



STAFF REPORT 10/18/2023

TO: Planning Commission Chair and Commissioners

FROM: Ron Goldman, Consulting Planner

SUBJECT: Sevilla II Project

SPECIFICS: Change of Zone No. 22-05, Tentative Tract Map No 38557, Conditional Use Permit No. 372, Architectural Review No. 23-13, Environmental Assessment No. 22-06 a proposal to subdivide 39 acres into 204 single family lots with a minimum lot size of 5,000 square feet with three single family residential production model homes with 3 elevation options located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001; Applicant: The Pulte Group

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC2023-28 adopting a Mitigated Negative Declaration for EA 22-06 and approving TTM 38557, CZ 22-05, CUP 372 and AR 23-13 for a 204-lot planned unit development subdivision for Pulte Homes located on a 39-acre site, west of Van Buren Street, south of Avenue 50 and north of Avenue 51 pursuant to the findings and conditions of approval contained in the attached resolution.

EXECUTIVE SUMMARY:

Pulte Homes requests that the Planning Commission recommend to the City Council approval of:

- **TTM No. 38557** proposes to subdivide 39 acres into 204 single family lots with a minimum lot size of 5000 square feet;
- **Change of Zone No. 22-05** proposes to change the existing zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD),
- **CUP No. 372** proposes to utilize the provisions of Section 17.38 (Planned Unit Developments) of the Coachella Municipal Code;
- **AR No. 23-13** is for architectural review for 3 single family residential homes, each with 3 elevations;



EA No. 22-06 was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 39-acre site located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001



BACKGROUND:

The property is currently developed with 1 residence located within the central portion of the site along with 5 warehouse/storage buildings. Two groundwater wells are currently located on-site. The project site has been utilized for agricultural purposes for date palm and okra cultivation for the past 100 years, however the site has been fallow since 2021. An aerial photograph of the site is shown above.

Pulte Homes filed the above referenced applications in September 2022. Over the past few years, Pulte Homes developed the Sevilla 1 project on the east side of Van Buren Street, north of Avenue 50 and the Valencia project located on the east side of Van Buren Street across from the proposed site of Sevilla II.

The Sevilla II is similar to the above referenced projects and consists of the following applications:

CZ No. 22-05 proposes a change of zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD) to utilize the provisions of Section 17.38 (Planned Unit Development) of the Coachella Municipal Code.

TTM No. 38557: TTM 38557 proposes the subdivision of two parcels that total 39 acres into 204 single family lots with a minimum lot size of 5,000 square feet. The proposed project also includes an approximate 1-acre neighborhood park, an approximate 1.37-acre water retention area, a 0.23-acre future dedicated well site, monument signage and street and utility improvements. The proposed project would result in a net density of 7.7 dwelling units per acre which is consistent with the General Neighborhood land use designation of the Coachella General Plan.

CUP No. 372 provides the mechanism to utilize the provisions of Section 17.38 of the Municipal Code. (Planned Unit Developments). A Planned Unit Overlay is utilized to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety, and flexibility in residential developments. In this case, the Applicant is proposing a reduction in the rear yard setback from 20 feet to 15 feet on 30 of the proposed lots that will includes the plan 1 product type. Furthermore, a reduction in the side yard setback from 10 feet to 5 feet on 2 lots adjacent to the two project entries may be necessary as the entryways were widened in accordance with Riverside County Technical Policy 22-002 that requires that 1 travel lane be 24 feet wide.

AR No. 23-13 provides for the review of the proposed elevations, floor plans and landscaping.

EA No. 22-06 includes preparation of a mitigated negative declaration to analyze the potential environmental impacts of the proposed project.

DISCUSSION/ANALYSIS:

Surrounding land uses and zoning designations are as follows:

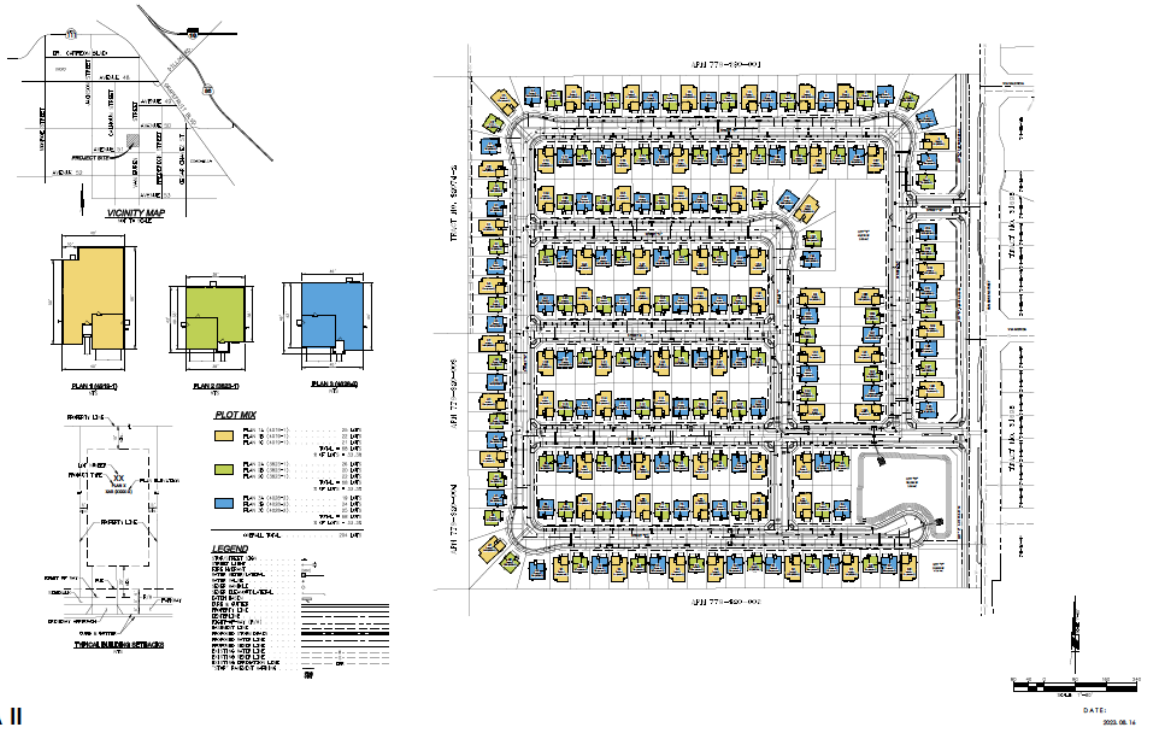
- North:** Existing agricultural land; General Plan designation: General Neighborhood and Neighborhood Commercial; Existing Zoning: General Neighborhood and Neighborhood Commercial
- South:** Existing agricultural land, General Plan designation: General Neighborhood and Neighborhood Commercial; Existing Zoning General Neighborhood and Neighborhood Commercial.
- East:** Single Family Residential: General Plan designation and Zoning: Suburban Residential
- West:** Within the City limits: Existing single-family homes; General Plan and Zoning: Suburban Residential. Outside City limits: Vacant land and agricultural land; Riverside County General Plan Land Use designation is Agriculture and Existing Zoning is A-1 (Light Agriculture).

Site plan

The exhibit below illustrates the proposed site plan layout for the Sevilla 2 project. The site plan includes 3 distinct floor plans, each with 3 elevations. A copy of the site plan is included below:

Figure 1: Sevilla II Site Plan

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 38557 - PRELIMINARY SITE PLOTTING
LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M.



SEVILLA II

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

The Sevilla 2 project includes three distinct elevations including one, one story home and two, two story homes. The architectural plans include a Transitional Spanish, Desert Contemporary and Prairie design option including:

- Plan 1 - One-Story (3-Bedroom, 2-Bath) residence with 1,959 sq. ft. of floor area*
- Plan 2 - Two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 sq. ft. of floor area*
- Plan 3 - Two-story (5-Bedroom, 3-Bath) residence with 2,824 sq. ft. of floor area.*

Each of the plans include 3 different elevations for a total of 9 different elevations which is consistent with the Residential Design Standards for single family homes.

Figure 2: Proposed Architectural Models



Figure 3: Plan 1 Elevation (Front)



A typical Plan 1 exterior elevation is attached below. Exterior materials include stucco, concrete tile roofing, decorative gable accents, optional window garage doors, stucco projection at front corners, scored stucco accents, recessed windows, coach light, paneled front door and garage door.

Figure 4: Plan 2 Elevation (Front)



A - TRANSITIONAL SPANISH
SCHEME 1



C - PRAIRIE
SCHEME 8



B - DESERT CONTEMPORARY
SCHEME 4

Exterior materials are similar to the materials that are proposed for the Plan 1 home and include stucco, concrete tile roofing, optional garage door windows, scored stucco accents, recessed windows, coach light and paneled front door and garage door.

Figure 5: Plan 3 Elevation (Front)



A - TRANSITIONAL SPANISH
SCHEME 2



C - PRAIRIE
SCHEME 9



B - DESERT CONTEMPORARY
SCHEME 5

Exterior building materials are similar to Plan 1 and Plan 2 and include stucco, concrete roofing, decorative gable accents, optional garage door windows, stucco projection at front corners, scored stucco accents, recessed windows, coach light and paneled garage doors and front doors.

LANDSCAPE DESIGN

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

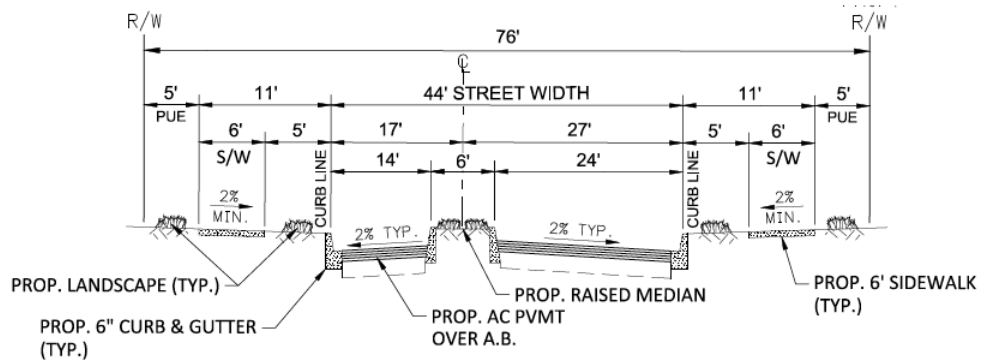
Particular attention was given to the Van Buren Street frontage and a copy of the proposed landscaping plan for Van Buren Street is attached below. A 6-foot-high decorative split face block wall will be constructed along the Van Buren Street project frontage with 12x12 precision block pilasters with caps at each rear property line. The area outside the block wall includes a multi-use trail, split rail fence, public sidewalk and landscaping as shown on the two exhibits below.

Figure 6: 2 Project Entryways, Perimeter Landscape and Street Medians



The project entry includes enhanced pavement, an entry monument sign at each project entry and landscaping on either side of the project entry. The project entry also includes a 6-foot-wide landscaped median that will include date palm trees and a variety of shrubs and ground cover.

In accordance with Riverside County Fire Department Technical Policy 22-002, the two project entryways have been revised as illustrated on the exhibit below. One travel lane has been increased from 14 feet to 24 feet to meet the requirements of the above referenced technical policy. The increase may result in the reduction of the side yard setback on the two corner lots on each side of the project entries from ten feet to five feet.



ENTRY WAY "A" & "F"

TYPICAL SECTION (PUBLIC STREET)

The landscaped plans also include a new center median in Van Buren Street that will be planted with date palm trees and shrubs along with ground cover as shown on Exhibit 7 below. A wall mounted monument sign will be installed at each project entry as shown on Exhibit 8 below.

Figure 7: Van Buren Street Proposed Landscaping

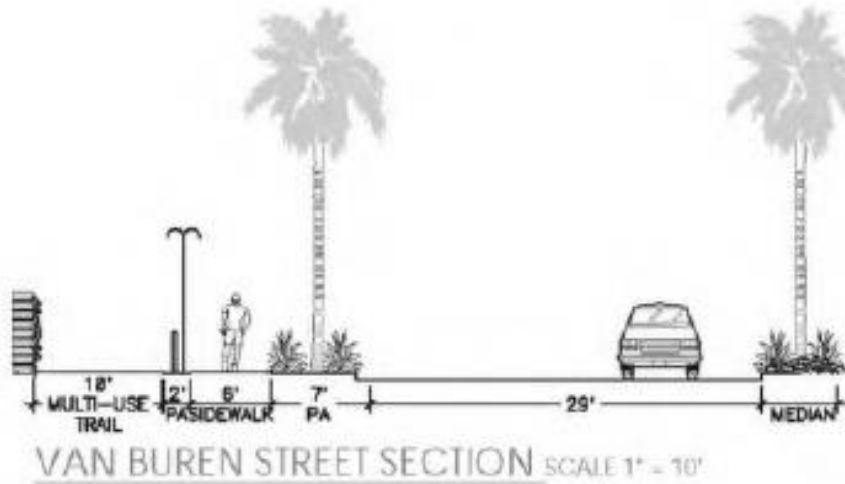
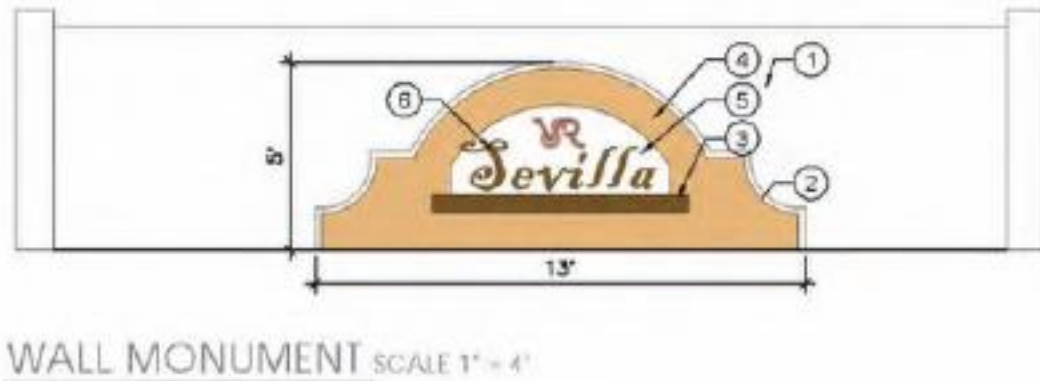


Figure 8: Proposed Wall Mounted Monument Signs



WALL MONUMENT SCALE 1" = 4'

Wall and Fence Plan

A copy of the proposed wall and fence plan is illustrated on Figure 9 below. A 6 ft high precision block wall will be constructed along the perimeter of the project and between all lots and along the side yard between the house and the block wall.

Figure 9: Proposed Wall and Fencing Materials



Retention Basin Landscaping

The retention basin landscaping is illustrated below and will consist of a combination of trees, shrubs groundcover and hardscape including Mulga trees, Acacia trees, Desert Ironwood trees, Cape Honeysuckle, California Gold groundcover and Arizona River Rock.

Figure 10: Proposed Retention Basin Landscaping



Neighborhood Park

The Project is proposing an approximate 1-acre neighborhood park that will be maintained by the Landscape and Lighting Maintenance District. The park will include both active and passive uses including a half basketball court, lawn area with cornhole, picnic tables, tot lot and desert garden. Staff has conditioned that the park be installed prior to the issuance of the 101st occupancy permit. A site plan for the park and plant palette are provided in the exhibits below.

Figure 11: Proposed Neighborhood Park Improvements



Typical Front Yard Landscaping and Plant Palette

Each lot will be provided front yard landscaping as illustrated on Figure 12 below. Each front yard includes an accent tree including an Acacia or Desert Willow along with large, medium, and small shrubs.

Figure 12: Typical Front Yard Landscaping and Plant Palette



CONSISTENCY WITH GENERAL PLAN

The project site is within the General Neighborhood land use designation. General Neighborhoods are intended to provide a diversity of housing that meets the needs of the city’s many household sizes, incomes, and lifestyle preferences. General Neighborhoods include a range of single family

and multi family housing options within a green, walkable neighborhood that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride or short drive.

The fundamental character of these neighborhoods is defined by tree-lined streets and small blocks, well-landscaped front yards and welcoming entries to each residence. Vehicular access and parking on each lot should not intrude into the front yards, primarily places for children to play and neighbors to meet. Although most of the residences are single-family detached houses, multi-family housing is also provided in “house-form” building types – such as duplexes, garden apartments and rowhouses – that are compatible in scale and character with houses. Large apartment buildings or complexes are not compatible with this sort of neighborhood setting

Allowed land uses include residential land uses at a development intensity of 7-25 DU/AC. The general plan also includes standards for network and connectivity, street design, parks and open space and urban form guidelines.

The Sevilla II project proposes 204 single family homes on a 39-acre site that equates to a net density of 7.7 DUA. The project meets the general plan density requirements and meets the design standards for network connectivity, street design, parks and open space and urban form guidelines.

CONSISTENCY WITH ZONING

The project site is currently zoned General Neighborhood (G-N) which implements the General Neighborhood land use designation of the General Plan. The G-N zone permits detached single family detached subdivisions with a minimum density of 7 dwelling units per acre on lots with a on minimum lot size of 4,000 square feet with a minimum interior lot width of 40 feet and minimum lot depth of 75 feet. The minimum width of corner lots is 45 feet. The minimum front yard requirement is 15 feet and the minimum side yard requirement for interior and corner lots is 10% of the lot width, but not less than 5 feet. A rear yard setback of 20 feet is required in the G-N zone.

The Sevilla II Project meets all the requirements of the G-N zone, except that the single story, Plan 1 homes include a 15-foot rear yard setback. Of the 68 Plan 1 homes, 30 lots have a setback of less than 20 feet which is why the Applicant is using the Planned Unit Development provisions (Section 17.38) of the Municipal Code that allows for a 15-foot rear yard setback. In addition, two lots adjacent to the project entryways (a total of 4 lots) may require a reduction in the 10-foot side yard setback to five feet as the project entryways were expanded to meet the requirements of Fire Department Riverside County Technical Policy 22-002 that requires that one of the travel lanes be 24 feet in width.

The project is consistent with Section 17.19 of the Municipal Code, Supplemental Standards for Single-Family Residential recently adopted by the City Council.

Table 1 – General Neighborhood Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Density	7-25 du/acre	7.7 du/ac	Yes
Parking (Minimum)	One per dwelling unit, to be covered or in a garage. Plus one and one third open space per dwelling unit.		Yes. Each unit includes a 2-car garage
Lot Requirements	4,000 sq. ft. Minimum Lot width 40’ Minimum Lot depth 75’	All proposed parcels are 5,000 sq. ft. or greater	Yes
Minimum Yard Requirement	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: 20 feet	60 Plan 1 homes have a 15-foot rear yard setback and 4 lots on the corners may have a 5 ft setback rather than a 10 ft setback	No. However, the proposal is consistent with PRD standards
Height (maximum)	45 feet	25’6” Maximum	Yes. The maximum height proposed is less than 45 feet

ENVIRONMENTAL REVIEW:

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

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

A 30-day public review period ran from September 5, 2023, to October 5, 2023. 6 comment letters were submitted during the comment period. Responses to comments have been prepared for the comments received and are included in Attachment No. 2.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached in Attachment No 1, Exhibit A.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2023-28 recommending that the City Council approve TTM No. 38557, CZ No. 22-05, CUP No. 372 and AR No. 23-13 and adopt a mitigated negative declaration for EA No. 22-06 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2023-28 recommending that the City Council approve TTM No. 38557, CZ No. 22-05, CUP No. 372 and AR No. 23-13 and adopt a mitigated negative declaration for EA No. 22-06 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2023-28.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission approve Alternative #1

Attachments:

1. Resolution No. PC2023-28 approving CZ No. 22-05, TTM No. 38557, CUP No. 372 and AR No. 23-13 and adopting a mitigated negative declaration for EA 22-06 and conditions of approval.
Exhibit A - EA 22-06, Response to Comments, Errata and Mitigation Monitoring and Reporting Program
Exhibit B - Change of Zone No. 22-05 exhibit
Exhibit C - Tentative Tract Map No. 38557 Sevilla II
Exhibit D - Conditions of Approval for TTM No. 38557, CUP No. 272 and AR No. 23-13
Exhibit E - Sevilla II Development Plan Set
Exhibit F - Proposed Street Names
2. Comment Letters
3. Vicinity Map