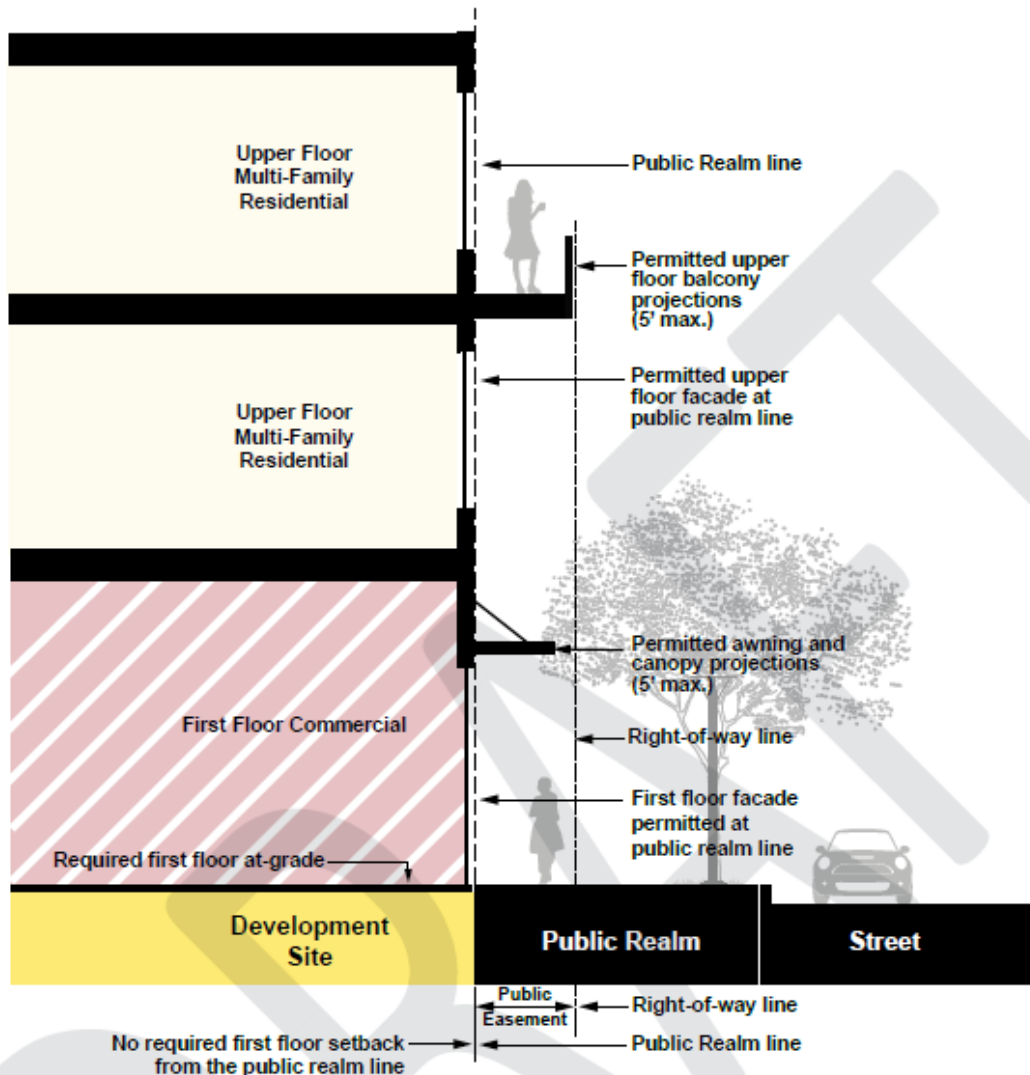
Attachment 3

Standards are intended to provide privacy for first floor residents



Ground floor residential units constructed to the sidewalk line are permitted, but finished floor must be raised above adjacent sidewalk grade to prevent views into residences

Standards will establish standards for above-grade conditions



AT-GRADE FIRST FLOOR COMMERCIAL USE

Permit direct first floor access between first floor commercial and sidewalk when the building is not setback.


PUBLIC REALM TRANSITION

Attachment 3

Standards will be created to foster day and evening activity.

A photograph of an outdoor dining area at a restaurant. Several tables with white tablecloths are set up on a brick-paved sidewalk. People are seated at the tables, and there are large planters with greenery in the foreground. A blue callout box with a white background and a blue border is positioned above the tables, with a blue arrow pointing to the sidewalk area.

Ground floor commercial shall be permitted to be the sidewalk.

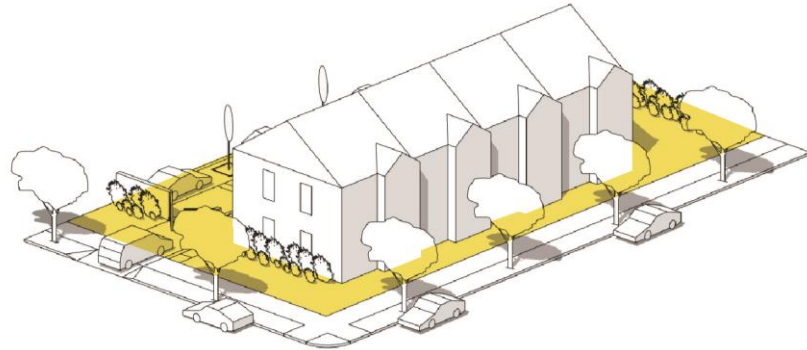
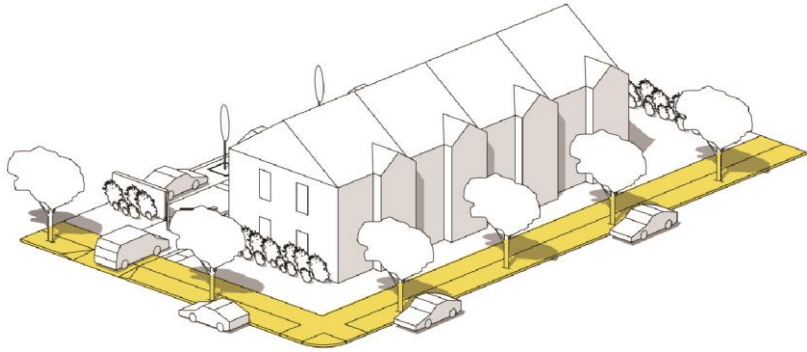
A photograph of a sidewalk scene. In the foreground, there is a black chalkboard sign on a wooden stand. The sign reads: "-UCHU- SUSHI and FRIED CHICKEN HAPPY HOUR 2-6 p 9-close". In the background, there are people walking on the sidewalk, a street lamp, and buildings. A blue callout box with a white background and a blue border is positioned above the sidewalk, with a blue arrow pointing to the sidewalk area.

Setbacks will be permitted for public or private outdoor seating and landscaping.

Standards will establish standards for at-grade conditions

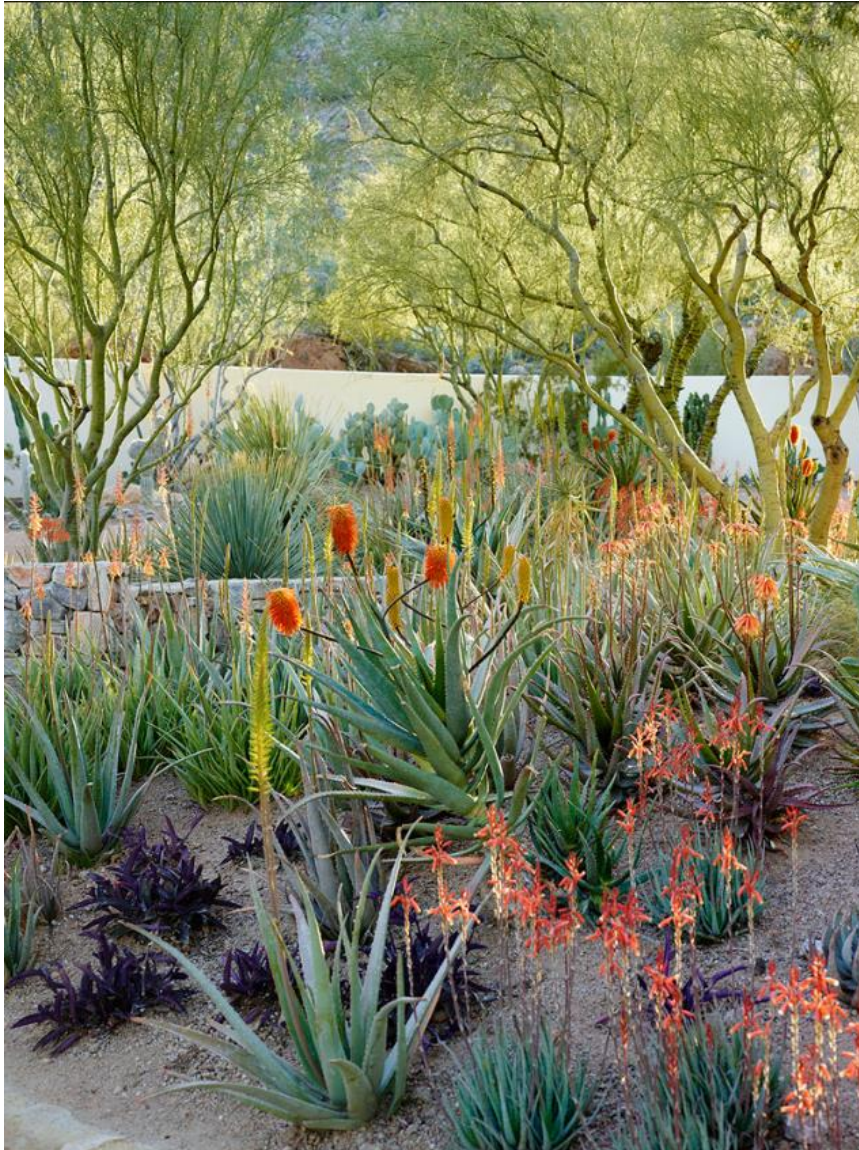
HOW WILL THE ODS STANDARDS BE STRUCTURED?

Attachment 3



THE ODS WILL REGULATE:

- Public Realm Improvements
- SITE DESIGN



LANDSCAPING

- **Unify multiple buildings**
- **Enhance the enjoyment and beauty of public and private spaces**
- **Provide visual screening**
- **Providing shade from the sun and shelter from the wind.**



OUTDOOR LIGHTING

- Ensure nighttime safety
- Animate gathering areas
- No lighting shall create any unnecessary nuisance

UTILITIES

- Do not detract from the visual quality of a public realm or building facades.
- Underground where feasible
- Screened





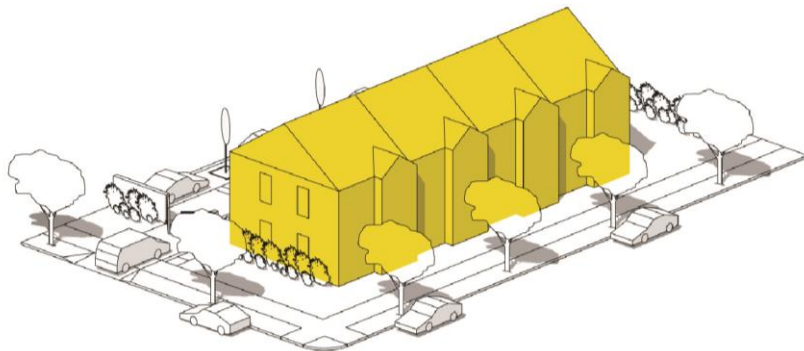
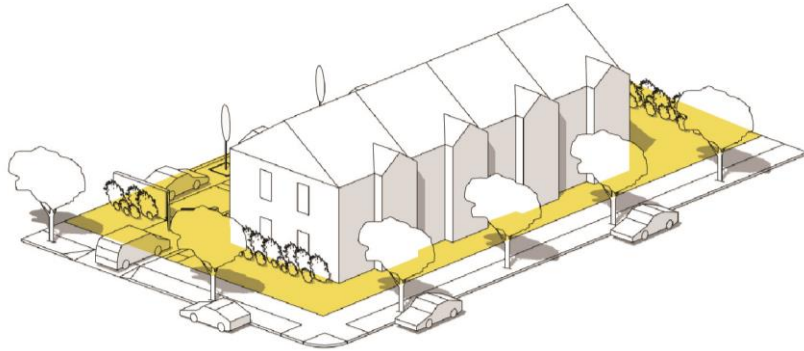
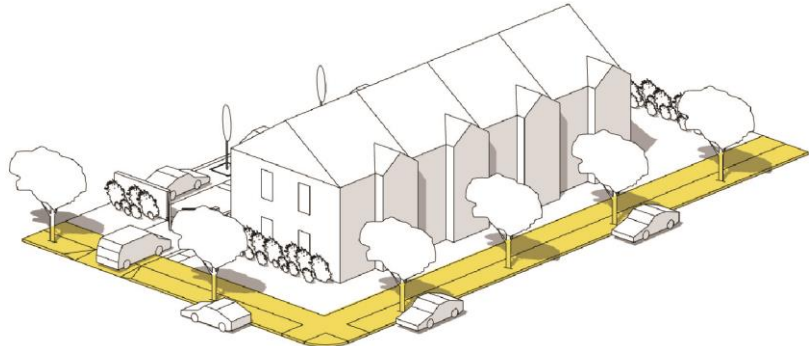
WALLS, FENCES, AND GATES

- Parking lots
- Adjacent development
- First floor residential unit privacy patio walls
- Common areas



HOW WILL THE ODS STANDARDS BE STRUCTURED?

Attachment 3



THE ODS WILL REGULATE:

- Public Realm Improvements
- Site Design
- **BUILDING DESIGN**

OPTION 1 AND OPTION 2



OPTION 3



BUILDING MODULATION:

INTENT:

- Optional architectural approaches.
- Reduce the building's scale—the perceived size and presence in relation to its existing or planned setting
- Building massing—the overall volume of the structure. Building should be perceived as multiple structures.

BUILDING MODULATION:

OPTION 1

The standard shall be applied where:

- Minimum density— 20 dwelling units per acre.
- General Neighborhood, Urban Neighborhood, and Urban Employment zones.



Stepped facades



OPTION 1:




VERTICAL MODULATION

- Requires asymmetrically arranged, irregularly stepped variations in building facade height and width.
- Includes standards for three or four floor buildings

VERTICAL MODULATION

- **Variation**—include a minimum of 3 façade heights
- **Arrangement**— no single facade height shall comprise more than 75 percent of the total building façade.



-  Height 1: 75 percent (maximum) of total building façade area
-  Height 2: 10 percent (minimum) of total building façade area greater or lesser facade height
-  Height 3: 5 percent (minimum) of total building façade area greater or lesser facade height



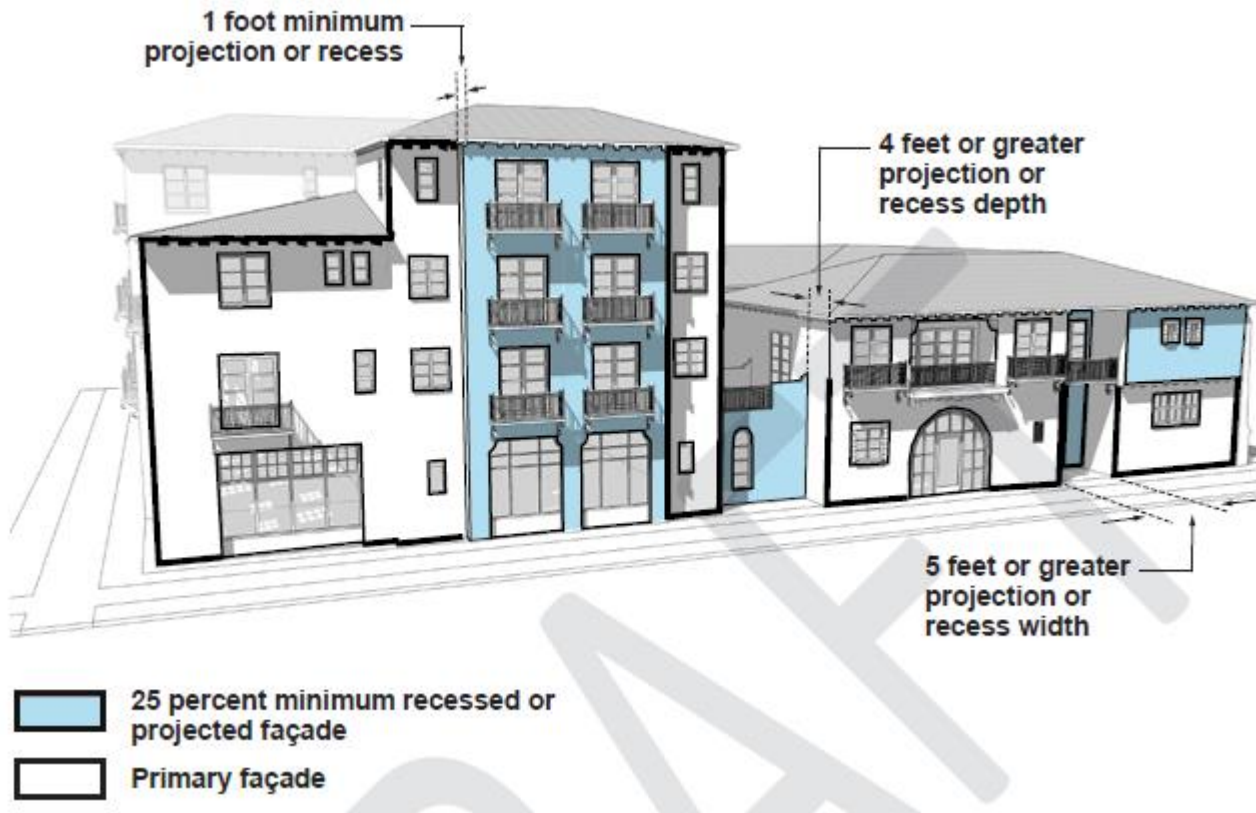
OPTION 1:

HORIZONTAL MODULATION

- Achieved by providing a combination and variation in location, width, and depth of façade recesses and projections.
- Applies to buildings are greater than 2 stories in height.

HORIZONTAL MODULATION

- **Arrangement**— A minimum of 25% of the total façade area shall be modulated
- **Width**— modulation shall be a minimum of 10 feet in width. No more than 4 facade projections or recesses shall be of equal width.
- **Depth**— recesses and projections shall be 4 foot or greater in depth. A minimum of 10% modulated facade area shall 10 feet or greater in depth.



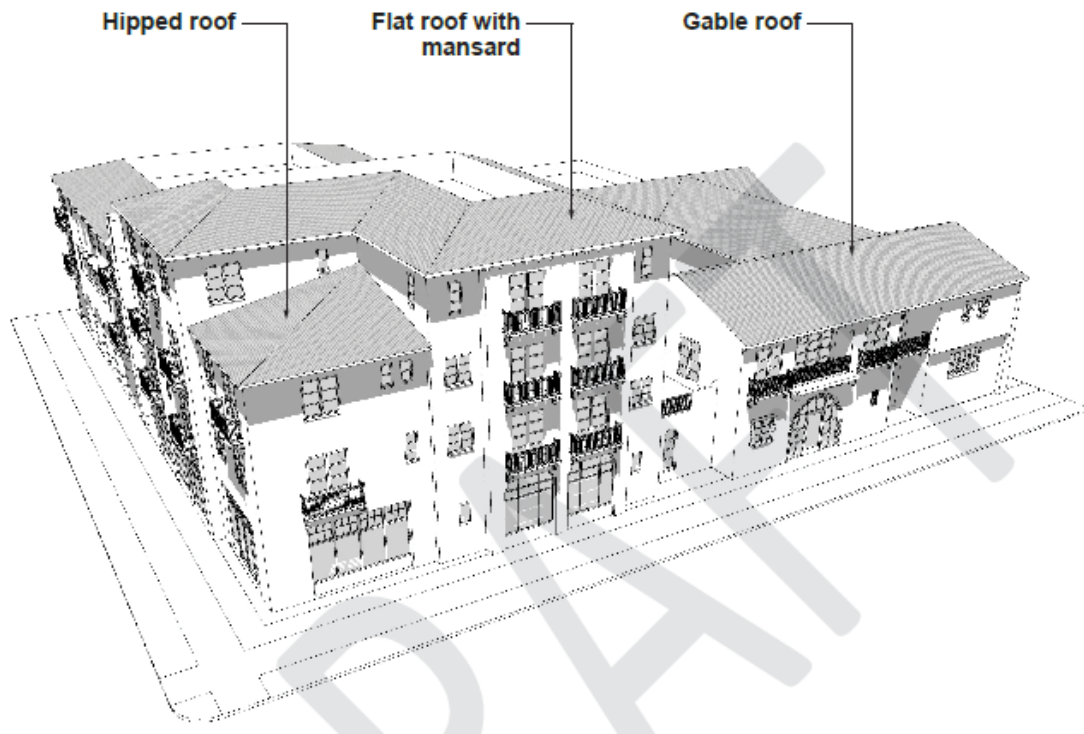
Varied sloped and flat roof forms



ROOF FORM & MATERIALS

- Roof volume and massing shall contribute to and complement facade horizontal and vertical modulation. All buildings shall create a varied building silhouette by providing a variety of primary and secondary roof forms that are comprised of different widths, heights, and sizes.

ROOF FORM & MATERIALS



- **Required sloped roof forms—** hipped or gabled roofs shall be required for a minimum of 60 percent of all roof area.
- **Permitted flat roof forms—** Parapet and mansard-screened flat roofs are permitted. Flat roofs with mansards or parapet wall enclosures shall not comprise more than 40 percent of total roof area.

BUILDING MODULATION:

OPTION 2

The standard shall be applied where:

- Maximum density— 20 dwelling units per acre.
- **General Neighborhood, Downtown Transition , and Urban Employment zones.**

Two floor buildings



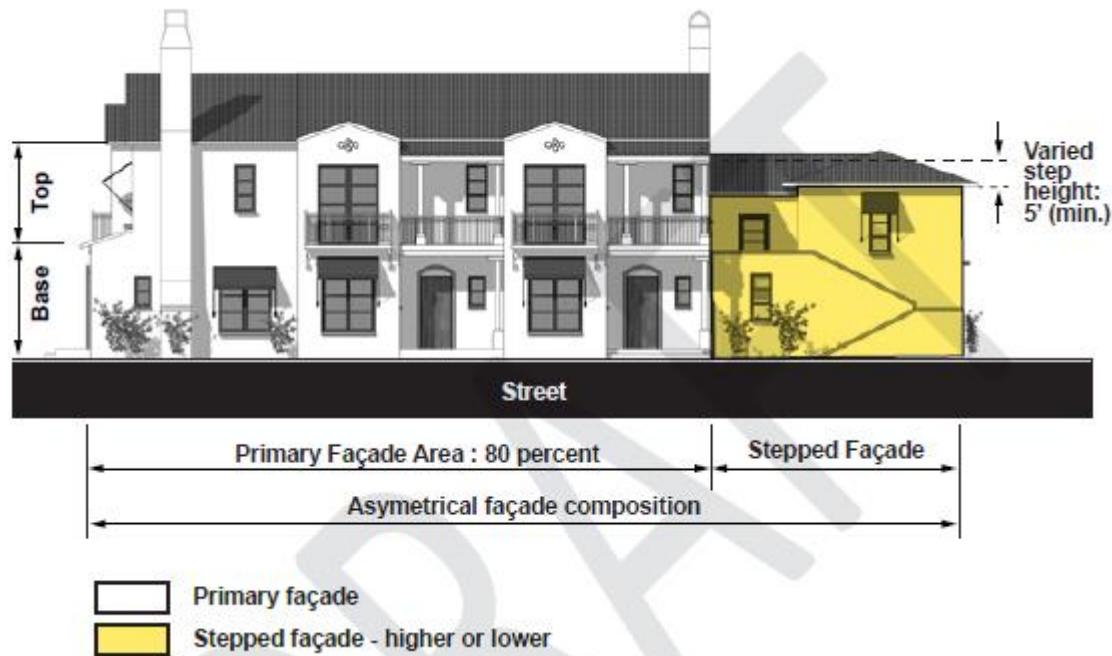
OPTION 2:

VERTICAL MODULATION

- Requires asymmetrically arranged, irregularly stepped variations in building facade height and width.
- Standards apply to two floor buildings



VERTICAL MODULATION



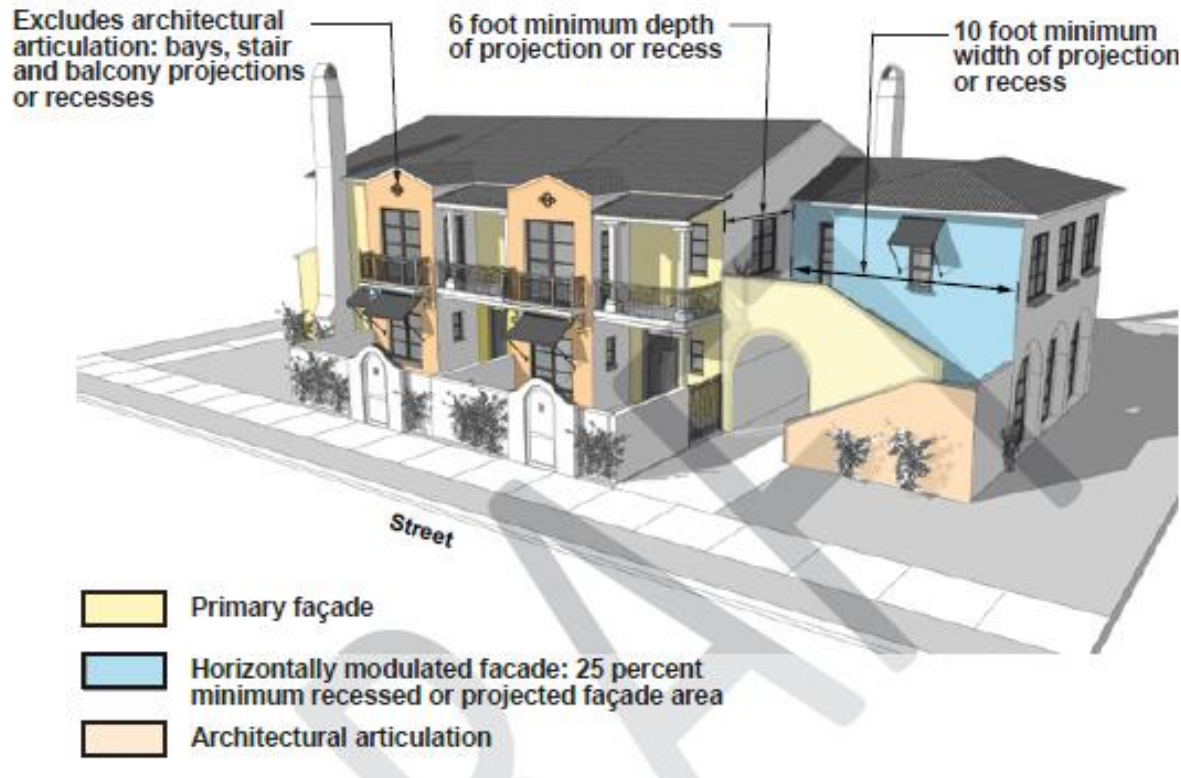
- Variation—maximum of 80 percent of the total primary facade area shall be of a uniform height. stepped facade height shall be a minimum of 5 feet higher or lower than the primary facade height.
- Vertical differentiation— buildings 2 floors or greater are not required to provide facade differentiation between lower (base) and upper (top) floors

HORIZONTAL MODULATION

- **Variation**—include a minimum of 3 façade Arrangement— a minimum of 25 percent of a the total façade area shall be recessed or projected from the primary façade.
- **Width**— recesses or projections shall be a minimum of 10 feet in width.
- **Depth**— recesses and projections shall be 6 feet or greater in depth



HORIZONTAL MODULATION



- **Variation**—include a minimum of 3 façade Arrangement— a minimum of 25 percent of the total façade area shall be recessed or projected from the primary façade.
- **Width**— recesses or projections shall be a minimum of 10 feet in width.
- **Depth**— recesses and projections shall be 6 feet or greater in depth



ROOF FORM & MATERIALS

- **Roof volume and massing shall contribute to and complement facade horizontal and vertical modulation.**
- **All buildings shall create a varied building silhouette by providing a variety of primary and secondary roof forms that are comprised of different widths, heights, and sizes.**



BUILDING MODULATION:

OPTION 3

The standards are intended to result in simple horizontally emphasized, streamline building form, volume, and massing.

The standard shall be applied where:

- All zones where multifamily use is permitted
- No minimum or maximum density requirements

OPTION 3:

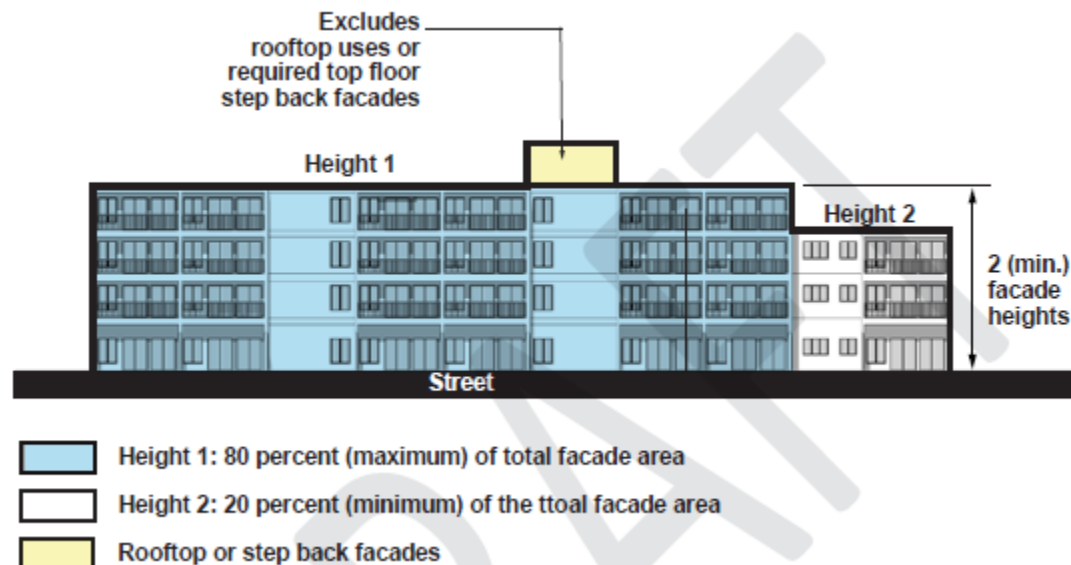
VERTICAL MODULATION

- **Buildings two floors or less — variation in façade height is not required in height.**
- **Buildings three floors or more — three variation facade heights shall be permitted for all building facades.**



VERTICAL MODULATION

- Arrangement— the primary facade shall not comprise more than 80 percent of the total facade area.
- Excludes—stair and elevator penthouse structure or rooftop common area structures.





Recesses or projections



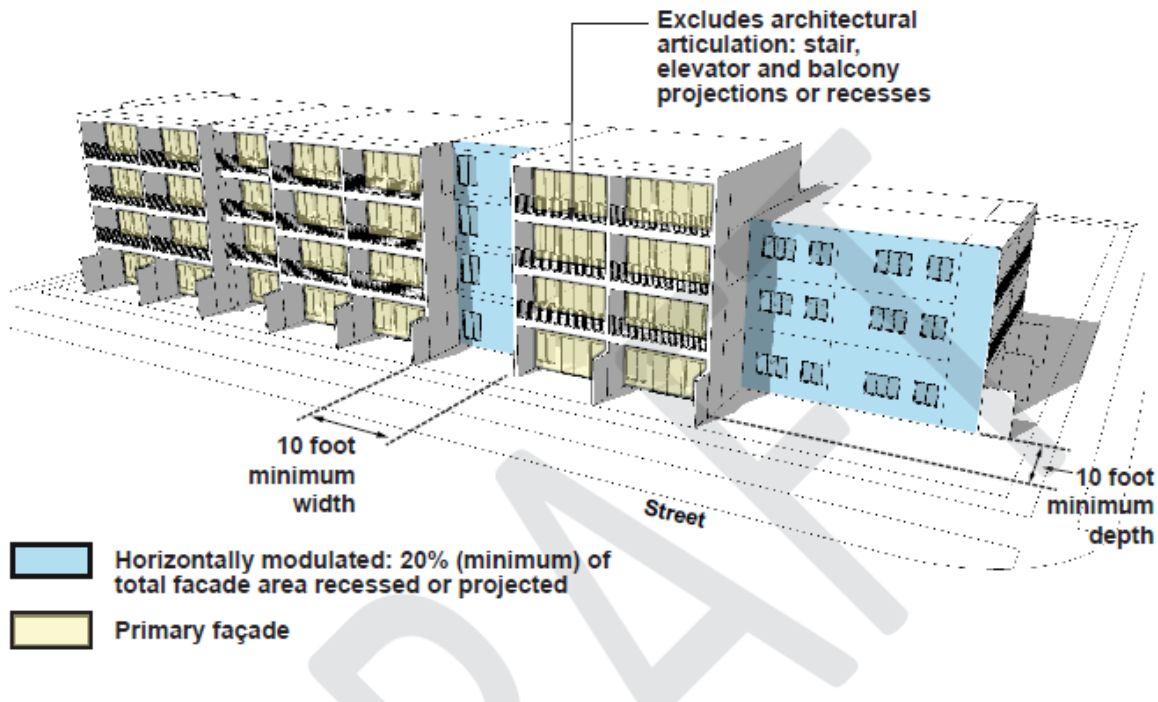
HORIZONTAL MODULATION

Building horizontal façade modulation shall be achieved by providing facade recesses and/or projections that include uniform and consistent modulation in :

- Location
- Width
- Depth

HORIZONTAL MODULATION

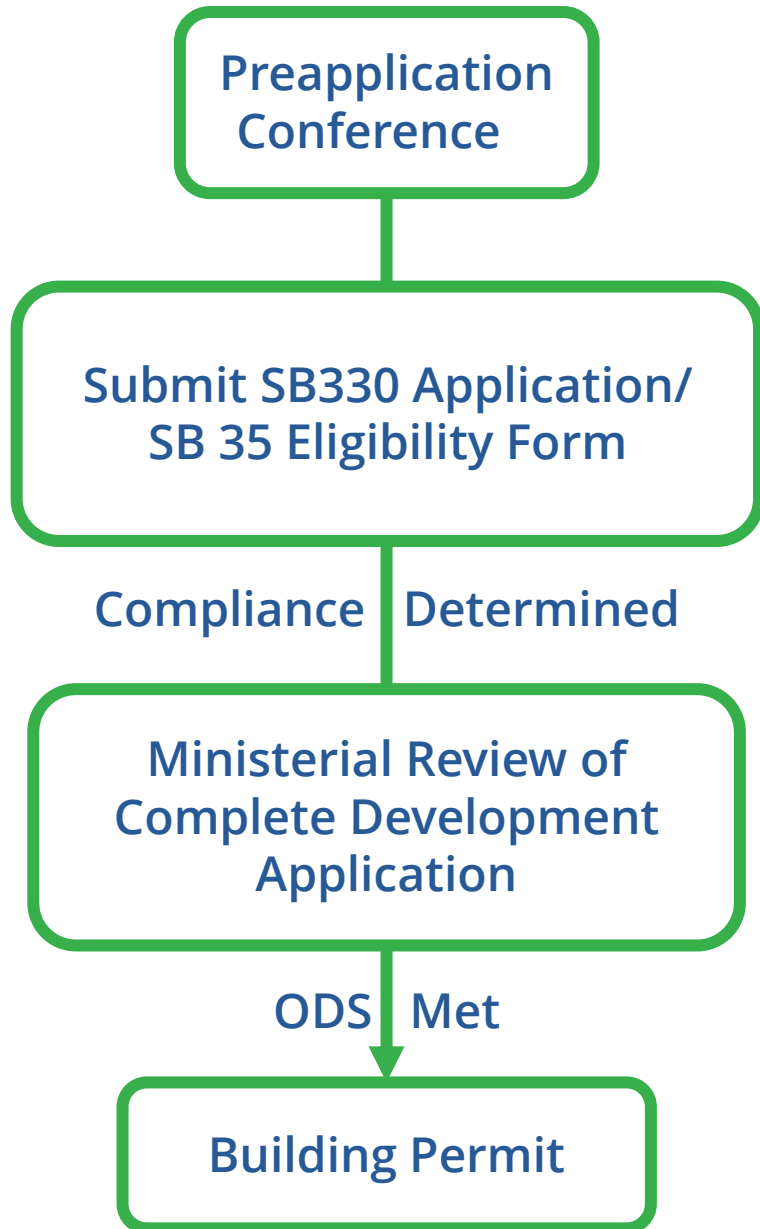
- **Variation**— a minimum of 20 percent of the total facade area of buildings shall be recessed or projected.
- **Width**— recesses or projections shall be a minimum of 10 feet in width.
- **Depth**— recesses and projections shall be a minimum of 10 feet and a maximum of 30 feet.



APPROVAL PROCESSES



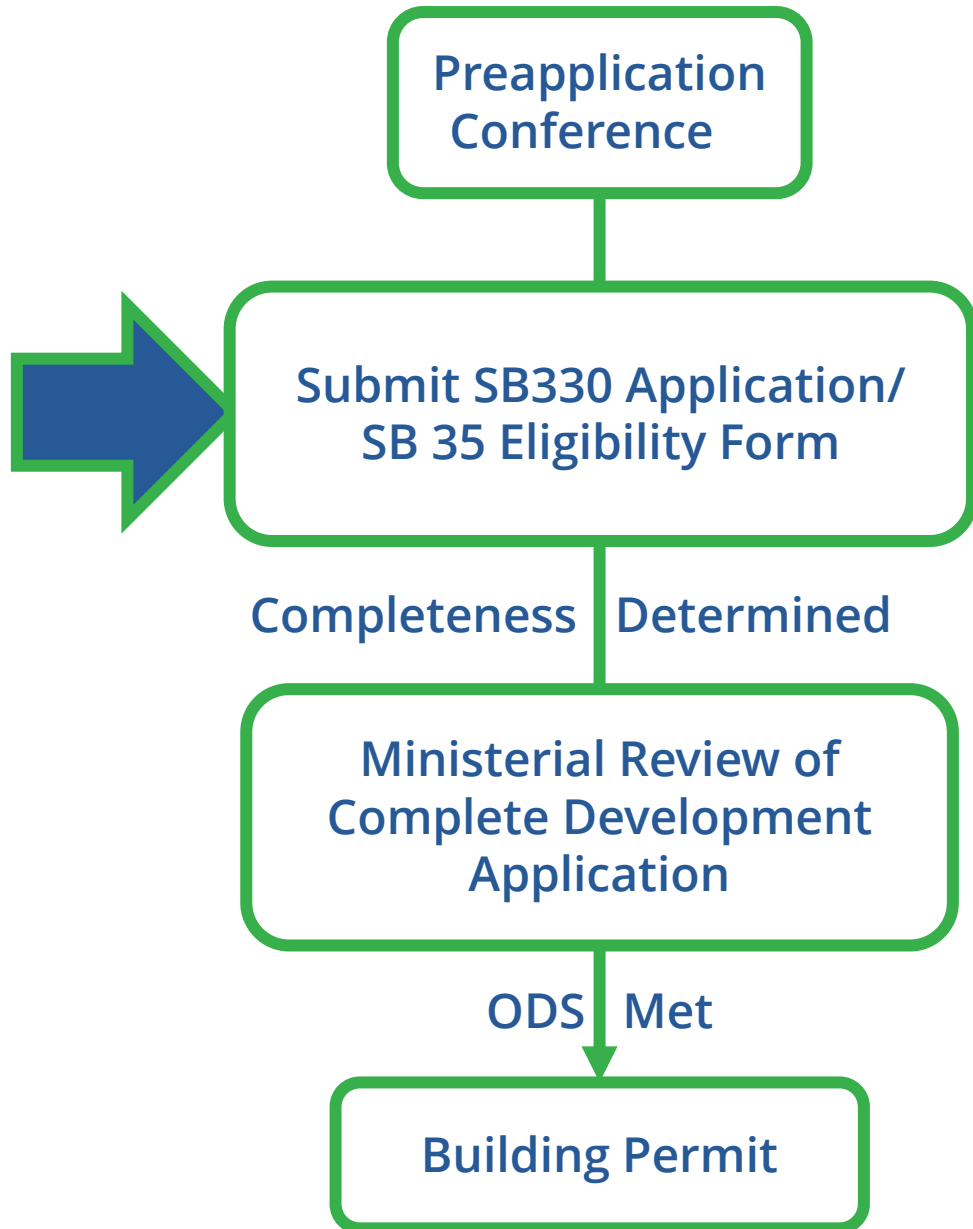
Image: Crandall Arambula



MINISTERIAL REVIEW:

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SB 330 PRELIMINARY APPLICATION FORM



CITY OF COACHELLA STREAMLINED MINISTERIAL APPROVAL PROCESS SB 330 HOUSING CRISIS ACT OF 2019

PRELIMINARY APPLICATION FORM

The SB 330 Preliminary Application review process is an additional review by the Director and provides early identification of all standards and requirements applicable to a project. A review under this procedure is subject to all requirements and information and materials listed on this Preliminary Application.

The availability of this type of review shall sunset on January 1, 2025, unless extended by the State legislature. The preliminary application review process is at the option of a project proponent and may only be implemented when all requirements of this Chapter 17.20 Objective Design Standards are satisfied, including all timeframes required for submittal of a formal application.

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes:

(1) residential units

(2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or

(3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the City of Grand Terrace, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

Please contact the Development Services Department for more information.
Development Services Director Gabriel Perez at (760) 398-3502
gperez@coachella.org

Submittal Date Stamp^{*1,*2}

*1 Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

*2 Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as penalties may apply for imposing incorrect standards

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.
Street Address _____ Unit/Space Number _____
Legal Description (Lot, Block, Tract) _____ Attached? YES NO

Assessor Parcel Number(s) _____

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied. Attached? YES NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied. Attached? YES NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

SB-35 AFFORDABLE HOUSING APPLICATION FORM

Attachment 3



CITY OF COACHELLA STREAMLINED MINISTERIAL APPROVAL PROCESS SB-35 AFFORDABLE HOUSING ELIGIBILITY

APPLICATION FORM

This form shall serve as the preliminary application checklist for affordable housing development projects seeking vested rights. The form includes the provisions of the Californian Senate Bill 35 Updated Streamlined Ministerial Approval Process Government Code - Section 65913.4. Guidelines. Applicants shall provide the eligibility criteria as outlined in this Form, and submit it for review by the Director to determine eligibility.

The Director will determine if the project is eligible for streamlined approval within 60 days after application submittal for projects of 150 or fewer units, or within 90 days for projects that include more than 150 units. If the Director deems the application as incomplete or ineligible for SB 35, the applicant may revise the project to comply with SB 35 and resubmit the application, subject to the same timeline for review. Once the application is accepted for review under SB 35, the Director will approve or deny the project within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for projects with more than 150 units.

PROJECT TEAM INFORMATION

Please provide the applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name: _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Property Owner of Record

Name: _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Agent/Representative(Optional)

Name: _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Consultant(s) (Optional)

Name: _____
 Profession: (Architect, Engineer, Planner, other) _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Primary Contact for Project:

Please select only one:

Applicant: Property Owner: Agent/Representative: Consultant:

Please contact the Development Services Department for more information.
 Development Services Director Gabriel Perez at (760) 398-3502
 gperez@coachella.org

SITE INFORMATION

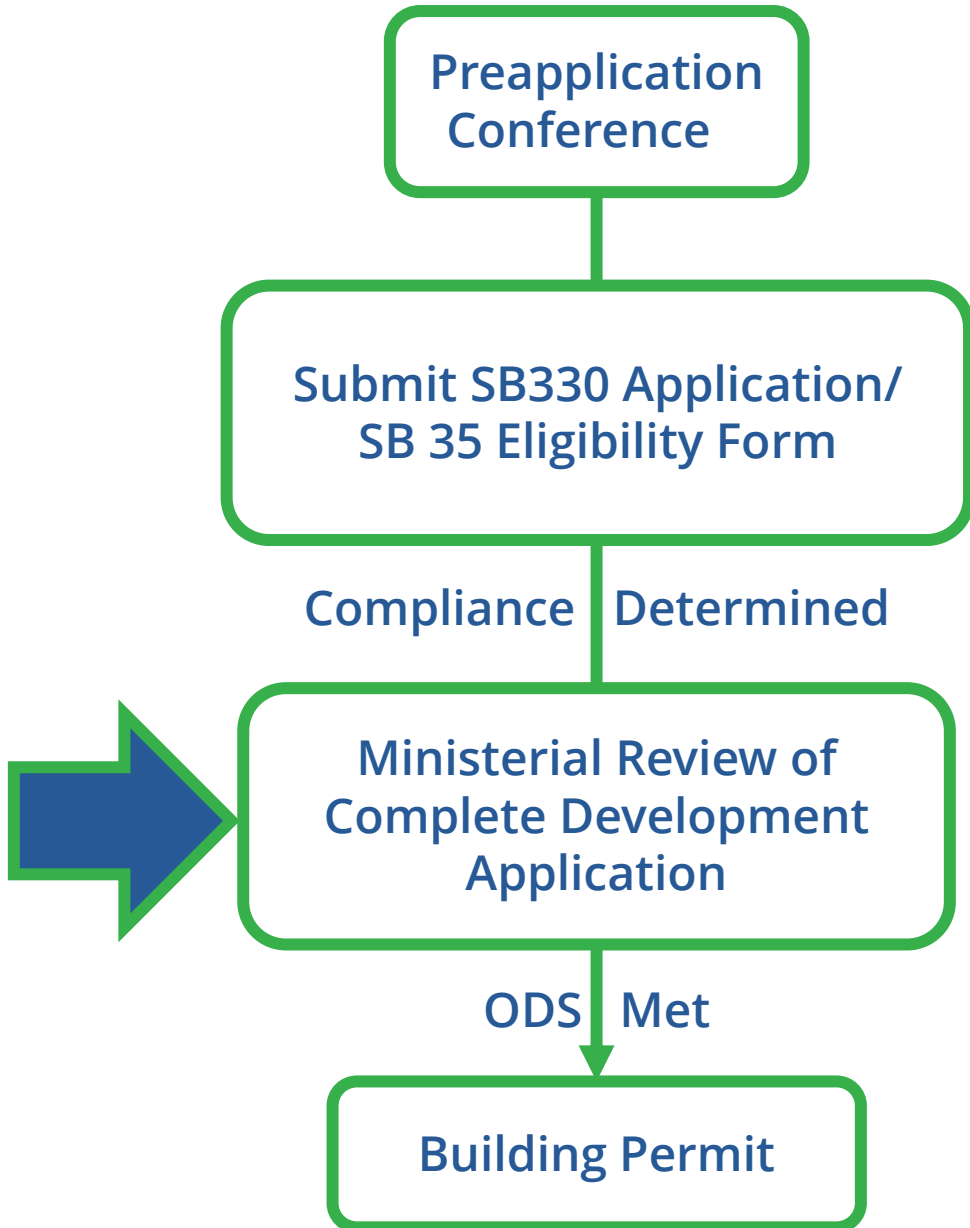
- PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.
 Street Address _____ Unit/Space Number _____
 Legal Description (Lot, Block, Tract) _____ Attached? YES NO

- EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

- SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied. Attached? YES NO

- ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied. Attached? YES NO

- PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.



MINISTERIAL REVIEW:

Development Application review will be streamlined.

- **90 Days:** Approval for projects 150 units or less.
- **180 Days:** Approval for projects more than 150 units.
- **CEQA:** SB 35 eligible projects are exempt from lengthy environmental review processes.



CITY OF COACHELLA STREAMLINED MINISTERIAL APPROVAL PROCESS OBJECTIVE DESIGN STANDARDS EVALUATION FORM

MINISTERIAL REVIEW AND APPROVALS

Ministerial Action. The review of and action on the design of multifamily residential development or mixed-use development with a residential component that complies with the provisions of 17.20 Objective Design Standards is a ministerial action not subject to further discretionary review or action.

The Director has the authority to review applications for completeness and compliance with the provisions of Chapter 17.20 Objective Design Standards using this form as the primary tool for evaluation.

1. Ministerial design review shall be administered through the Site Plan requirements as outlined in Chapter 17.62 (Site Plans), or as modified by Chapter 17.72 (Architectural Review); and shall not require public notice, public hearing or be subject to any required findings for approval.
2. Ministerial design review approval by the Director shall determine that the proposed application and plans comply with all requirements. All applicant seeking ministerial action shall complete the Objective Design Standards Form and provide all the supporting narrative text, tables and graphic to demonstrate:
 - a. Compliance with all applicable design standards of Chapter 17.20.
 - b. Compliance with all applicable development standards of Title 17 (Zoning) without requiring a Minor Deviation or Variance.

If the Director is unable to make the above determination, review of the project design shall be subject to all application types, reviews and procedures as outlined in Chapter 18.63 (Site and Architectural Review).

APPLICANT INFORMATION

Please provide the applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name: Dave Smith
Company/Firm: Coachella Development LLC
Address: 124 1st ave
City: Palm Springs State: California Zip Code: 92264
Telephone: 555-4444 Email: Dave@codev.com

Property Owner of Record Consent. Yes

Applicant's Name: Dave Smith
Company/Firm: Coachella Development LLC
Address: 124 1st ave
City: Palm Springs State: CA Zip Code: 92264
Telephone: 555-4444 Email: Dave@codev.com

PROJECT INFORMATION

Project Location
Street Address: 11472 52nd Ave
City: Coachella State: CA ZIP Code: 92236

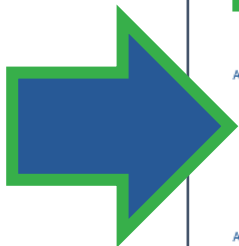
Legal Description
Lot: 12-14
Block: 45
Tract: 113621
Parcel Number(s): 0017 0018 0017

Designations
General Plan: GN
Zoning District: GN General Neighborhood



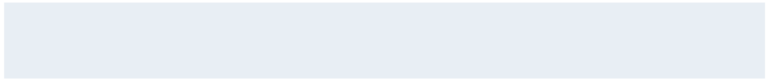
Please contact the Development Services Department for more information.
Development Services Director Gabriel Perez at (760) 398-3502
gperez@coachella.org

MINISTERIAL REVIEW: Application Information.

- Applicant
- Property Owner
- Project Information



ODS EVALUATION FORM

OBJECTIVE STANDARD		NOT APPLICABLE		COMPLIES	
		YES	NO	YES	NO
17.20.XXX	PUBLIC REALM STANDARDS				
B.3	Street Type A Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5	Street Type B Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.7	Street Type C Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment: Please describe and depict with narrative, tables, and graphics as deemed necessary:					
					
C.	Public Realm Transition Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	Site Landscaping Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	Site Outdoor Illumination Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	Site And Public Realm Utilities Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	Freestanding Walls, Fences and Gates Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.	Solid Waste Container Enclosures Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment: Please describe and depict with narrative, tables, and graphics as deemed necessary:					
					
17.20.XXX	MULTIFAMILY BUILDING DESIGN				
A.	Applicability				
	3. Option 1 Standards:				
	a. Vertical Modulation: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Horizontal Modulation: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Roof Form & Materials: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d. Façade Colors: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e. Façade Materials: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f. Fenestration: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment: Please describe and depict with narrative, tables, and graphics as deemed necessary:					
					

MINISTERIAL REVIEW: ODS EVALUATION CHECKLIST.

- Objective Standard
- Not Applicable Determination
- Compliance Determination

ODS EVALUATION FORM — EXHIBIT EXAMPLES

Attachment 3

17.20 OBJECTIVE DEVELOPMENT STANDARDS

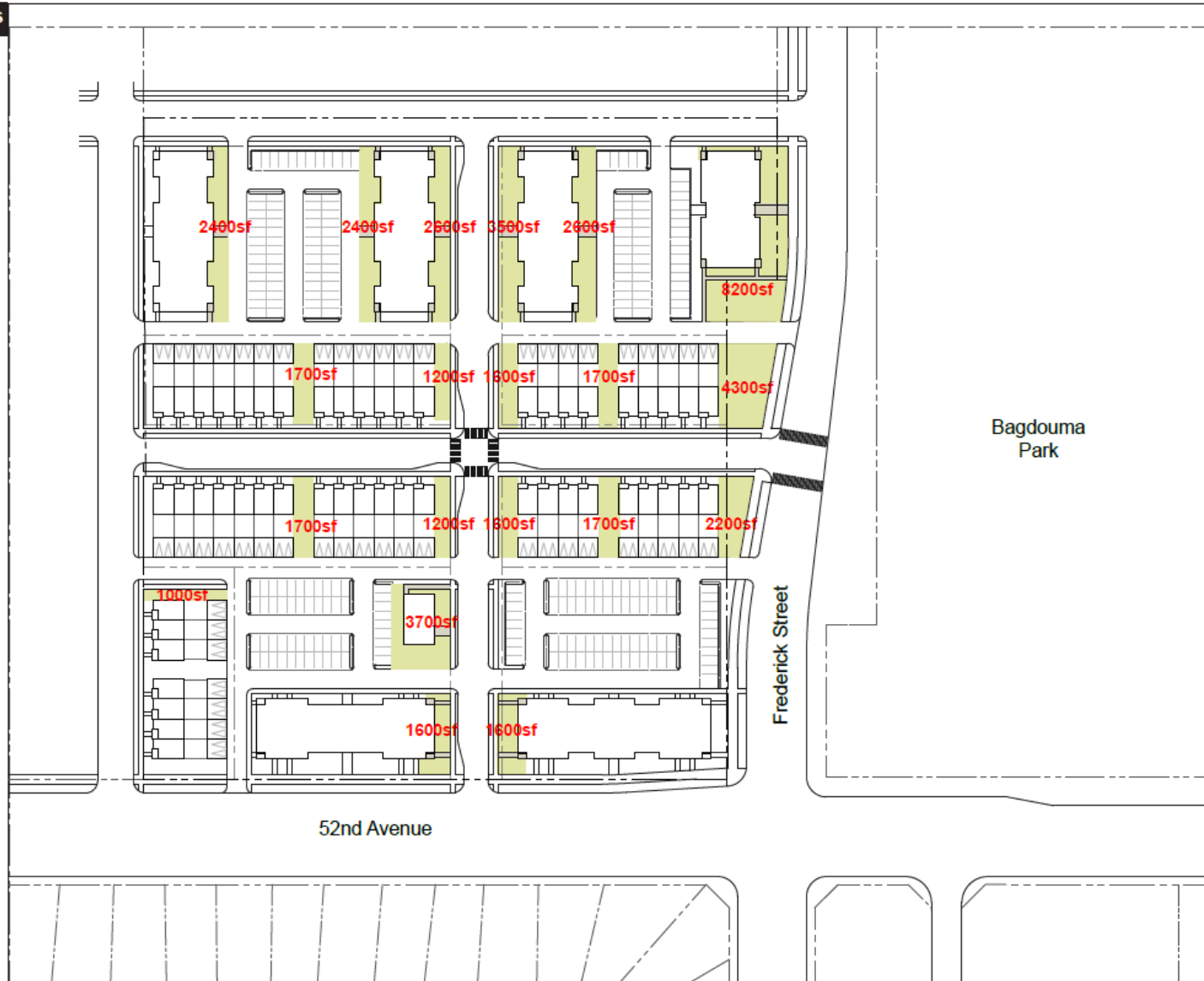
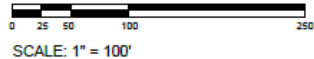
Minimum Common Area Landscaping Standards

No less than 20 percent of the total required usable common open space for multifamily residential development shall be comprised of landscaped beds, planters, or pots.

200sf/unit required for multifamily housing

200sf x 235du = 47,000 square feet

	Area (SF)
Required	47,000
Provided	48,200



CRANDALL ARAMBULA

ODS EXHIBIT 8 SITE LANDSCAPING STANDARDS COMMON AREA LANDSCAPING

MULTIFAMILY DEVELOPMENT PROPOSAL

REVISIONS

No.	Description	Date

DRAWN BY:
CHECKED BY:
DATE: 8/29/2023
ISSUED FOR:

EXHIBIT No.
E08

17.20.XXX.D Site Landscaping Standards

1. Desert Appropriate Landscaping Standards. All landscaping shall be selected, installed, irrigated, and maintained per any applicable 8.44.220 Coachella Model Water Efficient Landscape ordinance requirements and City approved landscape plans.
 - a. Landscape Design. A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, groundcover, and ornamental trees shall be provided for all required landscaped areas. Turf grass installation shall be prohibited throughout with the exception of active recreation areas. Live plant materials shall constitute a minimum of 25 percent of all surface area coverage at installation.



Response:

The following table, also included on landscape sheet LXXX lists material and planting schedule. All plantings are noted as native and drought tolerant. Planting area cumulatively exceeds the 25 percent requirement. The proposal complies with this standard.

	Drought Tolerant	Native	% Surface Area
Decomposed Granite	NA	NA	
Plant A	Y	Y	8.3%
Plant B	Y	Y	9.9%
Plant C	Y	Y	7.2%
Tree A	Y	Y	1.1%
Tree B	Y	Y	0.6%
Total Plant Coverage	Y	Y	27.0%

QUESTIONS?



Image: Crandall Arambula

COACHELLA OBJECTIVE DESIGN STANDARDS

PLANNING COMMISSION

June 21, 2023 | 5:00 p.m.



CRANDALL ARAMBULA
URBAN DESIGN | ARCHITECTURE | PLANNING



This project is funded and managed by the Southern California Association of Governments (SCAG) through their Regional Early Action Planning (REAP) program with grant funding from State of California Department of Housing and Community Development (HCD)