



STAFF REPORT
11/8/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Ordinance No. 1208 (Sevilla II) approving Change of Zone No. 22-05, to change the existing zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD) for 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 (Second Reading)

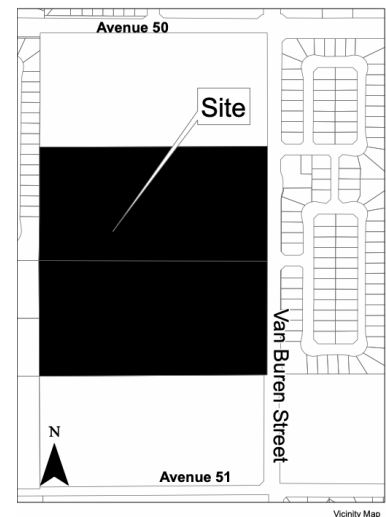
STAFF RECOMMENDATION

Staff recommends that the City Council adopt Ordinance No. 1208 approving Change of Zone No. 22-05 to change the existing zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD) associated with Mitigated Negative Declaration for EA 22-06 and approved TTM 38557, CUP 372, Street Names and AR 23-13 for a 204-lot planned unit development subdivision for the Pulte Group located on a 39-acre site, west of Van Buren Street, south of Avenue 50 and north of Avenue 51.

BACKGROUND:

The City Council on October 30, 2023 approved the following entitlements for the Sevilla II single-family residential development:

- TTM No. 38557 proposal to subdivide 39 acres into 204 single family lots with a minimum lot size of 5000 square feet;
- Change of Zone No. 22-05 (first reading) proposal to change the existing zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD),
- CUP No. 372 proposal to utilize the provisions of Section 17.38 (Planned Unit Developments) of the Coachella Municipal Code;

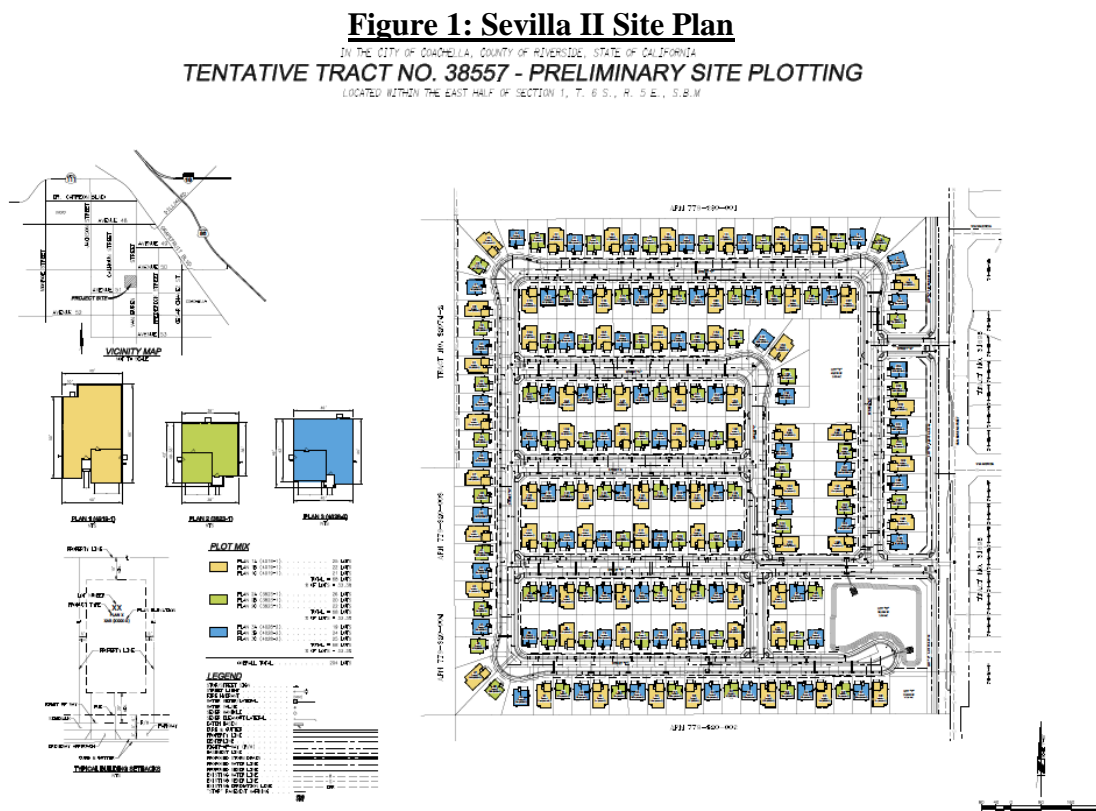


- AR No. 23-13 is for architectural review for 3 single family residential homes, each with 3 elevations;
- EA No. 22-06 was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 39-acre site located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001.

DISCUSSION/ANALYSIS:

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:



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: 2 Project Entryways, Perimeter Landscape and Street Medians



Figure 4: Van Buren Street Cross Section

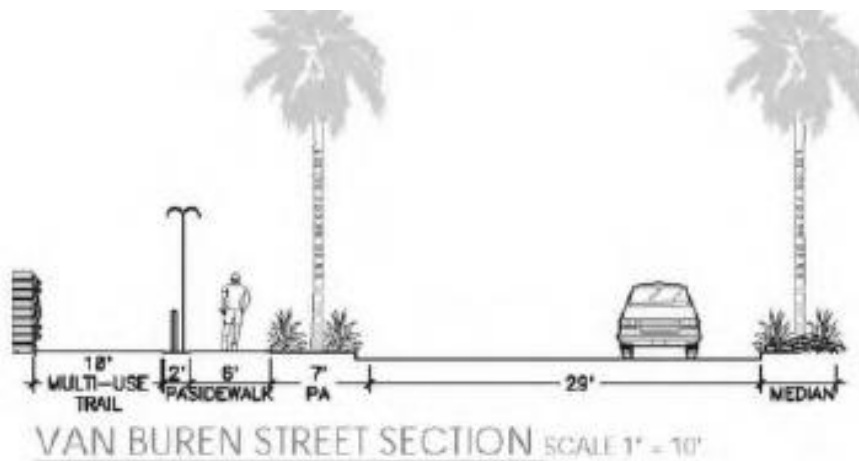


Figure 5: Proposed Neighborhood Park Improvements



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.

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, the lots adjacent to the project entryways (a total of 3 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 3 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		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. Six 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) was prepared.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1208 approving Change of Zone No. 22-05 with the findings and conditions as recommended by Staff as amended by the Planning Commission.
- 2) Deny Ordinance No. 1208 and not approve Change of Zone No. 22-05.
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the City Council approve Alternative #1

Attachments:

1. Ordinance No. 1208 (2nd Reading), Change of Zone No. 22-05
Exhibit A – Ordinance No. 1208 - Change of Zone No. 22-05 Exhibit
2. Vicinity Map