



## STAFF REPORT 10/15/2025

**TO:** Planning Commission Chair and Commissioners

**FROM:** Adrian Moreno, Associate Planner

**SUBJECT:** Resolution No. PC 2025-16: Request for conditional approval of AR25-08 Mariposa Pointe - CVHC for the architectural review of 24 homes at the southwest corner of Avenue 50 and Calhoun Street, located at Assessor's Parcel Number (APN): 779-272-001 thru -016, and 779-301-001 thru -008, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Coachella Valley Housing Coalition – Pedro S. G. Rodriguez.

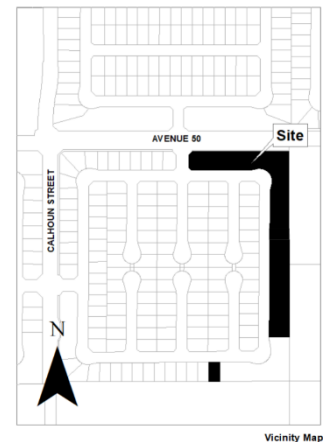
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### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve Resolution No. PC2025-16 approving Architectural Review No. 25-08 for 24 proposed homes at the southwest corner of Avenue 50 and Calhoun Street, located at Assessor's Parcel Number (APN): 779-272-001 thru -016, and 779-301-001 thru -008, and

### **BACKGROUND:**

On April 28, 2021, the City Council approved the purchase and sale agreement for Tentative Tract Map (TTM) No. 32074 for the sale of this tract to D.R. Horton which included as a covenant that not less than 15% of the total number of residential units developed on the property shall be sold or rented at an affordable housing cost. 15% of the 155 units approved for TTM No. 32074 is approximately 24 units. The parcels were sold to Coachella Valley Housing Coalition (CVHC) to construct affordable housing units at these properties.



### **DISCUSSION/ANALYSIS:**

The surrounding land uses and zoning designations are as follows:

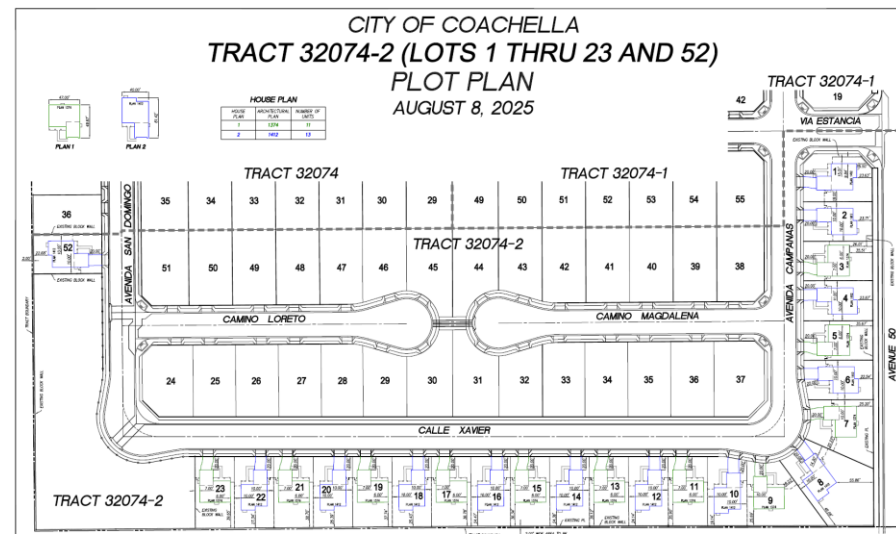
- North:** Bella Canto residential community (S-N, Suburban Neighborhood).  
**South:** Residential Parcel (G-N General Neighborhood).

**East:** Vacant land and Pyramid Ranch residential community (G-N General Neighborhood)

**West:** Mariposa Pointe residential community (S-N, Suburban Neighborhood).

## Site Plan

The exhibit below illustrates the proposed development of the remaining 24 lots at the Mariposa Pointe community as part of the CVHC project. The site plan includes 2 distinct floor plans that will include 3 distinct elevations for the proposed 24 one-story homes. A copy of the site plan is included below:



## Architecture

The Mariposa Pointe – CVHC project includes three distinct elevations for the proposed development of 24 one-story homes. The architectural plans include a Spanish architectural style that is compatible with the existing homes at the community and include the following design options:

*Plan 1 - One-Story (4-Bedroom, 2-Bath) residence with 1,844 sq. ft. of floor area*  
*Plan 2 - One-story (4-Bedroom, 2-Bath) residence with 1,882 sq. ft. of floor area*  
*Plan 2 Alt - One-story (4-Bedroom, 2-Bath) residence with 1,882 sq. ft. of floor area.*

Plan 1 provides a hipped and gable roof at the front elevation, while Plan 2 and Plan 2 Alt provide a gable roof at the front elevation. Plan 2 Alt features an additional entry canopy with a raised roofline, creating a distinct and separate elevation style. All three floor plans provide three distinct façade materials as required by the conditions of approval for the project, which include metal decorative louvers, sand/float stucco finish, and a decorative tile element.

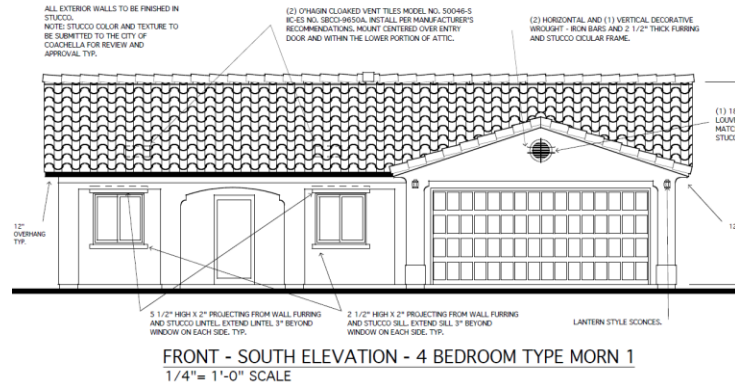


Figure 1 - Plan 1

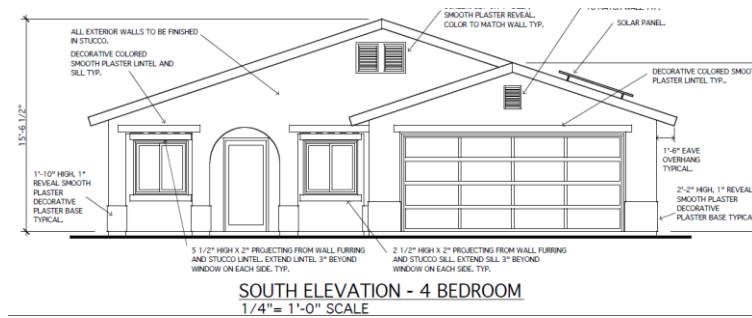


Figure 2 - Plan 2

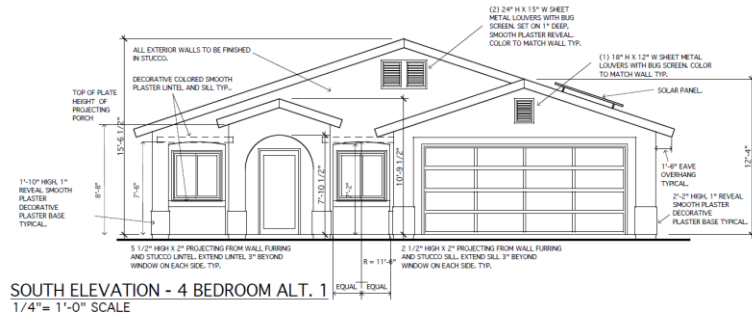


Figure 3 - Plan 2 Alt

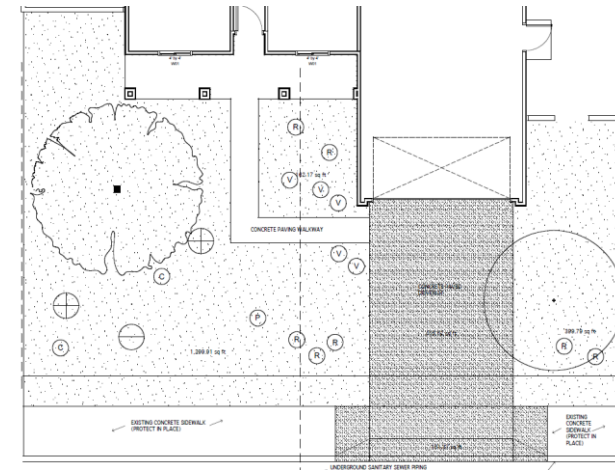
## Wall and Fence Plan

Per the conditions of approval for this project, the applicant is required to revise the block wall plans for block walls facing the public street to be compatible with the existing development. See condition of approval below:

10. The decorative masonry walls for those portions visible to a street shall be revised to consist of a split face block wall with a decorative 4" block wall cap for the exterior fence, and a metal gate. The design and color of the fencing visible from the public R.O.W to be compatible with the fencing at the existing neighborhood. CMU grout color to match block color.

## **Landscaping**

Each lot will provide front yard landscaping as illustrated on Figure 4 below. Each front yard will include a Thornless Chilean Mesquite and a Museum Palo Verde and will be landscaped with shrub varieties and  $\frac{3}{4}$  Mojave Gold crushed rock to be compatible with the existing community.



*Figure 4 - Front Yard Typical Landscape Plan*

## **Consistency with General Plan and Zoning**

The project site is currently zoned Suburban Neighborhood (S-N) which implements the Suburban Neighborhood land use designation of the General Plan. The S-N zone permits detached single-family development, and this project is to complete the existing Mariposa Pointe community, TTM 32074. The project meets setback requirements, as the project provides a minimum 20-foot front yard setbacks, minimum 5-foot side yard setbacks, and minimum 20-foot rear yard setbacks. Lot 10 provides a 19.14-foot setback which qualifies for a minor modification and is included as part of this project.

The project site is required to meet the requirements of Section 16.32.170 – New development and redevelopment which shall apply to proposed changes in product sizes within single-family tracts in which a previously approved product was constructed. The existing Mariposa Pointe community provided floor areas that ranged from 1,898 SF – 2,435 SF, while the project homes range from 1,374 SF – 1,412 SF. Since the project proposes a degree of change of approximately 36%, the project is required to be reviewed by the Planning Commission. The project is required to be compatible with the existing architecture, wall, and fence plans of the existing development, and shall provide a transition area. The transition area is achieved by this project, as the home with the closest design and size to the existing community are provided at the lots nearest to the existing homes at the community.

The project is required to be in compliance with Section 17.19 – Supplemental Standards for Single-Family Residential and Section 17.13 S-N Suburban Neighborhood. The project is compliant with the Coachella Municipal Code design and development standards, see Attachment 3 for municipal code requirements analysis.

## **PROPOSED FINDINGS:**

### Architectural Review

Pursuant to Coachella Municipal Code Chapter 17.72, Architectural Review, and subject to state law, the Planning Commission must make the follow findings for architectural review approval:

**1.The proposed project is consistent with the general plan;**

**2.The proposed project complies with zoning regulations;**

**3.The proposed project is consistent with the city's design guidelines;**

**4.The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and**

**5.The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character**

## **PUBLIC HEARING NOTICE:**

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on October 5, 2025, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on September 29, 2025, pursuant to Chapter 15.48.100 of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

## **ENVIRONMENTAL ASSESSMENT:**

Environmental Initial Study No. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on June 9, 2004. The proposed residential construction is consistent with the project evaluated under EIS No. 04-06. The Planning Division has determined that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.

## **ALTERNATIVES**

- 1) Approve Resolution No. PC2025-16 approving Architectural Review No. 25-08 with the findings as recommended by Staff.
- 2) Approve Resolution No. PC2025-16 approving Architectural Review No. 25-08 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC 2025-16 and request that staff prepare a Planning Commission Resolution for Denial of Architectural Review No. 25-08.

- 4) Continue this item and provide staff and the applicant with direction.

Attachments:

1. Resolution PC 2025-16
  - a. Exhibit A – Conditions of Approval
  - b. Exhibit B – Development Plan Set
2. City Council Resolution No. 2004-35
3. Municipal Code Requirements Analysis
4. Degree of Change of Product Size Analysis