



STAFF REPORT
6/12/2024

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

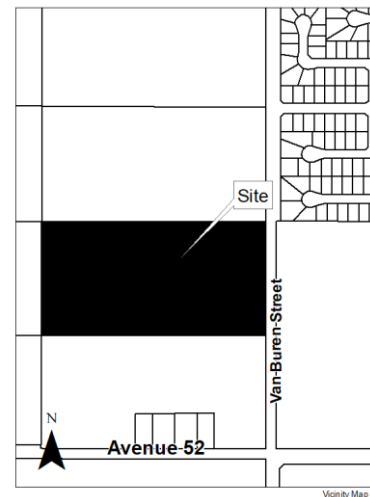
SUBJECT: Adopt Ordinance No. 1210 (second reading) Change of Zone No. 24-01 Encanto Project part of a proposal to subdivide 19.2 acres into 111 single family lots with a minimum lot size of 4,500 square feet with seven single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, (Tentative Tract Map No 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, Environmental Assessment No. 22-04) APN 779-360-001; Applicant: Joseph Rivani, Global Investment and Development

STAFF RECOMMENDATION

Staff recommends that the City Council adopt Ordinance No. 1210 associated with EA 22-04, TTM No. 38429, CZ No. 24-01, CUP No. 376 and AR No. 22-11 for a 111-lot planned unit development subdivision for Joseph Rivani located on a 19.2-acre site, west of Van Buren Street, south of Avenue 51 and north of Avenue 52 pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

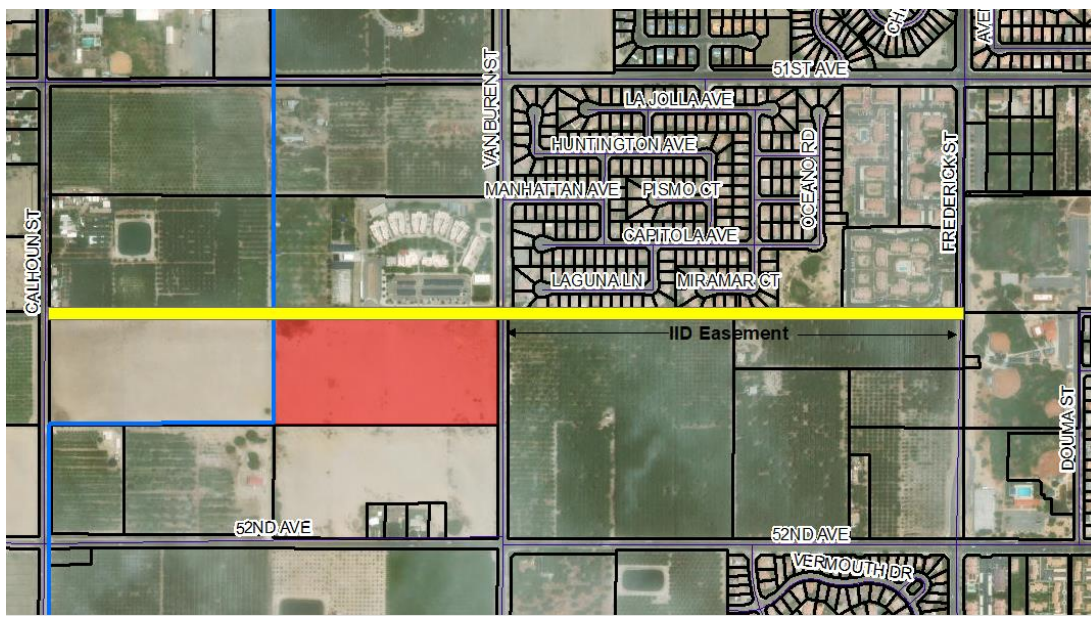
The property is currently vacant and previously was used for agricultural purposes, however the site has been fallow since 2008. The property was once outside City limits in the boundaries Vista Santa Rosa community of interest and Coachella's sphere of influence but annexed into the City of Coachella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



At a public hearing on April 17, 2024, the Planning Commission considered and recommended approval of the Encanto project consisting of TTM No. 38429, CZ No. 24-01, CUP No. 376, AR No. 22-11 and adoption of EA No. 22-04. The Planning Commission added condition of approval no. 97 that prohibits rent of the proposed residences for short-term vacation rentals within two years after final occupancy, unless City adopts a new short-term vacation rental ordinance.

The City Council approved the project on May 8, 2024 and Ordinance No. 1210 on first reading. Staff indicated that there is a possibility to include a class 1 bike trail along the northerly property line that could extend between Calhoun Street to Fredrick Street. Subsequent to the City Council meeting staff presented the trail concept to the Coachella Valley Unified School District (CVUSD) Facilities Committee and there was expressed support for the concept for an eight foot wide path with 2 foot shoulders on each side. Staff subsequently met with CVUSD Facilities Dept. staff to discuss the possibility and plan to meet on-site to feasibility of the project.

Figure 1: Aerial Photo of Potential Class 1 Trail Alignment



DISCUSSION/ANALYSIS:

Surrounding land uses and zoning designations are as follows:

- North:** Coral Mountain Academy (51375 Van Buren St); General Plan designation: School; Existing Zoning: Suburban Neighborhood.
- South:** Vacant, General Plan designation: Regional Retail District; Existing Zoning: Regional Commercial (R-C).
- East:** Van Buren Street and Existing Agricultural Uses (Date Farm); General Plan designation: General Neighborhood and Zoning: General Neighborhood (G-N)

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

Site plan

The exhibit below illustrates the proposed site plan layout for the Encanto project. The site plan includes 7 distinct floor plans. A unique feature of this project is that no residential homes will have their rear to the main arterial road which will largely include landscape and front elevations visible from Van Buren Street. A copy of the site plan is included below:

Figure 2: Encanto Site Plan



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

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

- **Plan A** - 2,036 sq. ft Two-Story (3-Bedroom, 2.5-Bath) residence.; ADU 1,052 sq. ft. (1-bedroom, 1.5 bath)
- **Plan B** - 2,470 sq. ft Two-story (4-Bedroom, 3-Bath) residence; ADU 1,060 sq. ft. (1-bedroom, 1.5 bath)
- **Plan C** – 2,270 sq. ft. Two-story (3-Bedroom, 2.5-Bath) residence; ADU 964 sq. ft. (2-bedroom, 2 bath)
- **Plan D** – 2,370 sq. ft. Two-story (3-Bedroom, 2.5-Bath) residence; ADU 1,152 sq. ft. (2-bedroom, 1.5 bath)

- **Plan E** - 2,791 sq. ft. Two-story (4 bedroom, 3.5- Bath) residence
- **Plan F** – 2,317 sq. ft. Two-Story (4 bedroom, 3.5- Bath) residence
- **Plan G** – 2,814 sq. ft. Two-Story (5 bedroom, 3.5 Bath) residence

Figure 3: Proposed Architectural Models



CONSISTENCY WITH GENERAL PLAN

The project site is within the Regional Retail District land use designation and is intended to provide a wide range of shopping and entertainment in a variety of urban and suburban formats. These includes regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment. The land use designation in this area was established in anticipation of development of big box regional commercial development, though the feasibility of big box retail development as a primary destination for buying goods has decreased with the popularity of online purchasing.

The fundamental character of these neighborhoods is defined by high-branching deciduous trees along pedestrian-oriented streets. Sidewalks of six to eight feet wide should be provided on at least one side of the private streets. Soundwalls and other similar barriers should be avoided. Allowed land uses include residential land uses at a development intensity of 10-15 DU/AC.

The Encanto project proposes 111 single family homes and 81 ADUs, 192 total residential units, on a 19.2-acre site that equates to a net density of 10 du/acre. Staff believes that establishing housing at this site would still accommodate regional commercial to the South and increase the viability of the commercial uses with the construction of nearby homes. The proposed development would also increase the number of homes by 114 units more than the residential tract map approved in 2005. The project meets the general plan density requirements and meets the design standards for network connectivity, street design, parks and open space and urban form guidelines.

CONSISTENCY WITH ZONING

The project site is currently zoned Regional Commercial (R-C), which implements the Regional Retail District land use designation of the General Plan. The R-C zone permits detached single family detached subdivisions with a minimum density of 10 dwelling units per acre on lots with a on minimum lot size of 4,000 square feet with a minimum interior lot width of 40 feet and minimum lot depth of 75 feet. The minimum width of corner lots is 45 feet. The minimum front yard requirement is 15 feet and the minimum side yard requirement for interior and corner lots is

10% of the lot width, but not less than 5 feet. Side yards setbacks of 5 feet and rear yard setbacks of 20 feet are required.

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

Table 1 – Zoning Ordinance Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Density	10-15 du/acre	10 du/ac	Yes
Parking (Minimum)	One per dwelling unit, to be covered or in a garage. Plus one and one third open space per dwelling unit.		Yes. Each unit includes a 2-car garage
Lot Requirements	4,000 sq. ft. Minimum Lot width 40’ Minimum Lot depth 75’	All proposed parcels are 4,504 sq. ft. or greater (4,504-9,211 sq. ft.) Minimum Lot Width: 45’ Minimum Lot depth: 90’	Yes
Minimum Yard Requirement	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: 20 feet	Front Yard: 15 feet Side Yard: 4 feet Rear Yard: 15 feet Primary Homes, 4 feet ADUs	No. However, the proposal is consistent with PUD standards
Height (maximum)	45 feet	28 feet Maximum	Yes. The maximum height proposed is less than 45 feet

ENVIRONMENTAL REVIEW:

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

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

A 30-day public review period ran from February 9, 2024, to March 10, 2024. 5 comment letters were submitted during the comment period.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1210 approving CZ No. 24-01 (*second reading*).
- 3) Deny Ordinance No. 1210.
- 4) 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. 1210 (2nd Reading)
Exhibit A - Change of Zone No. 24-01 exhibit
2. Vicinity Map