

Municipal Code Requirements Analysis – Section 17.19.020

Municipal Code Standards:			Does the project meet municipal code standards?
Building and Façade Design Standards	1. Architectural Variability	<ul style="list-style-type: none"> a. Number of stories (optional) b. Modulation strategies—at least one (see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation)) c. Articulation strategies—at least one (see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation)) d. Variation in materials—different material palette, with a different primary material. 	<p>Yes, 1374</p> <ul style="list-style-type: none"> a. N/A b. Hipped Roof – Front Elevation c. Circular Metal Louvre d. Ceramic Tile <p>1412</p> <ul style="list-style-type: none"> a. N/A b. Open Gable Roof – Front Elevation c. Square Metal Louvre d. Smooth Plaster Finish <p>1412 A</p> <ul style="list-style-type: none"> a. N/A b. Porch Projection c. Square Metal Louvre d. Smooth Plaster Finish
	2. Façade Modulation and Articulation	<p>Modulation. Residential units shall employ at least two of the following building modulation strategies:</p> <ul style="list-style-type: none"> i. Varied roof forms, including, but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.; ii. Use of balconies, front porches, overhangs, or covered patios; and/or, iii. Projections, offsets, and/or recesses of the building wall at least one foot in depth, including, 	<p>Yes, 1374, 1412, and 1412a include the following:</p> <ul style="list-style-type: none"> a. Varied Roof Forms, 2-3 roof lines b. Front Porch c. Recess due to front porch

		but not limited to bay windows, chimneys, brackets, and cornices.	
		<p>Articulation. All building elevations that face a street or a cluster driveway shall employ varied façade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent in design style, which provide articulation and design interest:</p> <ul style="list-style-type: none"> i. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling; ii. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.; iii. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building; iv. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or, v. Increased roof overhangs at least eighteen (18) inches deep. 	<p>Yes,</p> <p>1374</p> <ul style="list-style-type: none"> a. Variation in Material, circular metal louvre b. Decorative ceramic tile c. Decorative lintel <p>1412 and 1412a</p> <ul style="list-style-type: none"> a. Variation in texture: primary and a smooth stucco finish b. Decorative lintel c. Increased roof overhang 18 inches
	Side and Rear Elevations	In no case shall any side or rear elevation be a solid blank wall with no articulation. Side facades facing a	Yes, compliant.

		private street or common driveway shall include details which are compatible with those on the façade, with similar types and treatments of roofs, windows, shutters, planter boxes, and other architectural elements.	All elevations provide either window trim, or other pop out feature.
	Window Trim or Recess.	Window Trim or Recess. Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall. Foam trim material is prohibited.	Yes compliant. Window trim is provided for windows at all elevations.
	Building Entries.	Orientation. i. Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Exceptions to this requirement may be approved by the Director or his/her designee for projects where the project site is located on a Major or Primary Arterial (with and without Bicycle facilities), provided the façade facing the public street is designed with similar details and treatments to those of the front façade. ii. Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street.	Yes, all homes face the public street.
		Projection or Recess. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least six feet and a minimum area of thirty-six (36) square feet. Exceptions to this	Yes complaint, the homes provide a porch that meet roofed projection requirements.

		requirement may be approved by the Director or his/her designee for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.	
		Grade. Ground floor/entry height shall be a maximum of three feet above grade.	Yes compliant, will meet city grading requirements.
	Building Roofs	<ul style="list-style-type: none"> a. Roof Form. Primary roof forms shall be gable, hipped, flat, or shed. b. Roof Pitch. Steep roofs with a rise to run ratio over 6:12 (26.6 degrees) are prohibited. c. Gable Overhangs. All residential structures shall have eave and gable overhangs of not less than twenty (12) inches measured from the vertical side of the residential structure, unless overhangs are architecturally incompatible with the design of the structure as approved by the Director or his/her designee. d. Roof Materials. Roof materials shall be non-combustible; shake and composite shingles shall be prohibited on any new single-family residential structure. e. Roof Vents. All roof vents shall be flat or similar style. 	<p>Yes compliant,</p> <ul style="list-style-type: none"> a. Gable and hip roofs provided. b. 4:12 rise to run ratio roof provided c. 1412 and 1412a provide 18-inch eave overhang. <p>City staff found that extending the gable of Floor Plan 1374 would alter the Mediterranean style of this floor plan, therefore they gable overhang would not be required for this house as it would be architecturally incompatible.</p> <ul style="list-style-type: none"> d. The applicant does not propose shingles e. Roof vents are flat or similar style.
	Colors and Materials.	<ul style="list-style-type: none"> a. Variation in Materials. Each home shall incorporate at least three materials for facades. b. Siding Materials. Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. 	<p>Yes compliant,</p> <ul style="list-style-type: none"> a. 1412 and 1412a <ul style="list-style-type: none"> - (1) Typical Stucco (2) Smooth Stucco

		<p>Synthetic products of a similar appearance, equivalent durability, and providing equivalent fire resistance may be allowed. Metal siding, if utilized, shall be non-reflective and horizontally overlapping. The exterior covering material shall extend to a point at or near grade except that if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.</p> <p>c. Building Component Colors. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.</p>	<p>(3) Metal Louvre</p> <p>1374</p> <p>- (1) Typical Stucco (2) Ceramic Tile (3) Metal Louvre</p> <p>b. Siding material consists of stucco and metal materials</p> <p>c. This will be required at building permit.</p>
	Transitions and Privacy.	<p>a. Window Placement. Windows on adjacent units shall be offset by at least three feet to avoid direct sightlines into and from neighboring properties.</p> <p>b. Upper-Story Decks and Balconies. Upper-story decks and/or balconies over twenty (20) square feet in area shall be setback a minimum of fifteen (15) feet from the property line when adjacent to a single-family zoned property.</p> <p>c. Landscape Buffer. For development projects of six units or more, a landscaped planter strip of at least three feet in width shall be provided along the abutting property line between a small lot subdivision/development and any adjoining low-density residential zoning district boundaries. Trees shall be planted within this area every twenty (20) to forty (40) feet</p>	<p>Yes, compliant</p> <p>a. These are 1-story homes, the window sightlines are sufficiently mitigated through a 6 foot block wall.</p> <p>b. N/A</p> <p>c. The project is to complete the remaining 24 infill lots within an existing residential community that was completed with full off-site improvements. For this reason, off-site</p>

		on center (depending on the tree species and canopy at maturity) to provide screening between the small lot subdivision/development and the adjacent low-density residential uses.	improvements have been completed.
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Municipal Code Requirements Analysis – Section 17.13

Municipal Code Standards:			Does the project meet municipal code standards?
Property Development Standards	Residential Density.	1. Minimum Density. Two dwelling units/acre. 2. Maximum Density. Eight dwelling units/acre.	Yes, compliant. Existing Approved Tract Map.
	Lot Area Requirements	1. Interior Lots. Five thousand four hundred (5,400) square feet; however, the average lot size for any subdivision shall be a minimum of five thousand (5,000) square feet. 2. Corner Lots. Six thousand (6,000) square feet. 3. Minimum lot width shall be fifty (50) feet; corner lots shall be sixty (60) feet minimum. Knuckle or cul-de-sac lots shall be forty (40) feet, provided the average width is fifty (50) feet. 4. Minimum lot depth shall be eighty (80) feet.	Yes, compliant. Existing Approved Tract Map.
	Yard Requirements	1. Minimum side yards shall be five feet and maintained free and clear of obstructions from ground or wall-mounted equipment. 2. Minimum Street side yard shall be ten (10) feet. 3. Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded	Yes, compliant. Front Yards meet 20-foot front setback requirement. Side yards meet five 5-foot setback requirement. Rear yards meet 20-foot setback requirement. Lot

		<p>garages shall be a minimum of twelve (12) feet from the front property line. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face.</p> <p>4. Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F).</p> <p>5. Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district.</p>	<p>10 is only 19.14 feet, however it does qualify for a minor modification to allow for this setback distance.</p>
	Maximum Lot Coverage.	<p>The maximum lot coverage by all buildings, main and accessory structures, shall be fifty (50) percent, except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).</p>	Yes, compliant.
	Height Limits.	<p>1. Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories.</p> <p>2. Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story.</p> <p>3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).</p>	Yes, compliant. Building heights are 15' and 15'6" for the two proposed floor plans.
	Off-Street Parking.	<p>1. Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.</p> <p>2. All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum</p>	<p>Yes, compliant.</p> <p>Each home provides a two car garage that meets these requirements.</p>

		parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.	
	Additional Regulations and Standards.	1.Architectural review by the planning commission is required for development projects involving the construction of more than three dwelling units. The planning commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director for up to three units concurrent with building plan check.	Yes, complaint.
		2.Covered Parking. All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.	Yes, complaint. Each home provides a two-car garage that meets these requirements.
		3.Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an energy efficient design and heat island reduction plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade free coverage, shade structures	N/A The project is the completion of an existing development, and is not a new development.

		and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.	
		4.Perimeter Landscape Setback. The minimum perimeter landscape setback for residential projects without buildings frontages along perimeter streets shall equal at minimum ten (10) feet at any point and have an average perimeter landscape setback of twenty (20) feet for the entire frontage. Shade tree plantings shall be installed to provide shade of thirty (30) percent of landscape area within ten (10) years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings. California native species shall be incorporated in at least forty (40) percent of required landscape areas.	<p>N/A</p> <p>The Mariposa Pointe community is an existing project with existing completed site improvements.</p>
		5.Perimeter Rear-Facing Building Variation. Residential dwellings with rear elevations facing perimeter streets exceeding one story, shall include two of the four options for building variation: Vertical modulation demonstrated by two facade heights varying by five feet (minimum), built-in patio or balcony, chimney structure, or building horizontal modulation with a minimum fifteen (15) percent facade recess or projection by a minimum of four feet.	<p>N/A</p> <p>The project is only one-story, so these two-story standards do not apply.</p>
		6.Equestrian and Agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10-foot-wide	<p>N/A</p> <p>The Mariposa Pointe community</p>

		decomposed granite multi-purpose trail and date palms planted twenty (20) feet on center shall be installed along Avenue 50, Avenue 52, Van Buren Street, Avenue 53, and Avenue 54 South of Avenue 50.	is an existing project with existing completed site improvements.
		7.Circulation. Residential projects with new proposed streets shall incorporate a circulation design to minimize traffic speed and reduce the need for speed bumps.	N/A The Mariposa Pointe community is an existing project with existing completed site improvements.
		8.Landscaping in the front yard and within the public right-of-way abutting a site shall include the following.a.A minimum of one 24-inch box shade tree and one 15-gallon shade tree.b.A minimum of twenty (20) shrubs, espaliers, and succulent plants. Landscaping shall include vertical shrubs to adequately screen the sides of utility boxes or cables boxes without obstructing access to the utility boxes.c.Ground cover in the form of decomposed granite for yard or planter areas less than ten (10) feet in width, and three-fourths-inch pea gravel or larger gravel for planter or yard areas larger than ten (10) feet in width.d.The use of sod shall be limited to no more than twenty (20) percent of the total front yard area. The remainder of the yard shall be landscaped utilizing a variety of drought tolerant plant materials including shrubs, espaliers, and succulents.e.The front yard area between the front building line of the home and the street line shall not be paved more than sixty (60) percent of the total front yard area. Those areas that are not paved shall be landscaped in accordance with this section.f.A	Yes, compliant. The project is required to meet S-N landscape standards.

		<p>minimum 30-inch landscaped planter is required along the interior property line abutting a residential driveway serving an attached garage, unless the side yard serves as an approved driveway, pursuant to Section 17.54.010(H).g.A</p> <p>A permanent underground irrigation system shall be installed for the front yard and public right-of-way areas of the site.h.All trees, plants and groundcovers located in the front yard and in the adjacent public right-of-way shall be maintained by the land owner/occupier as needed to avoid overgrowth and shall be adequately irrigated to avoid loss of plants. Dead plants shall be re-planted as needed with new plantings to provide a well-maintained front yard appearance.</p>	
		<p>9.Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.</p>	<p>Yes, compliant.</p> <p>The project shall be in compliance with Section 16.32.170.</p>