



# **ENCANTO HOUSING DEVELOPMENT**

**Planned Unit Development  
Prepared for: City of Coachella  
September 22, 2023**

**Prepared for:**

Global Investment & Development, LLC  
3470 Wilshire Boulevard, Suite 1020  
Los Angeles, CA 90010

**Prepared by:**



Rich Malacoff, AICP

760.346.4750

[Rich.Malacoff@TheAltumGroup.com](mailto:Rich.Malacoff@TheAltumGroup.com)

Madeline Luke

760.346.4750

[Madeline.Luke@TheAltumGroup.com](mailto:Madeline.Luke@TheAltumGroup.com)

## Table of Contents

1. INTRODUCTION.....	6
1.1 Purpose and Intent .....	6
1.2 Project Location.....	6
1.3 Project Summary .....	6
2. MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT.....	7
3. ADMINISTRATION .....	8
3.1 Planned Unit Development .....	8
4. PROJECT SETTING .....	10
4.1 Existing Site Characteristics .....	10
4.2 Surrounding Land Use .....	10
4.3 Existing General Plan and Zoning.....	10
4.4 Proposed Zoning .....	10
5. PROJECT DESCRIPTION.....	12
6. DEVELOPMENT REGULATIONS.....	13
6.1 Purpose and Intent .....	13
6.2 Permitted Uses .....	13
6.3 Accessory Uses .....	13
6.4 Conditional Uses.....	14
6.5 Prohibited Uses .....	14
6.6 Site Development Standards.....	14
7. DESIGN GUIDELINES.....	17
7.1 Circulation and Streets Plan .....	17
7.2 Open Space Plan.....	23
7.3 Building Massing Plan .....	24
7.4 Architectural Theming.....	25
7.5 Signs .....	25
8. OPERATIONAL GUIDELINES .....	28
8.1 Maintenance .....	28
8.2 Other Rules and Guidelines .....	28
9. LIST OF PREPARERS .....	29

List of Exhibits

- Exhibit 1 - Regional Location Map
- Exhibit 2 - Vicinity Map
- Exhibit 3 - Site Plan
- Exhibit 4 - Existing Land Uses
- Exhibit 5 - Proposed General Plan
- Exhibit 6 - Existing General Plan
- Exhibit 7 - Existing Zoning
- Exhibit 8 - Proposed Zoning
- Exhibit 9 - Street Renderings
- Exhibit 10 - Aerial Renderings
- Exhibit 11 - Lot Coverage Diagram
- Exhibit 12 - Building Massing Diagram
- Exhibit 13 - Accessory Dwelling Unit Lot Coverage Diagram
- Exhibit 14 - Accessory Dwelling Unit Diagram
- Exhibit 15 - Building Materials Board
- Exhibit 16 - Conceptual Amenities
- Exhibit 17 - North & South Entry gates
- Exhibit 18 - Van Buren Primary
- Exhibit 19 - Conceptual Landscape and Fencing Plan
- Exhibit 20 - Open Space Conceptual Landscape Plan
- Exhibit 21 - Pedestrian Circulation Exhibit Typical
- Exhibit 22 - Conceptual Planting List

List of Tables

- Table 1 – Site Development Standards
- Table 2 – Street Classifications & Standards
- Table 3 – Exterior Finish Materials



List of Figures

Figure 1 Decorative Cap Example ..... 16

Figure 2 Wrought Iron Fencing Example..... 16

Figure 3 Decorative Pilaster Example ..... 16

Figure 4 Van Buren Street Section ..... 19

Figure 5 Lot ‘G’ Retention Basin Section..... 19

Figure 6 Lot ‘G’ East & West Bound Section ..... 20

Figure 7 Lot ‘G’ North & South Bound and Lots ‘D’ through ‘F’ Section ..... 20

Figure 8 Lot ‘C’ Section..... 21

Figure 9 Frida Way Pedestrian Improvements ..... 22

List of Appendices

Appendix A City of Coachella Zoning Code Section 17.16 Single-Family Residential Zone

Appendix B City of Coachella Zoning Code Section 17.38 Residential – Planned Unit Development Zone

# 1. INTRODUCTION

## 1.1 Purpose and Intent

The purpose of this Planned Unit Development (PUD) document is to set the use regulations, development standards, and design guidelines for the Encanto Housing Development Project, applicable to the respective underlying Residential Suburban (R-S) Zoning District. The PUD will provide the necessary development criteria to guide the developer and homebuilders in the design and construction of the residential structures, open space, and associated amenities and the City of Coachella with the review criteria for the approval of entitlements and permits.

The Encanto Housing Development is a private, residential community encompassing 111 residential lots, pedestrian walkways, and 2 open spaces on approximately 19.2 acres. The PUD serves to implement the City of Coachella’s General Plan and Zoning by specifying specific land uses, intensity of use, and development standards which are consistent with General Plan goals, objectives, and policies and protocols of the City of Coachella.

The proposed development plan has been derived from studies prepared by the applicant’s civil engineer, architect, traffic engineer, land planners, and other consultants; and has been reviewed by the City of Coachella. As a result, the plan addresses development related to issues in the form of proposed physical improvements, guidelines for future development, technical data, and implementation procedures and regulations.

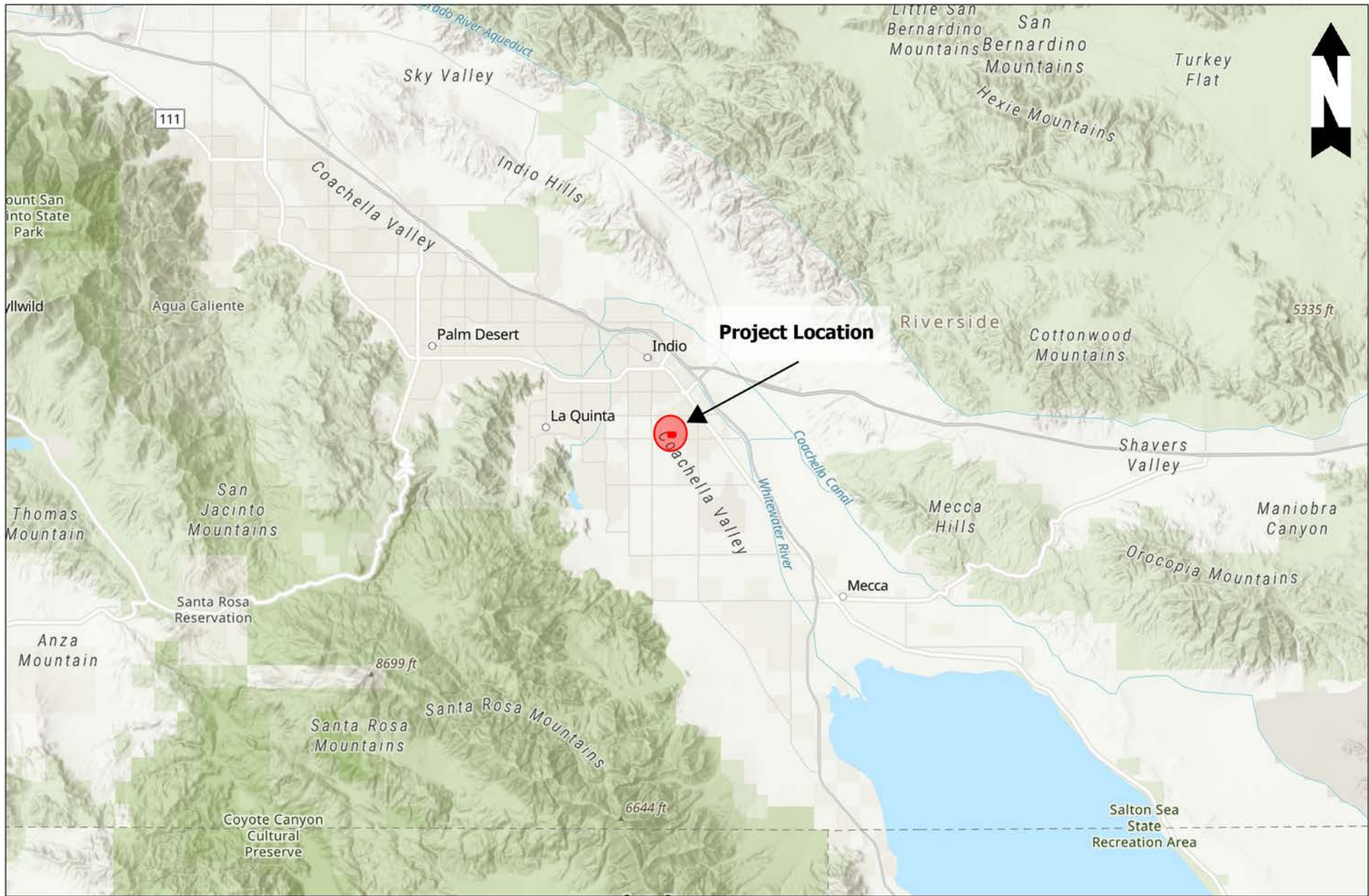
## 1.2 Project Location

From a regional perspective, the project area is located in the Coachella Valley within the incorporated city limits of Coachella as shown in Exhibit 1, Regional Location Map. Locally, the project site is bounded by vacant, undeveloped land to the west and south, an elementary school (Coral Mountain Academy) to the north, and Van Buren Street to the east, with agricultural land uses just beyond the roadway. The project site is shown in Exhibit 2, Vicinity Map. The 19.2 acre site consists of APN 779-360-001.

## 1.3 Project Summary

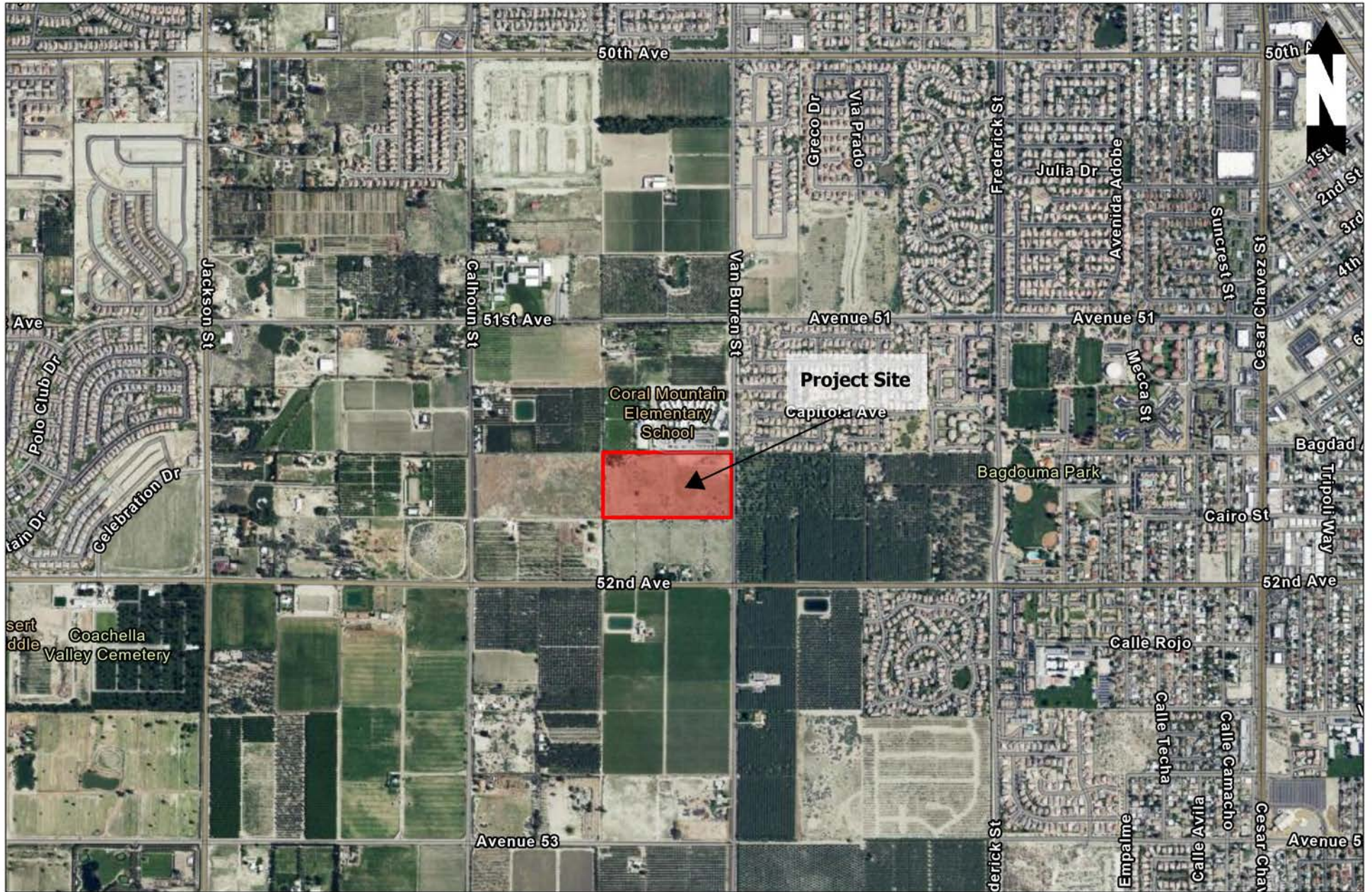
The project consists of a 111-lot residential development on an approximately 19.20 acre undeveloped site at the southwest corner of Van Buren Street and Frida Way in the City of Coachella. The development proposes 4,500 square foot minimum lot sizes and includes a common park, internal roads, on-site landscaping and retention, and common open space.

The community park areas will include a meandering path, shade structures, open turf area, and regionally appropriate landscaping. The development proposes 81 of the lots to have single family homes with attached accessory dwelling units (ADU’s). The remaining 30 lots are proposed to have only single family homes. However, all lots could have accessory dwelling units as allowed by state and local requirements. The ADU’s have been added to the project in order to comply with the regulations of SB-330 which prohibits down-zoning. Adding ADU’s to 81 of the 111 dwelling units brings the density to 10 dwelling units per acre.



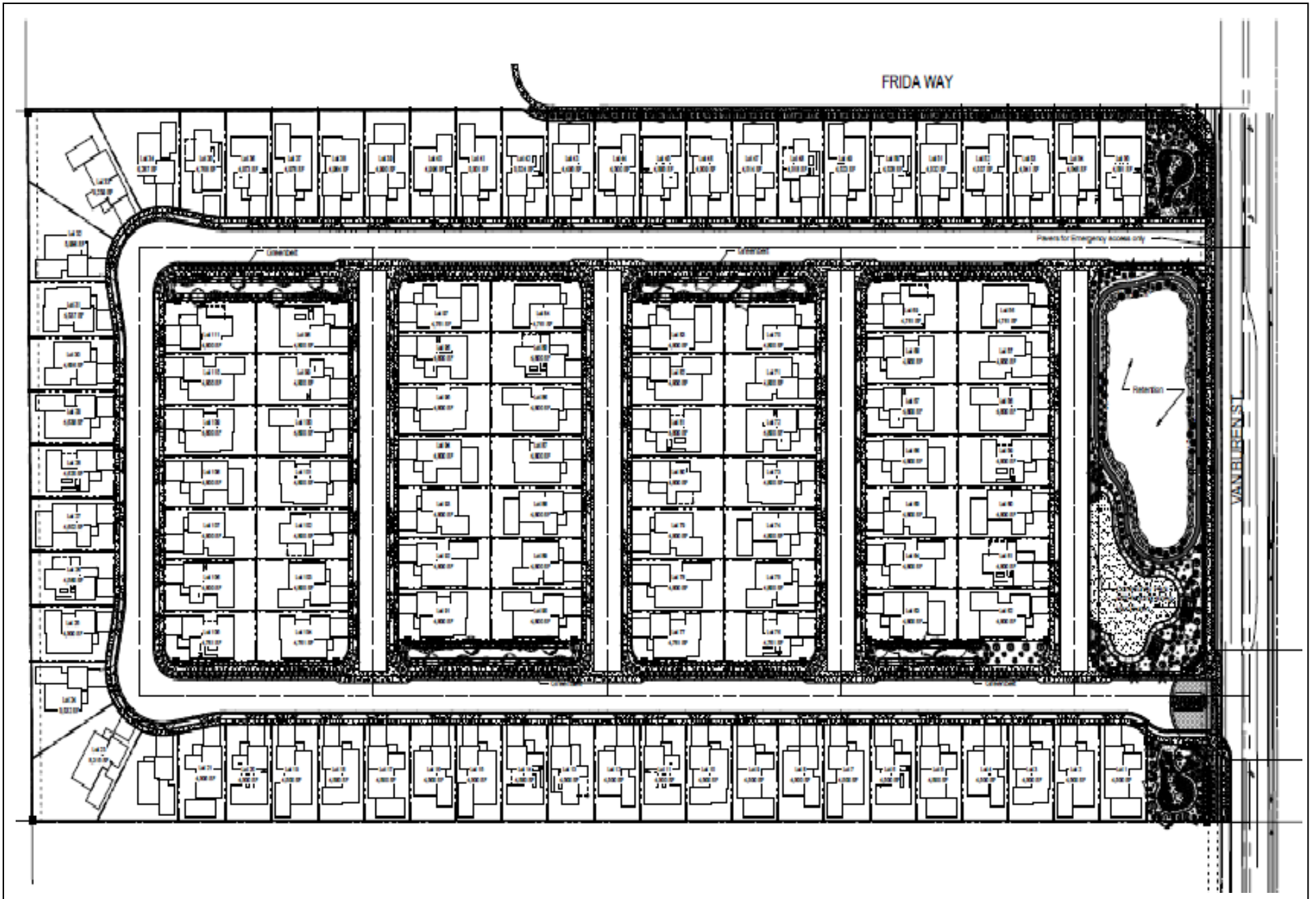
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## 2. MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT

Development within Encanto Housing Development is required to substantially conform to the physical characteristics and design concepts set forth in this Planned Unit Development (PUD). The City has the discretion to determine if implementing actions substantially conform to the development standards in this document. If an implementing action does not substantially conform, a formal modification to this PUD may be required. The process required to modify the PUD will require a modification to the Conditional Use Permit (CUP) associated with the PUD. The process to modify a CUP is outlined in Section 17.74.020 of the City of Coachella Development Code.

### 3. ADMINISTRATION

#### *3.1 Planned Unit Development*

Upon its approval/adoption, the Encanto Housing Development, as approved by the City of Coachella City Council, will become the primary document governing land use regulations. The Encanto Housing Development PUD has development standards and land use regulations that will replace the corresponding standards in the City of Coachella's Municipal Code. Where the Planned Unit Development does not address a standard or subject, the applicable City code and/or ordinance shall apply. The Corresponding Conditional Use Permit for the Encanto Housing Development shall run with the property once the project is built and is transferrable to future owners of the property.

Per section 17.74.050, the Conditional Use Permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

Per section 17.74.050, prior to the expiration of the Conditional Use Permit, the property owner may renew the CUP for three one-year time extensions only if an application stating reasons for renewal is filed prior to one year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.

#### *3.2 Interpretation*

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the Encanto Housing Development PUD, said ambiguities shall be resolved by the Development Services Director or equivalent of the City of Coachella or their designee, in a manner most consistent with the intent, goals and policies set forth in the Encanto Housing Development PUD and the City's General Plan as outlined in Section 17.70.080. The Director's decision is appealable to the Design and Development Director and or Planning Commission in accordance with City of Coachella Municipal Code.

#### *3.3 Implementation Program*

According to Government Code 65451 of the California Planning Law, the Encanto Housing Development PUD shall include a program for implementation including regulations, conditions, programs, and additional measures as necessary to carry out the plan. In response to this requirement, the Implementation Program for the PUD and Mitigated Negative Declaration consists of the following:

#### *3.4 Environmental Review and Mitigation Monitoring Program*

The Planned Unit Development has been subjected to Environmental Review pursuant to the provisions of CEQA for a Mitigated Negative Declaration.

The Mitigation Measures adopted for this project shall comply during all stages and phases of the project's construction and operation of the facility.

#### *3.5 Adoption of the Encanto Housing Development and Approval of the Planned Unit Development*

The Encanto Housing Development PUD shall be approved by Ordinance which includes a first reading, second reading, and then take effect 30 days after the second reading. The Conditional Use Permit will be processed concurrently with the PUD Overlay change of zone and shall take effect after the 30-days have expired.



## 4. PROJECT SETTING

### 4.1 Existing Site Characteristics

The subject property is currently undeveloped, consisting of semi-disturbed natural desert areas. The property is generally flat with a gentle eastern slope from approximately 59 feet below sea level at the eastern end of the property to 53 feet below sea level in the west. Scattered, low lying desert scrub vegetation is located throughout the site. Information regarding soil type, groundwater levels, earthquake faults in the region and other pertinent environmental conditions are evaluated in the project Initial Study.

Environmental studies that have been prepared for this plan include:

- Air Quality, Greenhouse Gas and Energy Impact Study
- Biological Resources Assessment
- Cultural Resource Investigation
- Geotechnical Engineering Report
- Noise Impact Study
- Paleontological Resource Assessment
- Preliminary Hydrology Report
- Preliminary Water Quality Management Plan
- Traffic Analysis

### 4.2 Surrounding Land Use

As shown in Exhibit 4, Existing Land Uses, the Coral Mountain Academy elementary school is located along the northern border of the project site. Access to the school is taken from Frida Way, which borders the project's northern boundary. We have proposed to provide a sidewalk on the southern side of Frida Way, that will abut the northern parcels of Encanto Housing Development.

To the south and west, the project site is bordered by vacant, undeveloped land. Beyond the southern bordering parcel are three (3) single-family homes. To the west, the parcel is bordered by Van Buren Street and then agricultural uses beyond the street.

### 4.3 Existing General Plan and Zoning

The project site is currently zoned Residential Suburban (R-S) District. The Residential Suburban District is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights and similar aspects of development.

The project site is designated as Regional Retail District in the City of Coachella General Plan. The Regional Retail District is intended to provide commercial opportunities, with residential uses supporting the retail environment with a residential density of 10-15 units per acre.

The project site is located within the Van Buren Corridor Subarea 3 in the City of Coachella General Plan. The addition of the ADU's will bring the project into compliance with the density of 10-15 du/acre. This subarea is intended to transform the areas along Van Buren Street from Avenue 50 to 53 into an area of diverse mix of pedestrian oriented retail and services along the Van Buren Corridor to serve neighboring residential neighborhoods. The proposed project will provide a residential buffer between the existing



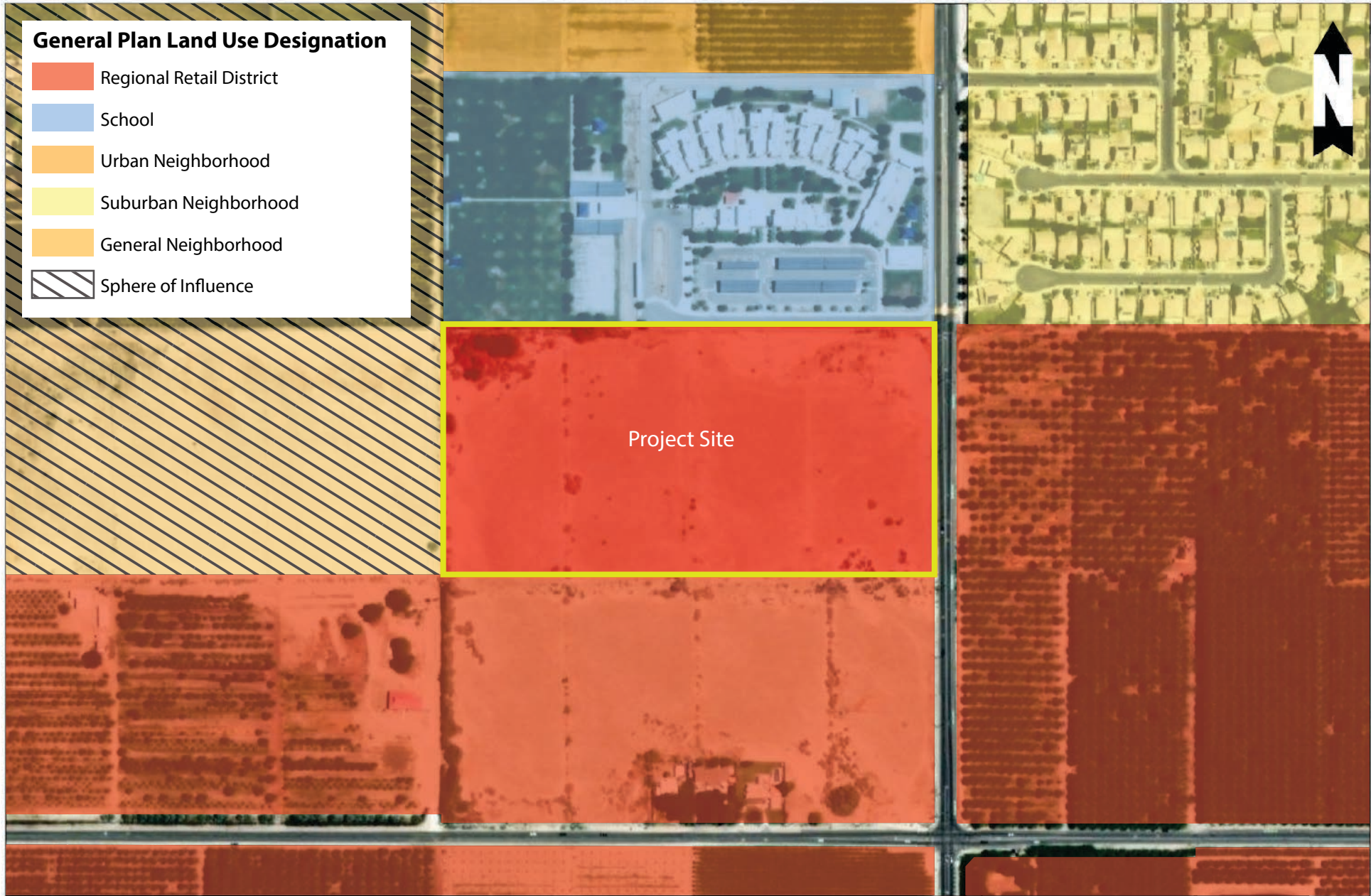
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school and any future commercial uses. Once this subarea has been fully built out, residents of Encanto Housing Development will be within walking distance of retail and public services.

#### *4.4 Proposed Zoning*

The entitlements for this project include Planned Unit Development Overlay (PD-Overlay) (see Exhibit 7) to the Residential Suburban (R-S) District (see Exhibit 5). The Planned Unit Development Overlay (PD-Overlay) will allow for the development of Encanto Housing Development to provide higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying Residential Suburban (R-S) District.










1 in = 0.07 mi



### Zoning Designation

-  G-C, General Commercial District
-  R-M, Residential Multiple Family District
-  R-S, Residential Suburban District
-  PD-Overlay, Planned Unit Development Overlay  
(Proposed Zone)
-  Sphere of Influence



1 in = 0.07 mi



Proposed Zone  
Encanto Housing Development

## 5. PROJECT DESCRIPTION

The proposed Project (Encanto) will consist of approximately 111 single-family homes with attached accessory dwelling units (ADU's) on 81 of the units and associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The project site is located west of Van Buren Street and between 51st Avenue and 52nd Avenue. (See Exhibit 3, Site Plan). The development proposes 4,500 square foot minimum lot sizes and includes a common park, internal roads, on-site landscaping and retention, and common open space. The development proposes 81 of the 111 lots to have single family homes with attached accessory dwelling units (ADU's). The addition of the ADU's will not increase the height of the proposed buildings beyond that of the main building and will be consistent with the models as proposed in Exhibit 3. The remaining 30 lots are proposed to have only single-family homes. However, future owners can have accessory dwelling units as allowed by state and local requirements.

The development focuses on providing homes that create outdoor rooms and an indoor/outdoor lifestyle for the residents. The two-story homes range from 2,000 square foot 3 bedroom and 2 ½ baths to 2,800 square foot 5 bedrooms and 3 ½ baths. The homes are generally oriented in an east/west direction to minimize the east/west exposures and maximize the north/south exposures for sun control and daylighting. The Accessory Dwelling Units are two-story and range from 900 to 1200 square feet.

The homes are to be California Mission Style, incorporating light colored Santa Barbara exterior plaster, dark colored siding with wide overhangs, wood trellises and covered patios to create a cohesive and unifying style that responds to the desert environment. The garage doors are to be located behind entry porches/trellises to appear recessive. Second story balconies facing the streets provide visual interest and a layering to the front façade.

The Project is in the Regional Retail District of the General Plan which allows a mix of residential and commercial land uses. This District allows high-density residential with commercial uses. The residential density requirement is 10-15 units per acre and without the ADU's the project will not satisfy the density requirement. The addition of 81 ADU's to the 111 dwelling units brings the density to 10 dwelling units per acre and therefore will satisfy the density requirements of the Regional Retail District of the General Plan. (City of Coachella General Plan 2035; April 2015). See Exhibits 5, Existing General Plan, and Exhibit 7, Proposed Zoning.

The site is zoned Residential Suburban (R-S); the Applicant intends to keep the existing R-S designation while implementing a Planned Unit Development (PUD) overlay. See Exhibit 7, Proposed Zoning.

Associated site improvements will include landscaping, utility infrastructure and on-site retention and Primary Project access will be provided along the site's eastern frontage along Van Buren Street. A roadway network will be constructed throughout the site to provide circulation. This roadway will be designed for adequate fire and access and turn radii. See Exhibit 3, Proposed Site Plan. Project construction is expected to take approximately 1.5 years.

## 6. DEVELOPMENT REGULATIONS

### 6.1 Purpose and Intent

The development regulations contained herein provide specific standards relative to permitted land use in addition to site design and construction regulations to be applied within the developed area. They are intended to protect the public health, safety and welfare and to create a harmonious relationship with the surrounding land. In general, the proposed development is consistent with the development standards of the City's Planned Unit Development Overlay (PD-Overlay) and R-S (Residential Suburban) zoning districts unless a different standard is identified below (the City's PUD and R-S Zoning Regulations are attached as Appendix A and B respectively). Should a development standard contained in this PUD conflict with an equivalent standard contained in the City of Coachella City Zoning Code, the provisions of the PUD shall take precedence. In instances where the PUD is silent, the applicable portion of the City of Coachella Zoning Code shall govern. The Development Services Director shall have the authority to approve minor adjustments during the Development Permit Review, so long as it's determined such adjustments are consistent with the PUD Land Use Plan. Any decision of the Development Services Director can be appealed, subject to the procedures outlined in City of Coachella Municipal Code Section 17.70.080.

### 6.2 Permitted Uses

The following identifies specific uses which are permitted in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development.

1. Single-family detached dwelling;
2. Family daycare homes;
3. Public parks and playgrounds;
4. Temporary subdivision sales offices;
5. The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets that shall not be a public nuisance due to odors, noise or public health considerations;
6. Licensed day care centers for five or less children;
7. Congregate Care Facilities are only permitted subject to the rules and regulations of the State of California;
8. Community Gardens per any applicable City of Coachella Ordinance;
9. Such other similar uses as are approved by the planning commission.

### 6.3 Accessory Uses

The following identifies specific uses which are permitted accessory uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate incidental uses within the Planned Unit Development.

1. Accessory Dwelling Units or Junior Dwelling Units Subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law;
2. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60;
3. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60;
4. Outdoor play courts with lighting up to ten (10) feet in height;

5. Greenhouses, date orchards, and other fruit and vegetable gardens for private use;
6. Home occupations, and cottage food operations, subject to the provisions of Section 17.58.010 of the City of Coachella Municipal Code;

#### *6.4 Conditional Uses*

The following identifies specific uses which are conditional uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development. Conditional uses are subject to the issuance of a Conditional Use Permit by the City of Coachella in accordance with the procedures established by the City.

1. Single-family detached residential subdivisions;
2. Parks, playgrounds, court games and community centers;
3. Public utility distribution substations and public service facilities;
4. Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;

#### *6.5 Prohibited Uses*

The following identifies specific uses which are prohibited uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code, and are considered inappropriate uses within the Planned Unit Development.

1. Outdoor advertising displays and billboards;
2. Storage, Parking, Maintenance of recreation vehicles or Mobile Homes;
3. Carports;
4. Maintenance of Autos and Trucks;
5. Kennels<sup>1</sup> and Catteries;
6. Keeping of barnyard, wild, exotic<sup>2</sup>, and dangerous animals;
7. Agricultural Uses except for Community Gardens;
8. Multiple family units except when allowed by state law;
9. All other uses not specifically listed within this Planned Unit Development are prohibited.

#### *6.6 Site Development Standards*

The Encanto Housing Development PUD is intended to provide a high-quality residential environment. The character of the area shall be determined by the quality and consistency of the development standards.

To create a successful mix of diverse land uses requires that the land planning, architecture, and landscaping be fully integrated so that the buildings complement on another, and the landscaping creates necessary buffers, open space and recreational amenities.

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<sup>1</sup> "Kennel" means any lot or structure whereon or wherein four or more dogs are kept or maintained for any purposes.

<sup>2</sup> "Exotic" animal is defined as any animal which is not normally domesticated in the United States including, but not limited to any lion, tiger, bear, non-human primate (monkey, chimpanzee, etc.), wolf, coyote, cougar, bobcat, ocelot, wildcat, skunk, boa, python, reptile, amphibian, bird, or venomous snake, irrespective of its actual or asserted state of docility, tameness or domesticity.



The following Site Development Standards are intended to be guidelines. Since all projects must be submitted and reviewed through the Architectural Review process, consistent with the requirements of this PUD, creative planning and design is encouraged. The City's Development Services Director shall determine if final plans are in general conformance with these guidelines and shall have the authority to allow deviations at their discretion for proposed developments that are in conformance with the City of Coachella Vision Plan Guidelines for Community Design. Modification to or deviations from these standards may be granted by the City through the procedures described in Section 2 of this PUD. Any development standard not covered by the Planned Unit Development shall use the standards of the Residential Suburban (R-S) Zone, which is Chapter 17.16 of the City of Coachella Municipal Code.

<b>Table 1. Site Development Standards</b>	
Minimum Lot Size	4,500 square feet
Minimum Lot Width	45 feet <sup>1</sup>
Minimum Lot Depth	90 feet <sup>2</sup>
Maximum Height	28 feet above grade at any point.
Maximum Number of Stories	2 stories
Maximum Lot Coverage <sup>3</sup>	50% (Building, ADU and garage area divided by the lot area). This calculation excludes all porches, outdoor rooms, covered patios and trellis areas.
Minimum Front Setbacks	15 feet to entry porch or trellis <sup>4</sup> .
	20 ft. to building/garage 20 Feet to garage door and/or building (garage measured from centerline of door).
Second Story Setbacks <sup>5</sup>	5 ft. min. from the front most façade of the building not including the porch or trellis <sup>3</sup> .
Minimum Rear Setback	15 feet to building or covered porches <sup>3</sup> . 4 ft. for ADU's more than 16ft. in height 0 ft. for ADU's 16ft. or less in height
Minimum Side Setback	4 ft. (interior and street side)
	0 ft. for ADU's 16 ft. or less in height
Garage Size	Must be a minimum of 400 square feet.

#### Minimum Off-Street Parking

Each dwelling unit will be required to provide a 2-car garage.

#### Accessory Dwelling Units and Junior Accessory Dwelling Units

<sup>1</sup> Lot width of knuckle lots shall be measured from 15-foot front yard setback line. Definition of lot width can be found in City of Coachella Municipal Code Section 17.06.130.

<sup>2</sup> Lot depth of knuckle lots shall be measured by taking the average of both the lots depths and must be a minimum of 90 feet.

<sup>3</sup> Calculated by adding building and garage area and excluding all porches, outdoor rooms, covered patios and trellis areas divided by the lot area.

<sup>4</sup> A porch or trellis must be open on two sides.

<sup>5</sup> Second story setback does not include 2nd story covered porches.

The architectural character is to be consistent with the primary dwelling unit. Development of Accessory Dwelling Units and Junior Accessory Dwelling Units are subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law. Accessory Dwelling Units and Junior Accessory Dwelling Units: Allowed per State and/or City regulations. The architectural character is to be consistent with the primary dwelling unit.

### Fencing

The function of walls and/or fences in the Encanto Housing Development will be to provide safety, security, and privacy to all the tenants. All fencing needs to complement the architecture and landscaping on site. Block walls and fencing in the Encanto Housing Development shall comply with Section 17.16.030 of the City of Coachella Municipal Code and the following:

1. All walls/fences shall start at the 20-foot front setback line.
2. Maximum height of 6-feet
3. Block Walls are the preferred barrier along the perimeter of the Planned Unit Development Area, however wrought iron or tubular steel fencing is also appropriate. For purposes of this Planned Unit Development, tubular steel and wrought iron shall be considered the same.
4. Wrought Iron Fencing shall have rungs facing inward as shown in Figure 2. The decorative top to the fence shall be a spear or similar decoration on the top of the fence. These items are to make it more difficult for trespassers and/or those with nefarious intentions to climb the fence.
5. To provide surface relief on both wrought iron and block walls there shall be a decorative pilaster placed no more than 40 feet apart and at each corner or turn as shown in Figure 3.
6. Every wall off-set or corner turn shall also have a matching pilaster.
7. Block walls shall be composed of masonry block with a decorative cap and matching grout as shown in Figure 1. Rolled concrete is specifically prohibited.
8. Gates shall be aesthetically pleasing and be automatic as opposed to manual and have a Knox Box or other means of access for Police and Fire emergencies as approved by the Riverside County Fire Department.
9. The use of vinyl, wood, mesh, wire, chain link, serpentine, and barbed wire fences are strictly prohibited and shall not be used anywhere on within the Planned Unit Development.



*Figure 1 Decorative Cap Example*



*Figure 2 Wrought Iron Fencing Example*



*Figure 3 Decorative Pilaster Example*

## 7. DESIGN GUIDELINES

The Design Guidelines for the Encanto Housing Development have been developed as a method of achieving a high quality, cohesive design character for the proposed development. They provide specific design criteria for the development of the project, as well as encouraging creativity, imagination, and a high level of harmony and consistency within the surrounding community. Adherence to the Design Guidelines will create a desirable asset to the community and enhance the project's overall value.

These guidelines will govern the design quality for implementation of the project in the following ways:

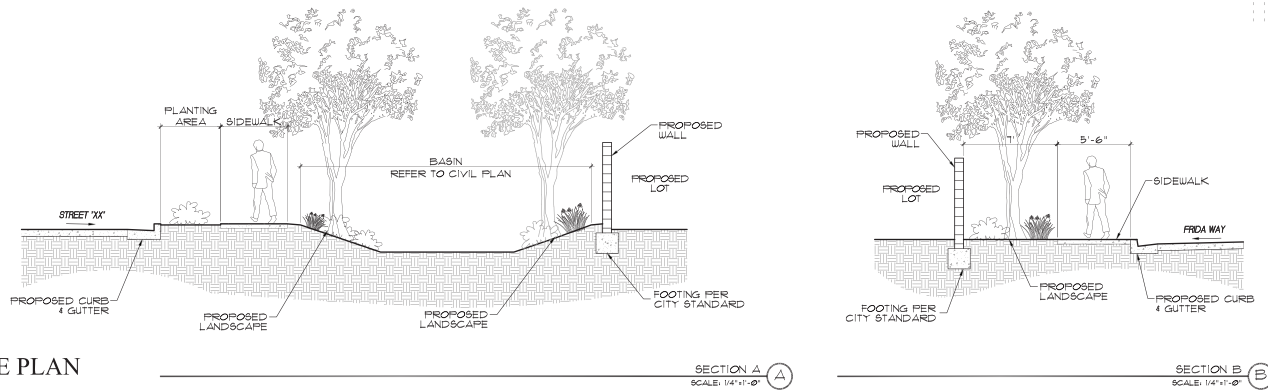
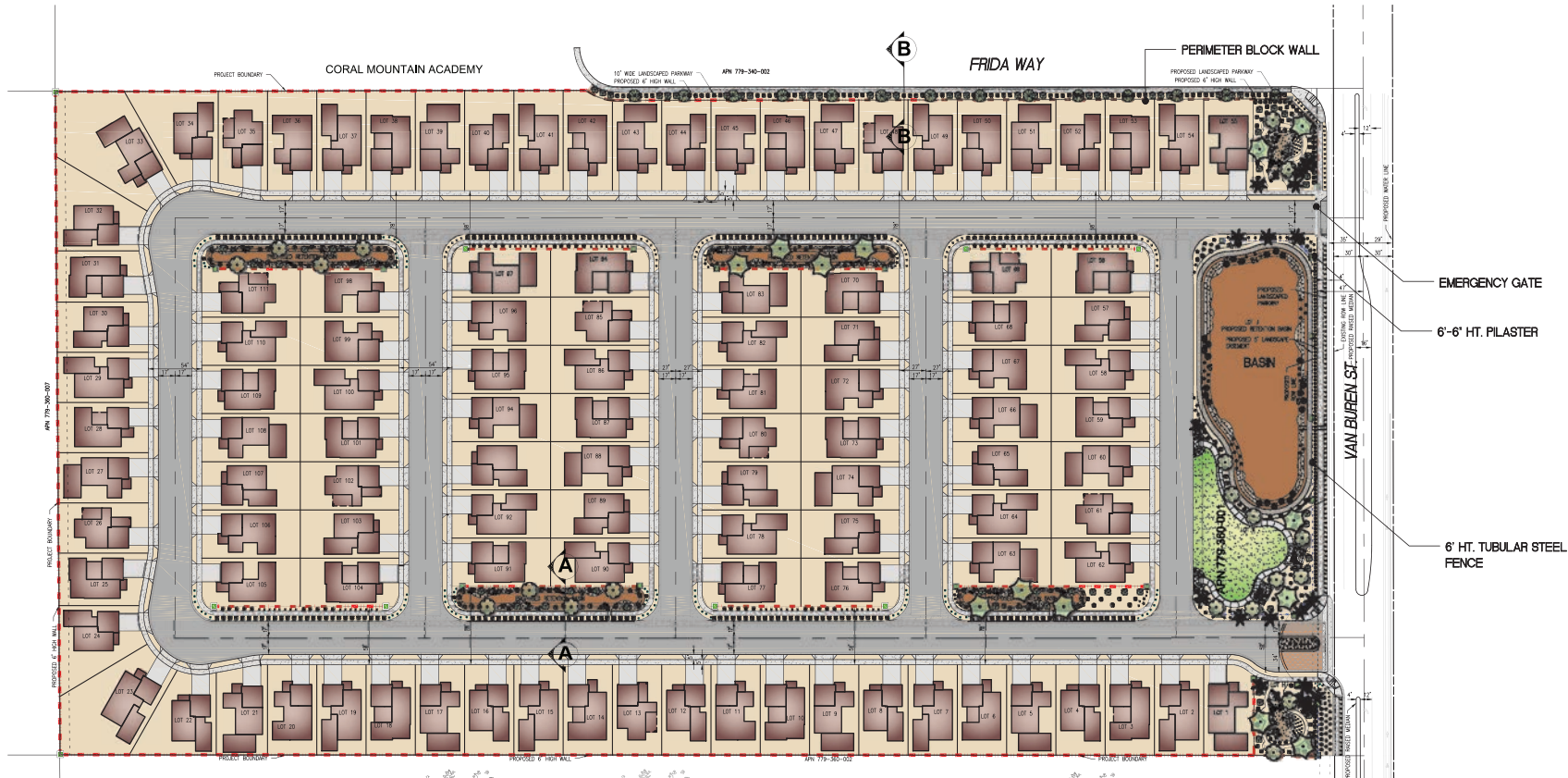
- To comply with SB-330 by adding ADUs to 81 of the 111 lots that will comply with the existing General Plan Designation of Regional Retail District with a density of 10-15 du/acre.
- To provide the City of Coachella with the necessary assurance that the PUD area will develop in accordance with the quality and character proposed;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- To provide for adequate recreational open space, circulation, off-street parking, and other pertinent amenities as related to the intended use and intensity of the development;
- To provide common areas which shall be located so as to be readily accessible to all of the residences within the PUD;
- To provide overall development which shall be compatible with existing and planned land uses and with circulation pattern of adjoining properties;
- To provide guidance to City staff, the Planning Commission, and the City Council in the review of construction plans for the PUD area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the PUD area.

These Design Guidelines are not intended to limit design possibilities, but rather to allow flexibility and freedom of expression. They are therefore illustrative in nature, offering a typical visual expression of potential character and appropriate design response. Since rigid rules tend to produce uniformly mediocre development projects, the Design Guidelines are intended as a statement of general design "intent" which encourage excellence and creativity on the part of the builders and design professionals in achieving exceptional results. In addition, flexibility enhances the project's economic viability in response to ever changing conditions including buyer's lifestyles and tastes, economic conditions, community desires and the marketplace.

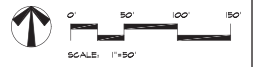
### *7.1 Circulation and Streets Plan*

The internal streets to the Encanto Project will be public. The main entry will be accessed via the proposed southern entrance from Van Buren Street along the project's eastern boundary. A second entryway on the northern entrance from Van Buren Street along the project's eastern boundary will be gated and use for emergency access only due to its proximity to the Coral Mountain Academy's main access road. Exhibit 21 highlights both the primary and secondary access paths as well as pedestrians' paths within the PD Overlay. The following guidelines have been developed to maintain the variation and accessibility related to circulation:

- Provide landscaping on both sides of the internal project roadways where appropriate and feasible, consistent with the overall project theme and plant palette.
- Provide a 6-foot-wide pedestrian walkway along Van Buren Street for public use.



**ENCANTO**  
 PRELIMINARY LANDSCAPE PLAN  
 COACHELLA, CA 92236



**HERMANN DESIGN GROUP**  
 77-899 WOLF RD.  
 SUITE 102  
 PALM DESERT, CA  
 92211  
 LIC# 2754, EXP 04/30/24  
 PH (760) 775-9131  
 FAX (760) 775-9132  
 JOB NO. 2201 DATE 4/13/23

Not to Scale



Conceptual Landscape and Fencing Plan  
 Encanto Planned Development

Exhibit  
 18

- Promote pedestrian circulation through the community by linking the common open space with a combination of pedestrian walkways and sidewalks.

1. Street Standards

Figures 4 through 8 provide cross section profiles of the affected public and private streets, while Table 2 describes the associated design characteristics of these affected roadways. This shall conform with the conditions of approval set by engineering. This does not include the landscape median.

Table 2. Street Classifications and Standards	
Classification/Location	Right of Way Width
Van Buren Street (Primary Arterial with Bicycle Facility; Public)	94' ROW with 11' to 12' travel lane widths, 6' sidewalk, and a 5' bike lane. See Figure 4.
Lot 'G' (Main and Emergency Access, Private)	50' ROW including two 15' travel lane widths. 6' streetscape on one (1) side. 5' streetscape and 5' sidewalk on other side. See Figure 6.
	<i>Located adjacent to Lineal Retention:</i> 72' ROW with two (2) 15' travel lane widths, 5' sidewalk and 5' streetscape area on one (1) side. 28' of ROW including a retention basin on opposite side. See Figure 5.
Lot 'D' through Lot 'F' and the North/South directed Lot 'G' (Private)	54' ROW with two (2) 15' travel lane widths, 5' streetscape area and 5' sidewalk on both sides of the ROW, see Figure 7.
Lot 'C' (Private)	54' ROW with two (2) 15' travel lane widths, 5' streetscape and 5' sidewalk on one side. On the opposite side, 10' streetscape with retention basin beyond the ROW. See Figure 8.



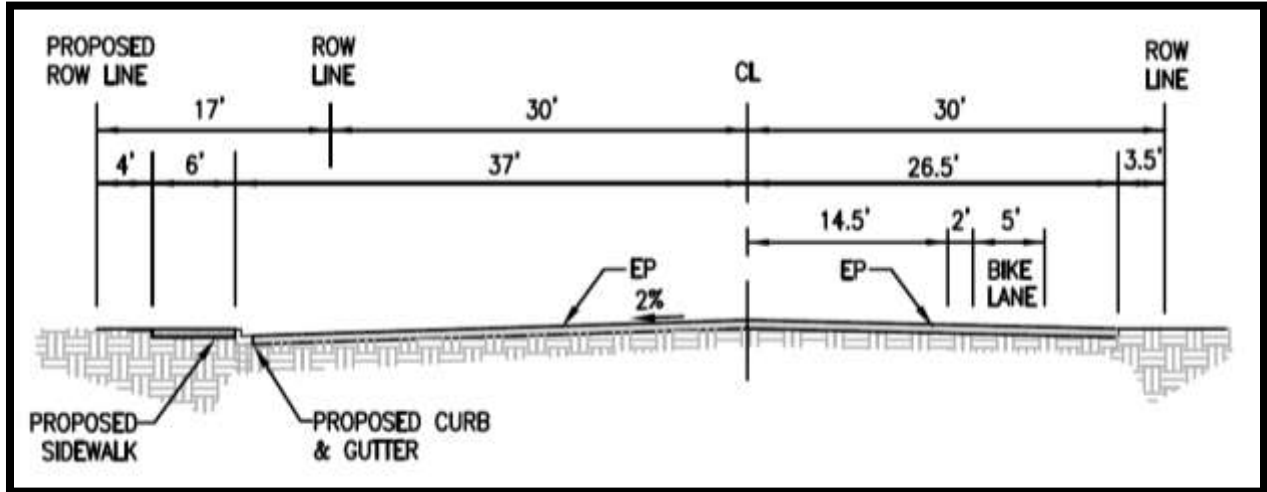


Figure 4 Van Buren Street Section

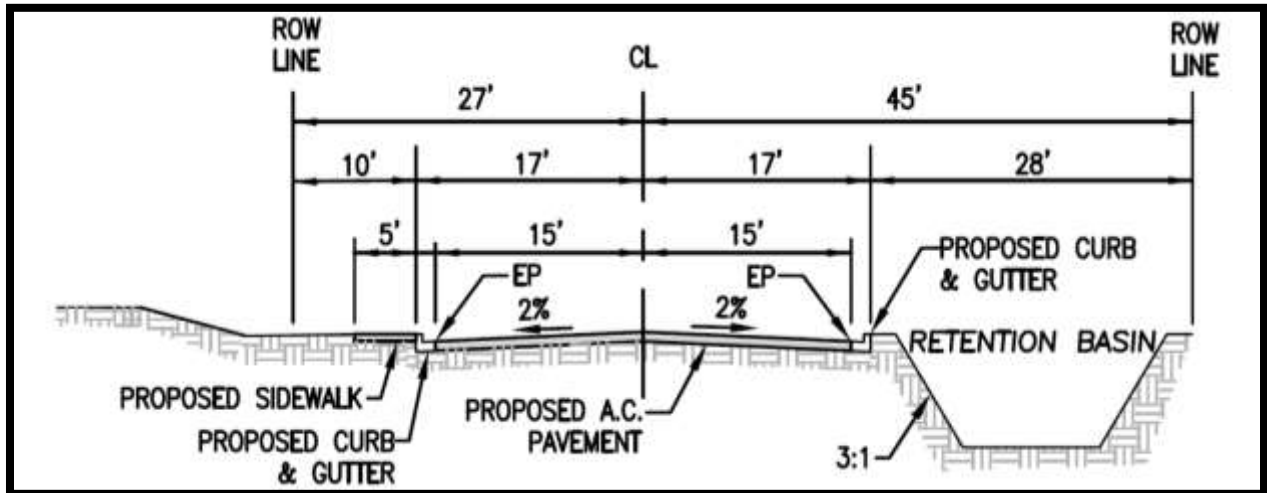


Figure 5 Lot 'G' Retention Basin Section

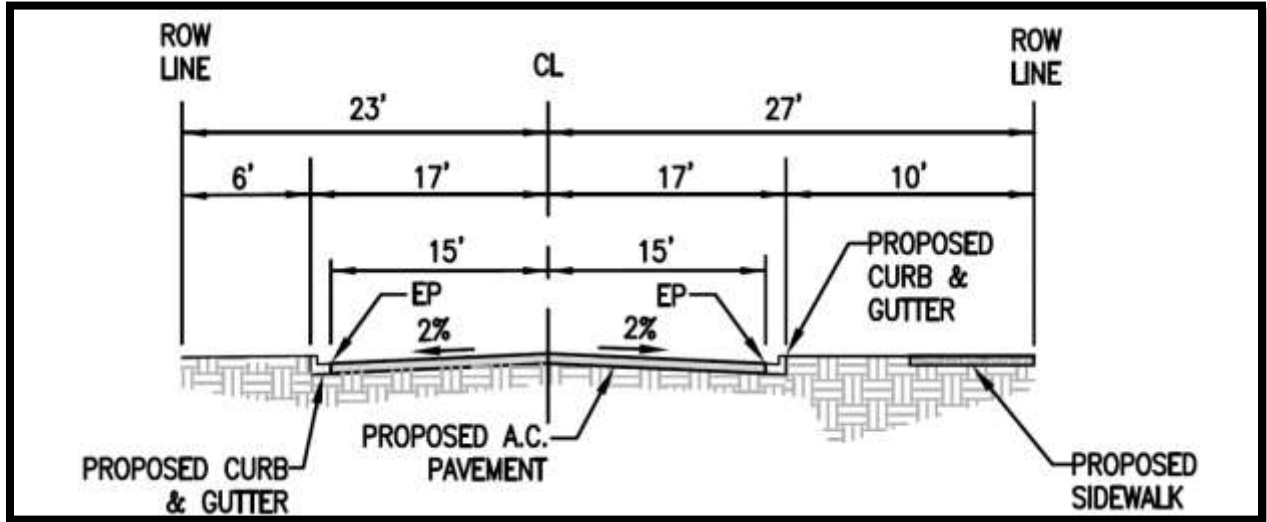


Figure 6 Lot 'G' East & West Bound Section

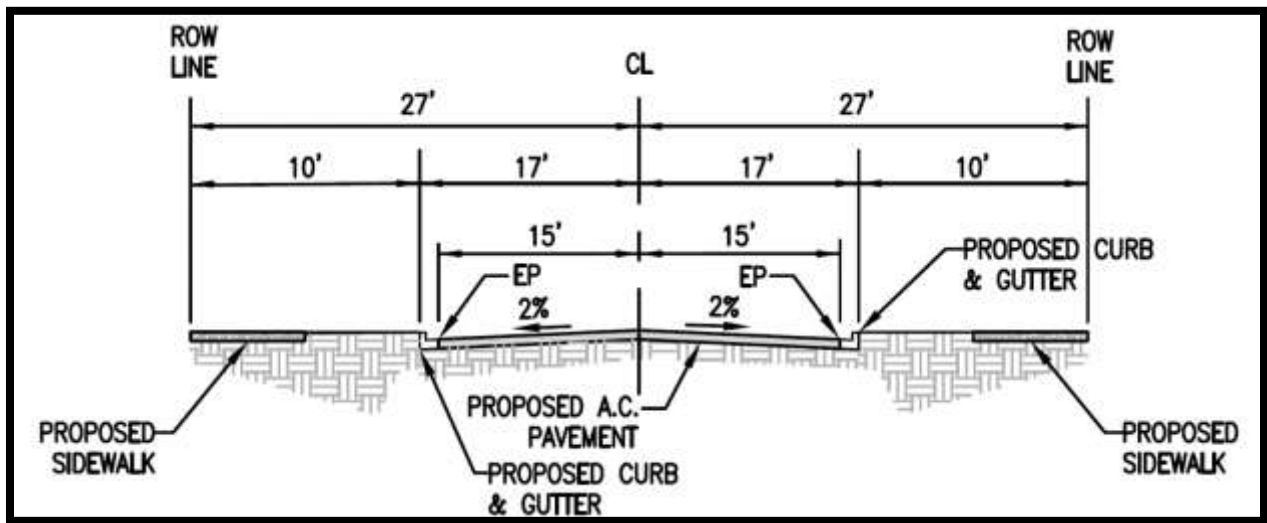


Figure 7 Lot 'G' North & South Bound and Lots 'D' through 'F' Section

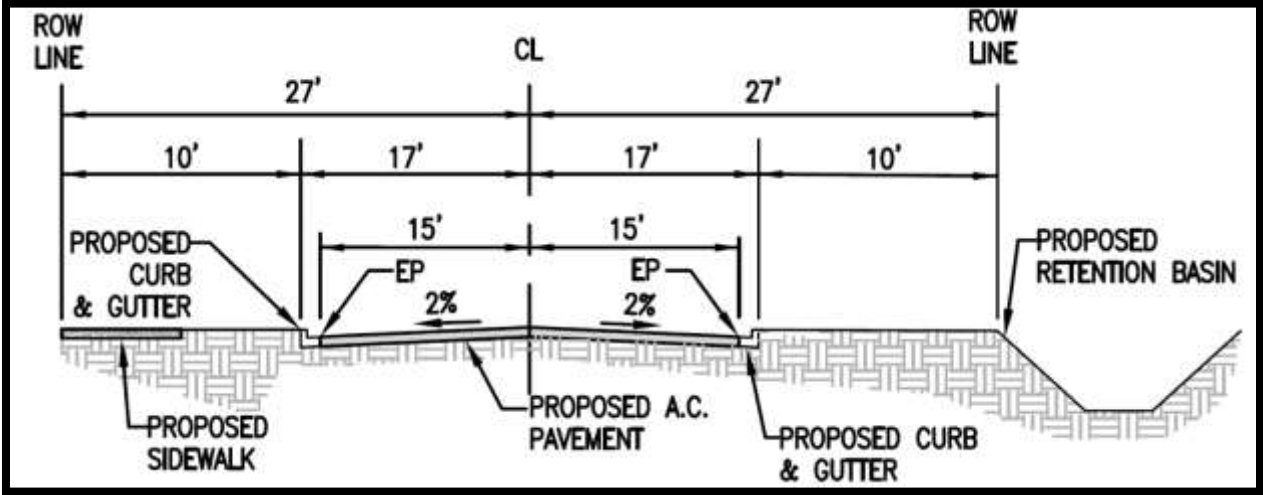


Figure 8 Lot 'C' Section

2. Pedestrian Circulation

A public walkway is to be located along the project frontage with Van Buren Street. The proposed project will install the pedestrian streetscape including sidewalk, landscaping, and fencing along Frida Way on the north border of the project site, see Figure 9. This sidewalk will provide additional pedestrian access to the Coral Mountain Academy.

Internal walkways will be located along the proposed roads within the Planned Development Overlay (See Exhibit 20). Lot 'G' will serve as the primary public roadway access to the residential community. This street connects to four main internal roadways (Lot 'C' through 'F') within the proposed community. Open Space and landscaped areas are located at key locations throughout the development and have been designed to promote safe and convenient pedestrian circulation.

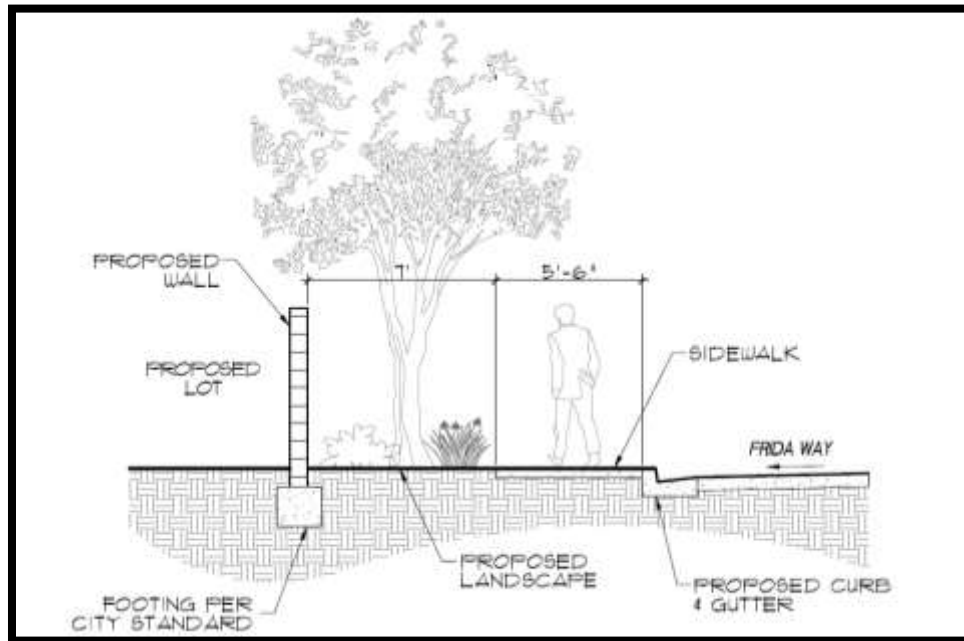


Figure 9 Frida Way Pedestrian Improvements

### 3. Transit Plan

The SunLine Transit Agency provides bus service to the City of Coachella and throughout the Coachella Valley. There is currently no transit service to the project site. Service nearest to the project site is offered by SunBus Lines 8, 6 and 1, which provide service on Vine Avenue. The nearest bus stop to the project site is located to the north of the project site at the intersection of Van Buren Street and Avenue 50. SunBus Line 8 provides service into the City of Indio to the north and the City of Coachella Transfer Point to the east. The developer will be required to coordinate with the SunLine Transit Agency for any new bus stops or upgraded transit facilities required to serve the project.

### 4. Circulation Design and Processing Requirements

- a. The project will comply with the conditions and requirements set forth by the City of Coachella Development Services Department, in accordance with this Planned Development Overlay.
- b. All intersection spacing and/or access opening shall be in accordance with the City of Coachella standards and ordinances, or as approved by the Development Services Department.
- c. All access points will conform to the traffic analysis with regards to access spacing.
- d. Whenever access into private property is controlled through the use of gates, barriers, or similar means, provisions will be made to facilitate access devices that are power operated and will have an approved override system capable of opening the gate when activated by a special key located in emergency vehicles. Devices will be equipped with backup facilities to operate in the event of power failure. The fire department will also approve all controlled access devices that are not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- e. Approved illuminated addressed will be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.



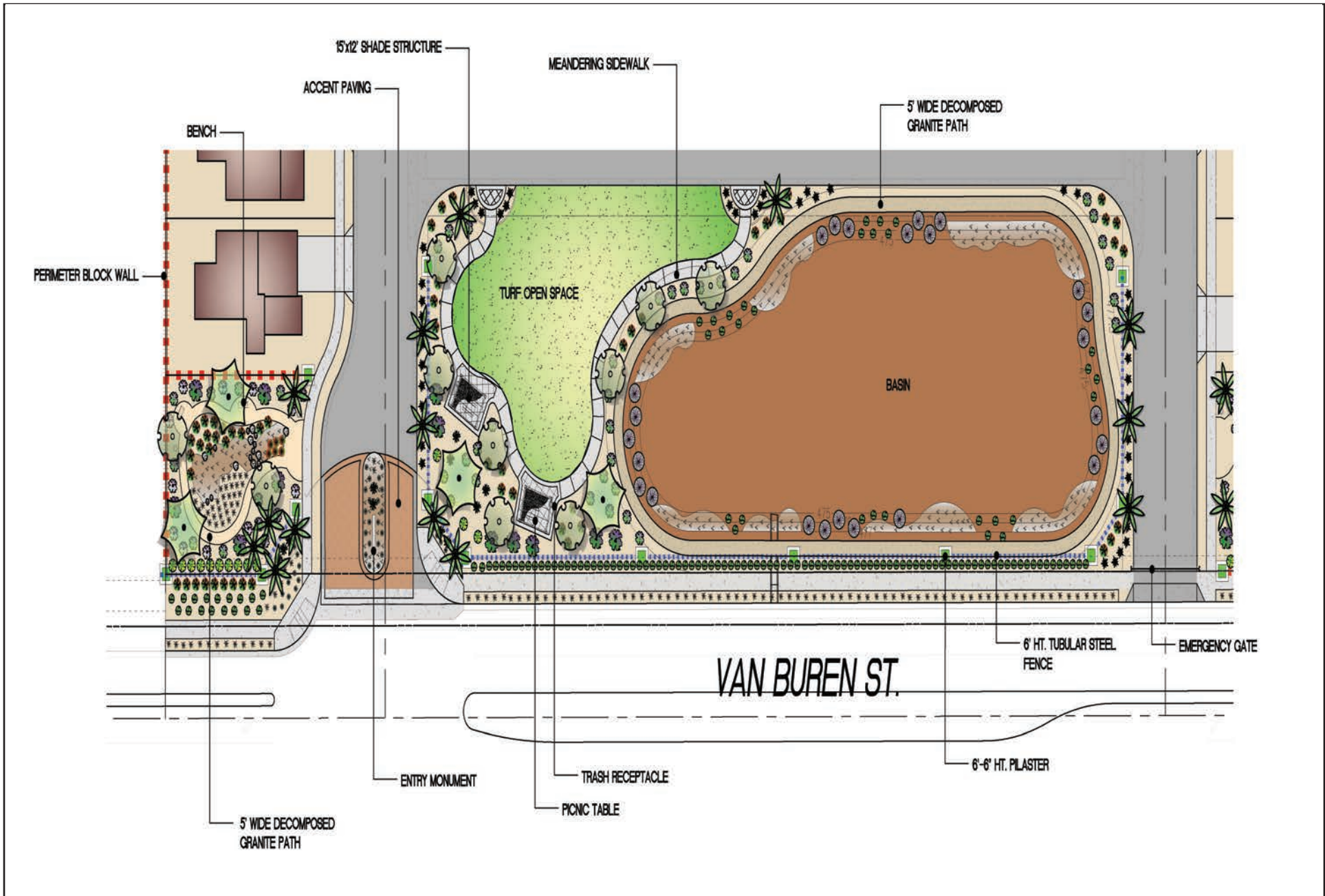
- f. Emergency access roads will be designed and maintained to support the imposed loads of fire apparatus and will be provided with a surface so as to provide all-weather driving capabilities, pursuant to the City Engineer. Fire apparatus access roads will have an unobstructed width of not less than 20 feet and an unobstructed clearance of not less than 13 feet, 6 inches.
- g. Any landscaping within the public road rights-of-way will require approval by the Development Services Department and Engineering Services to assure the continued maintenance through the establishment of a landscape maintenance district, HOA or similar means.
- h. Phased areas that are dependent on adjacent phased areas for access will be planned in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to the final tract map approval.
- i. Internal project streets will be designed as shown in this PUD to enhance traffic and pedestrian safety, as well as provide a visually interesting streetscape. All turning radii shall be approved by the Fire Department. Plans for all gated entrances and traffic calming designs or devices shall be subject to approval by the Fire Department.
- j. All proposed streets will be designed and constructed to standards acceptable by the City of Coachella. Half of the ultimate street improvements will be constructed by the developer along the frontage of the property at Van Buren Street. This public road will be entered into the City system of roads and maintenance. The landscape adjacent to this public road will be maintained by the homeowner's association.
- k. The minimum grade on concrete will be 0.35% as may be adjusted by the City Engineer and the minimum grade on asphalt will be 1.0% as may be adjusted by the City Engineer.
- l. On-street parking will be allowed on streets, except that only emergency vehicles will be allowed to park on the entry roads prior to the gate entrance.

### *7.2 Open Space Plan*

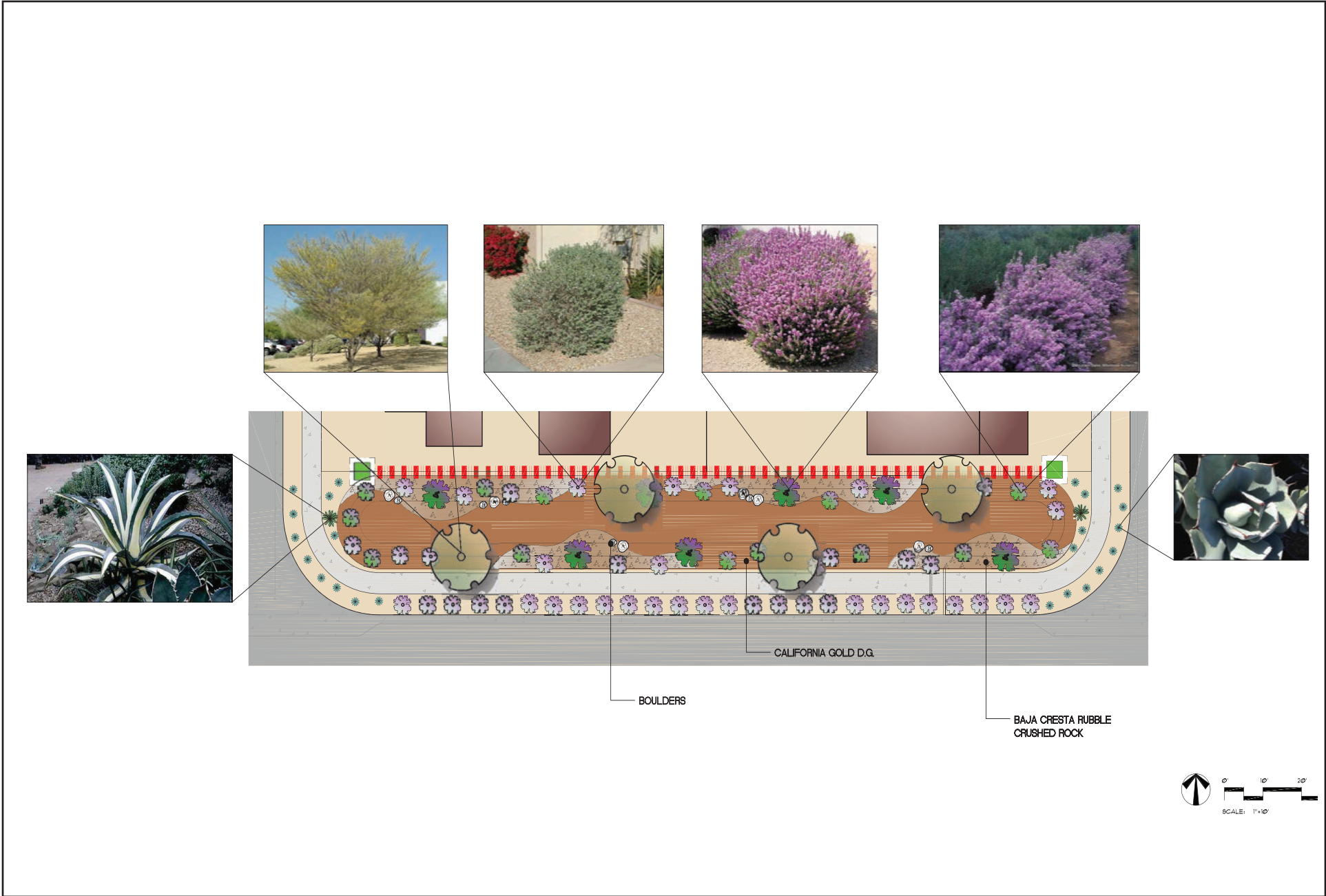
The Planned Development Overlay will provide 1.13 acres of open space for the residents and neighboring communities. The development shall have two open space areas, both on the east side of the subject property. The open space areas will provide outdoor recreational amenities that will enhance the health and quality of life for all residents in the area.

These open space areas will consist of a turf open space, picnic tables, shade structures, shaded seating areas, a meandering sidewalk and desert landscaping. Adjacent to these open space areas, there will be a retention basin with a landscaped area along the perimeter, see Exhibit 15 & 19. Together, these open space areas will serve as a community amenity and a landscaped buffer from Van Buren Street.

Open space areas will be landscaped with desert plant materials that comply with state and the City of Coachella's Landscape Development Standards. The conceptual planting list (see Exhibit 21) contained herein are intended to ensure that landscaping within the Planned Unit Development will be complementary within the development, the environment and with the adjacent community.



Not to Scale



Not to Scale

# PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE NOTES WATER USE



## TREES & PALMS

	PARKINSONIA X DESERT MUSEUM "DESERT MUSEUM PALO VERDE"	24" BOX SINGLE TRK. STND.	0.2 LOW
	ACACIA ANEURA "MLGA"	24" BOX SINGLE TRK. STND.	0.2 LOW
	RHUS LANCEA "AFRICAN SUMAC"	24" BOX	0.5 MOD
	PHOENIX DACTYLIFERA "DATE PALM"	18" B.T.H DIAMOND CUT	0.5 MOD

TREES WITHIN EXISTING OR FUTURE ROWS OR WITHIN 3 FEET OF PUBLIC SIDEWALKS WILL INCLUDE DEEP ROOT BARRIERS.

## ACCENTS

	ASAVE AMERICANA "CENTURY PLANT"	5 GAL.	0.2 LOW
	ASAVE MEDIOPICTA "MEDIOPICTA AGAVE"	5 GAL.	0.2 LOW
	HESPERALOE PARVIFLORA "VAR. DESERT FLAMENCO"	5 GAL.	0.2 LOW
	ASAVE PARRYI VAR. TRUNCATA "ARTICHOKE AGAVE"	5 GAL.	0.2 LOW

## SHRUBS

	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD"	5 GAL.	0.2 LOW
	TECOMA STANS "YELLOW BELLS"	5 GAL.	0.5 MOD
	LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY"	5 GAL.	0.2 LOW
	RUSSELLIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.	0.5 MOD
	LEUCOPHYLLUM FRUTESCENS "WHITE CLOUD"	5 GAL.	0.2 LOW

## GROUNDCOVER & GRASSES

	MUHLENBERGIA CAPILLARIS "RESAL MIST"	5 GAL.	0.5 MOD
	CARISSA "GREEN CARPET"	5 GAL.	0.5 MOD
	3/8" MINUS MOJAVE GOLD DECOMPOSED GRANITE LAID 2" THICK LAYER		
	LAWN TO BE TIPGREEN 929 SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)		

## IRRIGATION SPECIFICATIONS:

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
- SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).
  - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
  - RAIN SENSING DEVICE
  - ANTI-DRAIN CHECK VALVES
  - PRESSURE REGULATOR (IF NEEDED)
  - HYDROZONES WILL BE PROPERLY DESIGNATED
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
  - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.
  - IRRIGATION DESIGN WILL MEET LOCAL AND STATE WATER CONSERVATION REQUIREMENTS.

Not to Scale



### *7.3 Building Massing Plan*

The purpose of this section is to establish a cohesive building scale and mass within the Planned Development Overlay. The building massing guidelines contained herein are intended to ensure that the design of individual structures will be complementary within the development and with the adjacent community. The main objective is to encourage superior architectural design, while permitting the developer or designer flexibility to design a variety of products with their own unique identity and design integrity.

#### Roofs

House Roofs shall be either low slope (1"/ft. or less) or gabled/hip roofs with a 3:12 minimum slope.

#### Roof Overhangs

Sloped Roofs shall have a minimum 2' – 0" overhang.

#### Offsetting Planes

Offsetting Planes: The front building façade shall have at least two offsetting planes with an offset at the first floor of 5 ft. or more (exclusive of front porch or trellis) for 25 to 50% of the lot width. See Exhibit 10 & 12.

#### Front Porch or Trellis Requirement

Front Porch or Trellis Requirement: Each home shall have a front porch or trellis at the front entrance that extends at least 3 ft. closer to the street than the garage doors as measured to the vertical support. See Exhibit 11 & 13.

#### Outdoor Room

Each house shall have an exterior open space within the building setbacks. This outdoor room shall be 150 SF Minimum with a Minimum Dimension of 10 ft. and covered with a roof or building above. The Outdoor room is to be accessed by a minimum of 6 ft. of net clear opening width. See Exhibit 12 & 14.

#### Mechanical Equipment

Shall not be visible from the street.

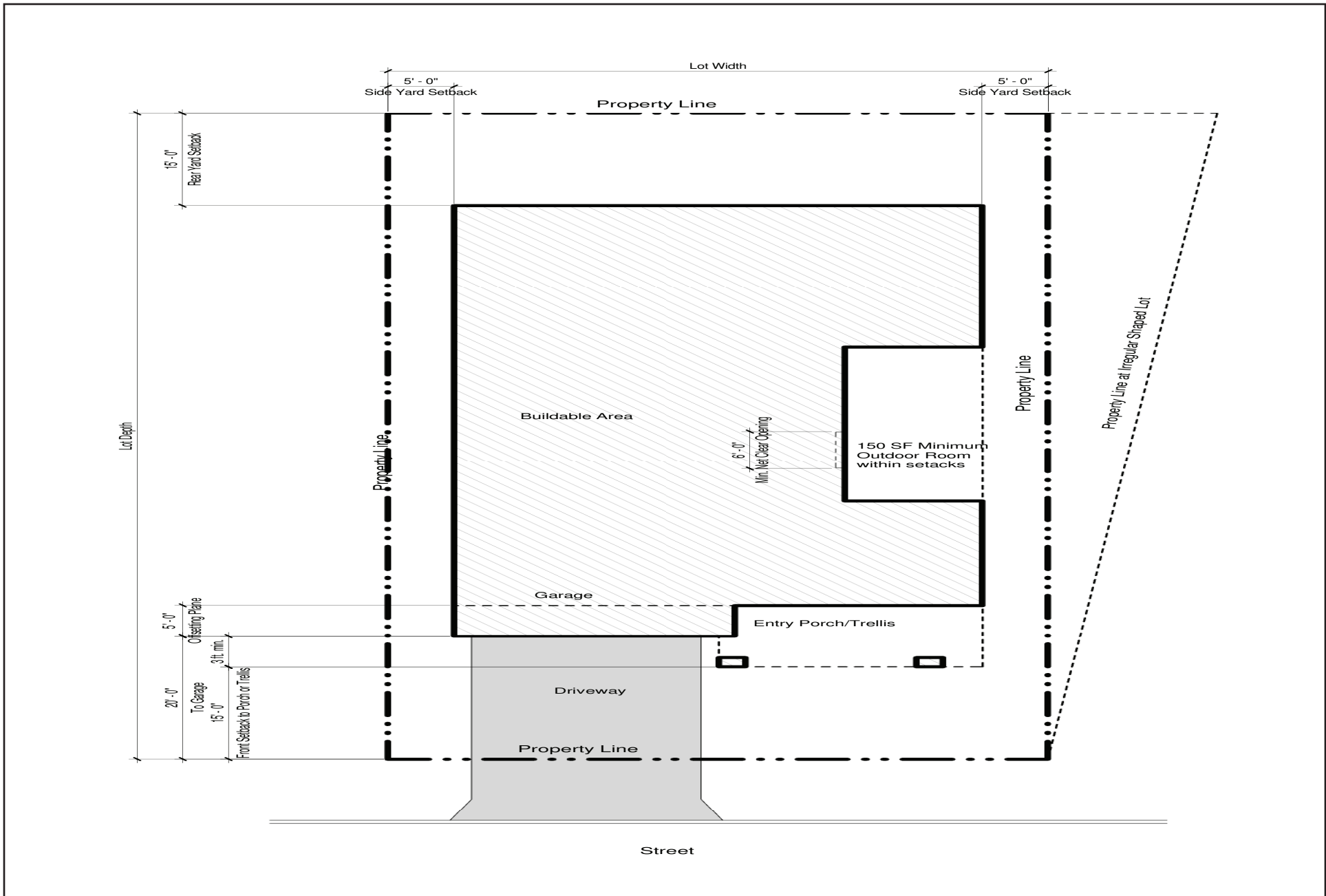
#### Photovoltaic Panels (Solar Panels)

Shall be screened behind parapets or mounted in the same plane as the roof structure.

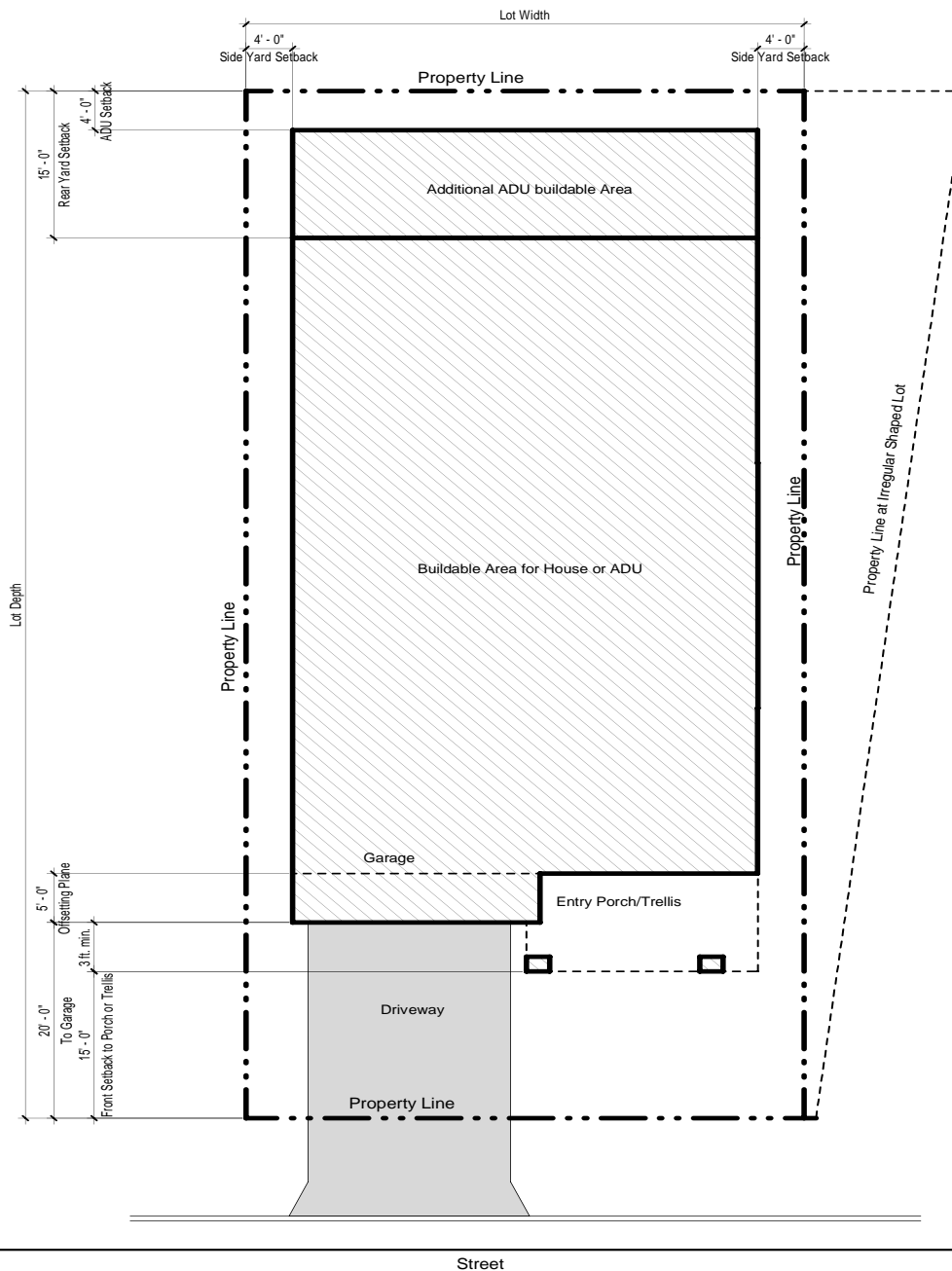
#### Building Accents

Each home shall have least one of the following accents that faces the street:

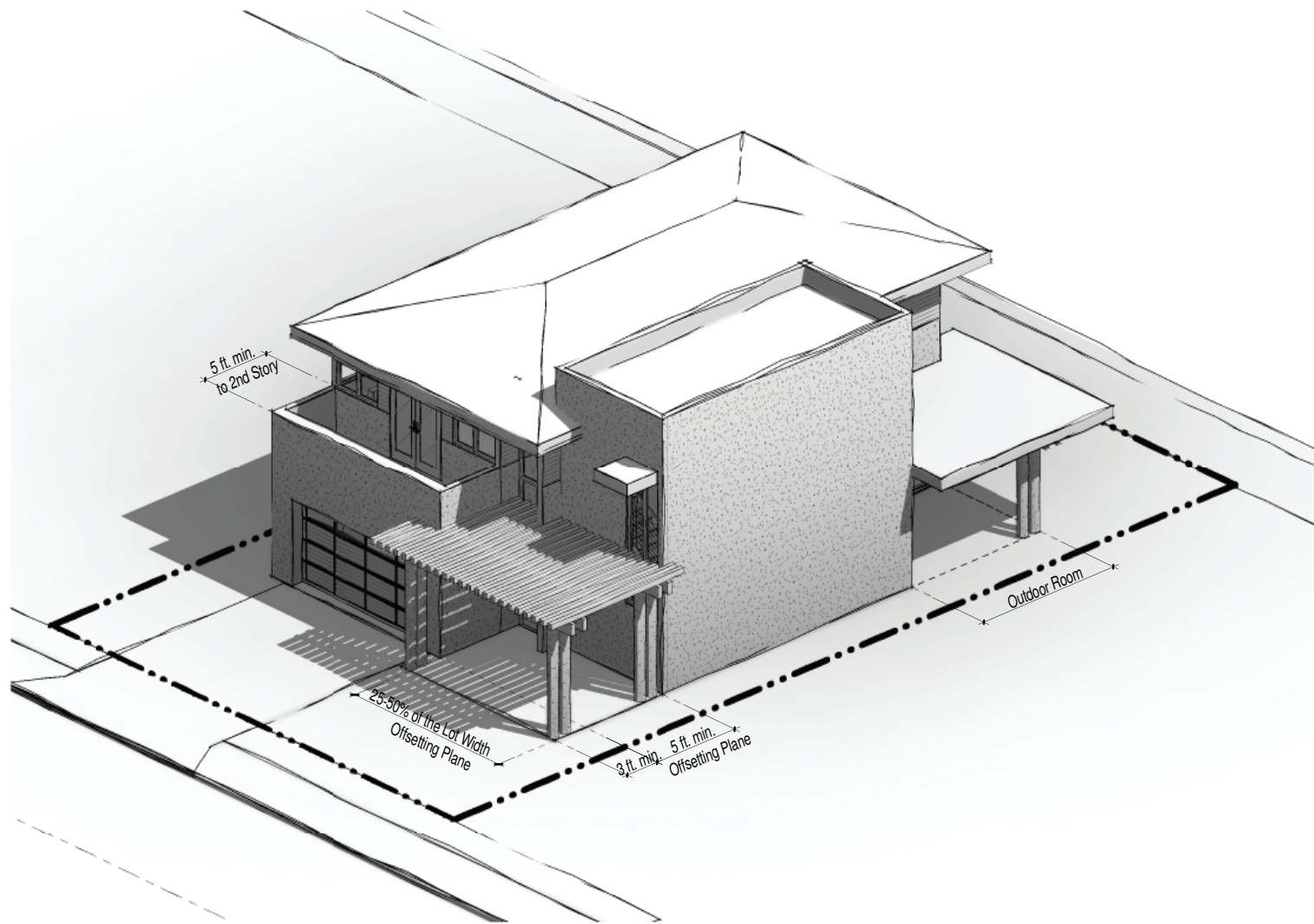
1. Trellis with 12" min. diameter round or 12"x18" min. rectangular exterior plaster columns, 4"x12" min. wood beams and 4"x4" min. secondary wood members. Trellises shall provide 25% shade, minimum, and/or
2. Arch with exterior plaster finish that is a semi-circle with a 5 ft. min. radius dimension. Flattened arches are not allowed.



Not to Scale

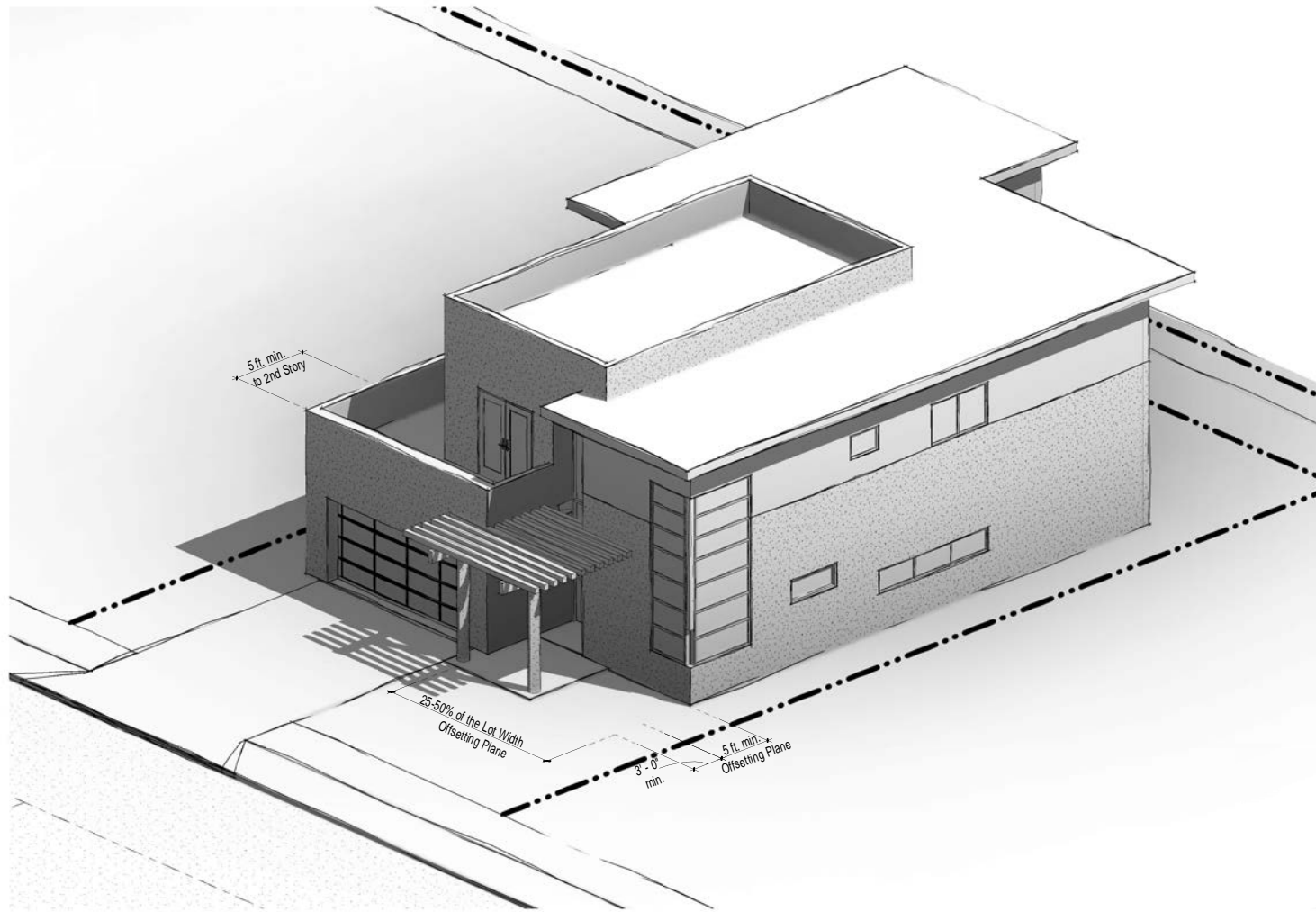


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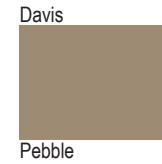
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Roofing (sloped)  
'S' Tile



Boral  
Madera Blend

Exterior Concrete  
*Natural Finish*



Davis  
Pebble

Roofing (flat)



Sarnafil  
Cool Roof

Siding and Trim  
*Natural Finish*  
*Cementitious w/ Wood Grain*



James Hardy  
Timberbark

Exterior Plaster  
*Finish - Santa Barbara*



LaHabra  
Crystal White   Mesa Verde   Silverado

Fascia and Soffits



Dark Bronze

Windows and Doors



Dark Bronze

Trellises



Walnut

Front and Garage  
Wood Grain Doors



Overhead Door  
Walnut

*7.4 Architectural Theming*

The purpose of this section is to establish the architectural character for the proposed development and set a framework of quality standards within which the developer/designer will be afforded the greatest possible opportunity for creativity. The design guidelines contained herein are intended to ensure that the design of individual structures will be responsive and complementary to the overall development and the adjacent community.

The main objective is to encourage superior architectural design, while permitting the developer/builder flexibility to design a variety of products with their own unique identity and design integrity. Plans have been submitted for typical architectural style in this document that are within the theme of California Mission/Spanish Architecture. The eventual builder can submit to the Architectural Review Committee with the detailed Elevations, Floorplans, and Colors for final approval. Exhibits 9, 10, 11, 12, 13 14, and 15 provide the broad outline of the architecture.

Specific architectural objectives are written below, and can be found in Exhibit 14 Materials Board:

<b>Table 3. Exterior Finish Materials</b>		
Roofing	Sloped	3:12 minimum shall be with clay or concrete barrel or ‘S’ tile roofing in earth tones
	Flat	Membrane Roofing <sup>8</sup>
Wall Finishes	Exterior Plaster finish to be Santa Barbara.	
	Siding, where provided, is to be wood or cementitious with wood grain	
Windows	All windows to be recessed 2” minimum from face of exterior wall finish	
Garage Doors	Wood Grain with windows of at least 15% of door area	
Front Doors	Wood Grain	

*7.5 Signs*

Signage will be submitted to the Community Development Director or their designee for final approval and will provide the specifics to include the following:

Signage should be designed with appropriate scale and proportion and should relate visually to buildings and surroundings.

- Signs colors, materials, and lighting should be restrained and harmonious with the building and site to which it principally relates.
- The number of graphic elements on a sign should be limited to the necessary minimum and should be composed in proportion to the area of the sign face.
- Each sign should be compatible with signs on adjoining premises and should not compete for attention.

---

<sup>8</sup> A low slope or flat roof consisting of single-ply material.



Not to Scale



Street Renderings  
Encanto Housing Development

Exhibit

8





Not to Scale



Ariel Rendering  
20 Acre Coachella Encanto





Not to Scale

- The type, location, height and size of signs shall be determined as a part of the permit and shall relate to the location and design of the PUD.

Exhibit 16 provides a conceptual view of the Entry Monument on Van Buren Street.





Not to Scale



Van Buren Primary  
Encanto Housing Development

Exhibit  
16





Not to Scale

## 8. OPERATIONAL GUIDELINES

### *8.1 Maintenance*

Open space and retention basin areas shall be maintained by the community's Homeowners Association (HOA). The Streets will be public and maintained by the city.

### *8.2 Other Rules and Guidelines*

Asphalt and artificial turf: Use of asphalt or artificial turf will not be permitted for the purpose of surfacing driveways, sidewalks or other walkways.

Building Permits: No improvement requiring a permit or approval of any kind from any state or local governmental agency, department, bureau, or officer, may be constructed, installed, or used anywhere in the project unless the required permit(s) or approval(s) are obtained.

Codes, Covenants, and Restrictions: To be submitted to the City prior to recordation of the final map.

Clothes Lines: Must be located in rear or side yards, not more than 5-feet high and screened from view from neighboring lots and from any abutting streets, alleys, sidewalks, and walkways.

Fire Sprinklers: In accordance with City of Coachella Code Section 15.08.030, one- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

## 9. LIST OF PREPARERS

**Madeline Luke**  
Assistant Planner  
The Altum Group

**Rich Malacoff, AICP**  
Principal Planner  
The Altum Group