



STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Resolution No. 2020-17 approving Tentative Parcel Map No. 37833 to allow the subdivision of 5.76 acres of developed land into two lots including one 2.79-acre lot and one 2.97-acre lot, respectively to allow a two-phase multifamily residential development project at 84-900 Bagdad Avenue. Community Housing Opportunities Corporation, Applicant.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2020-17 approving Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into one 2.79-acre lot and one 2.97-acre lot, respectively, to allow a two-phase multifamily residential development project at 84-900 Bagdad Avenue.

BACKGROUND:

The subject site has a 50-unit multifamily affordable housing project that was built during the 1970's in two phases. There are six clustered buildings in the front portion of the site, and four clustered buildings in the rear portion of the site. The dwellings consist of two and three bedroom dwellings with detached carports serving the residences with common area open space between the buildings and minimal amenities. The site has a reduced street frontage along Bagdad Avenue such that most of the dwellings are not visible from the street. The aerial photo below depicts a birds-eye view of the existing property as viewed from the south side of Bagdad Avenue, looking north.



Google Earth Image – CV Apartments

The applicant and current owner, Community Housing Opportunities Corporation (CHOC) is a recognized affordable housing development corporation from Northern California. They have purchased the project and have been securing several funding sources in order to fund the new development and for reinstatement of the affordable housing covenants, through state and federal funding opportunities.

On February 5, 2020 the Planning Commission reviewed Tentative Parcel Map No. 37833, and recommended to the City Council approval of the proposed two-lot subdivision of the land. The Commission also took approval action on Architectural Review No. 19-10 which included the demolition of the existing 50 dwellings and construction of a new 110-unit multifamily residential development, proposed in two phases.

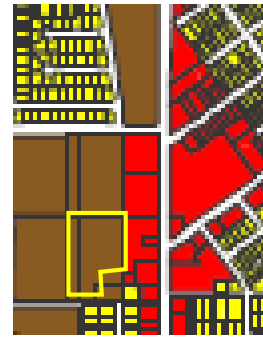
Zoning and General Plan Designation:

The subject site is in the R-M (Residential Multiple Family) zoning district which allows development densities that are consistent with the City’s General Plan. The General Plan designation for this site is “Urban Neighborhood” which allows very high density residential uses between 20 – 38 dwelling units per acre. The proposed project proposes a density of approximately 19.09 dwelling units per acre, which is substantially consistent with the intended density and

character of this sector of the City. The General Plan Land Use Map and the City Zoning District Map samples are shown below.



General Plan Map:



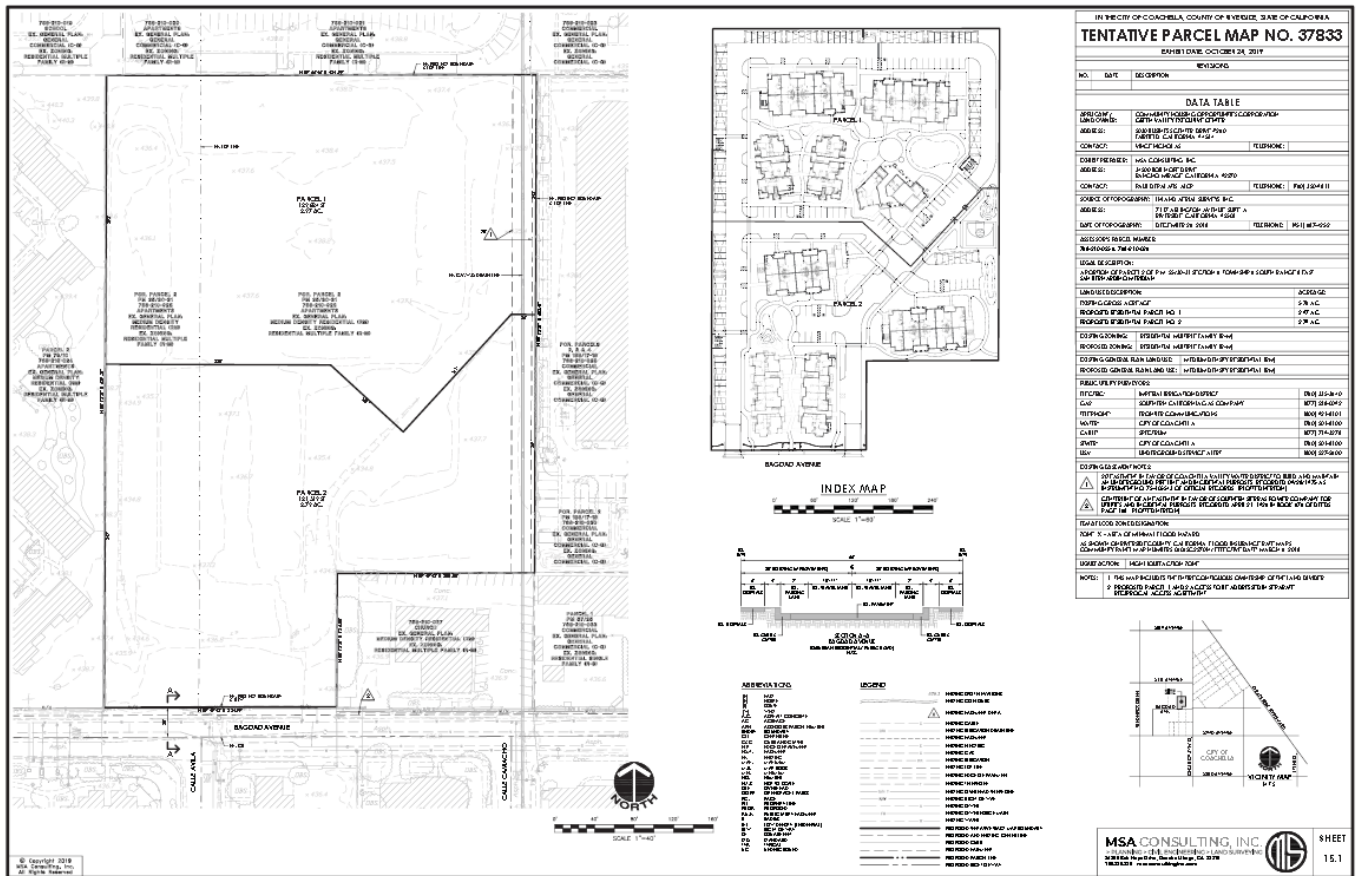
Zoning Map:

DISCUSSION/ANALYSIS:

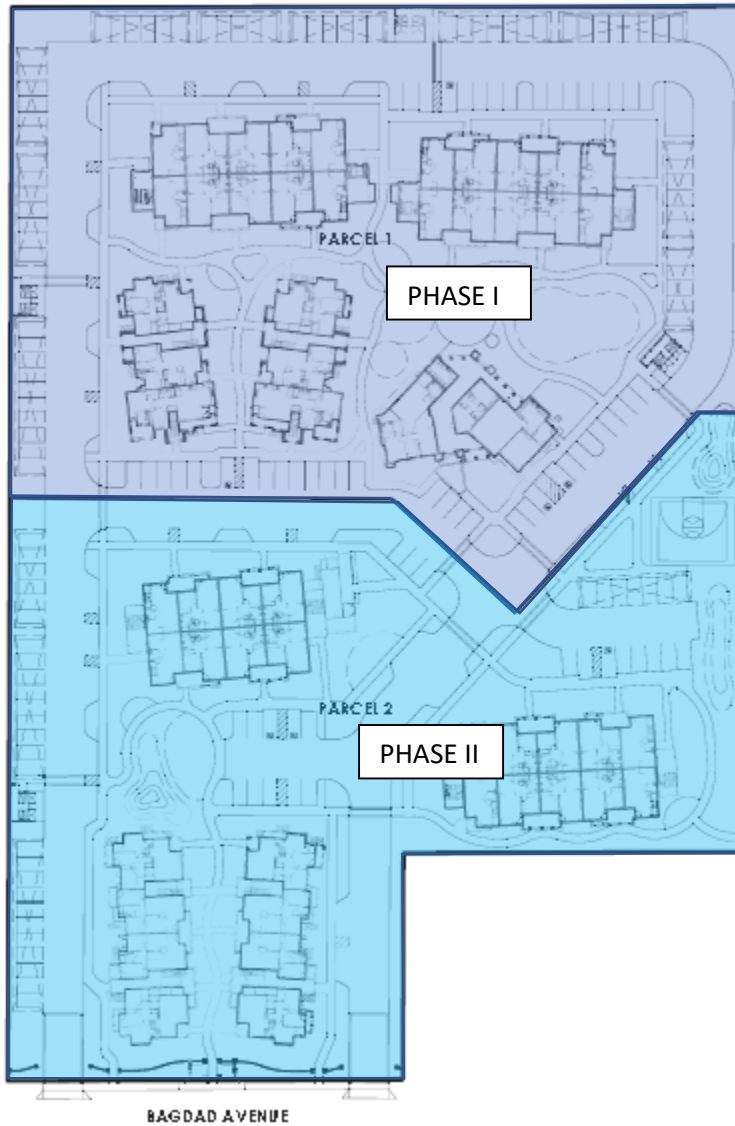
The applicant has submitted entitlement applications for a Tentative Parcel Map to subdivide the 5.76 acres into two lots making up the first and second phases of development. The northerly 2.97 acres of the property will be the first phase of development, and the southerly 2.71 acres of the site will be the second phase of construction. The owners have stated that existing families living in the complex will have the opportunity to move into one of the new dwellings, as units become available, or get relocation assistance to a comparable residence in the larger vicinity.

The proposed two-lot subdivision is intended solely for financing and construction phasing purposes, and will not create two independent lots. The tentative map shows reciprocal access easements over both lots, indicating that the two lots will function as one development site for the future construction of the project.

A copy of Tentative Parcel Map No. 37833 (subdivision map exhibit) and the corresponding phasing exhibit are shown below.



Tentative Parcel Map No. 37833



Phasing Exhibit – CV Apartments

Architectural Review Information:

The Planning Commission took final action on the proposed development of the project which will include eight (8) freestanding buildings each containing a variety of floor plans and elevation facades. All buildings are two-story and three-story structures, except for a freestanding community building in the central part of the project which will be a one-story structure. The project seeks to obtain “development incentives” for affordable housing in order to allow a reduced unit size of 600 square feet for one-bedroom unit (750 sq. ft. minimum), 870 square feet for two-bedroom unit (900 sq. ft. minimum), and 1030 square feet for three-bedroom units (1050 sq. ft. minimum). The floor plans include one-story units on the ground floor, and two-story “townhouse style” units with one-story “flats” on the 3rd floors.

The site plan and architectural exhibits reviewed by the Planning Commission are shown below.





EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - SOUTH



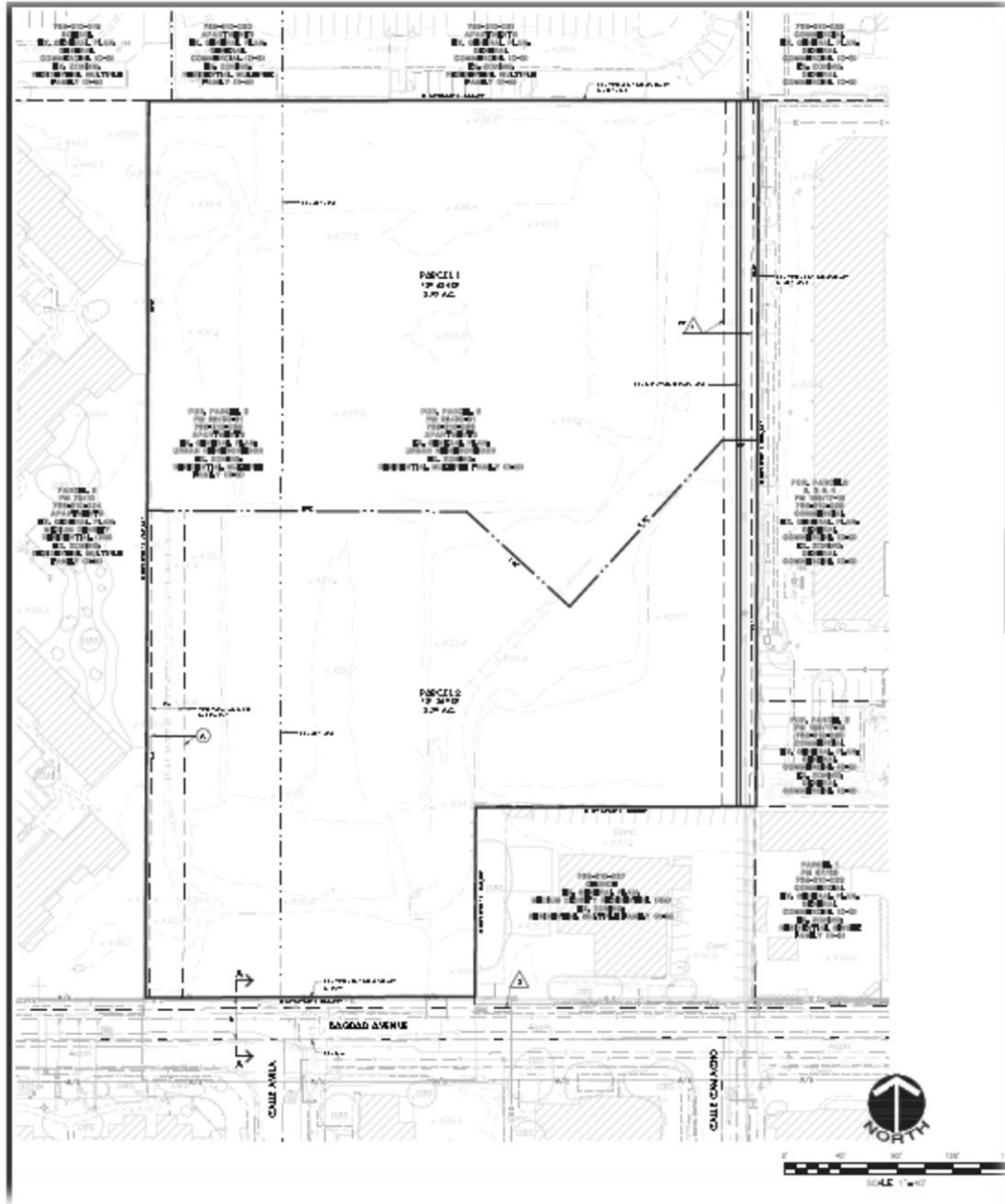
EXTERIOR ELEVATION - NORTHEAST



EXTERIOR ELEVATION - SOUTH

TENTATIVE PARCEL MAP NO. 37833

The proposed tentative parcel map will create two lots that are intended solely for financing and construction phasing purposes. At buildout, the two lots will be indistinguishable as portions of the development site. The new lot line / subdivision configuration is shown below.



As proposed, Parcel 1 on the northern portion of the site does not have direct street frontage and will be accessed via a recorded ingress-egress easement. While this scenario is not ideal for a typical “stand alone” development, the map will have reciprocal access over the common driveway areas to maintain the site as one development project site. The Coachella Municipal Code and the Subdivision Map Act require the City Council to make specific findings in order to grant the subdivision approval. Staff has included these findings and the standard conditions of approval in the attached resolution. The required findings for the tentative map are as shown below.

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of General Neighborhood according to the General Plan 2035 Land Use Element which allows very high density residential. The subdivision is consistent with the development intensity permitted by the Urban Neighborhood Land Use category. Tentative Parcel Map 37833 is in compliance with the standards of the Zoning Ordinance with respect to the R-M (Residential Multifamily) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This subdivision will accommodate for a variety of housing types and is consistent with the City’s vision for this area to be redeveloped with urban residential uses with close proximity to commercial and open space amenities.
2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for a phased multifamily residential development. The two proposed lots will have adequate dimensions, and ingress and egress to accommodate future development by recording easements for ingress and egress and reciprocal access over the private driveways.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is more than two miles away from the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of residential uses intended and identified in the General Plan and the zoning code. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create two lots for future residential

development with adequate street access, and utility connections to all lots. There are no known easements that would conflict with the proposed subdivision.

6. The City of Coachella has determined that the proposed project will not have significant environmental effects upon the environment pursuant to a Section 15183 CEQA analysis that was prepared for the project, and which tiers off of the City's General Plan Update Environmental Impact Report. As such, there are not additional mitigation measures required and no additional environmental reviews for the subdivision to be approved.

ENVIRONMENTAL REVIEW:

City staff determined that the proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. A copy of the 15183 analysis is attached to this staff report.

ALTERNATIVES:

1. Adopt Resolution No. 2020-17 approving TPM #37833 with the findings and conditions contained in the attached resolution.
2. Adopt Resolution No. 202-17 approving TPM# 37833 with modified conditions of approval.
3. Make findings to deny TPM #37833.
4. Continue this item and provide staff direction.

FISCAL IMPACT:

There are no fiscal impacts associated with approval of the proposed two-lot subdivision of the property in that it merely represents a financing and construction phasing tool for the proposed future development of the subject site.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 or #2 above.

Attachments: Resolution No. 2020-17 approving TPM 37833
CEQA Section 15183 Analysis
Correspondence