

REPORT TO THE PLANNING COMMISSION



DATE: February 11, 2020

TITLE: Design Review No. 20-2: An Application to Complete 29 Additional Homes Within the Skyborne Residential Subdivision/Specific Plan (Applicant: Gallery Homes)

Prepared by: Scott Taschner, Senior City Planner

Reviewed by: Rebecca Deming, Community Development Director

RECOMMENDATION

- 1) Staff Report
- 2) Entertain questions of Staff from the Planning Commission;
- 3) Open Public Hearing;
- 4) Take testimony from Applicant;
- 5) Take public testimony for those in favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve Design Review No. 20-2 to complete 29 homes in Tract No. 32030 within the Skyborne Residential Subdivision/Specific Plan.

EXECUTIVE SUMMARY

The applicant, Gallery Homes, filed an application for design review of twenty-nine (29) additional homes located within the Skyborne Specific Plan (residential subdivision). The project is located on the north side of Pierson Blvd approximately one mile east of State Highway 62. The homes will be built and designed so that they are consistent with the development standards and architecture of the approved specific plan and with the existing homes in the residential subdivision. The project includes building on twenty-seven (27) pre-existing slabs and on two additional (2) vacant lots. This will complete Village I of the Skyborne Specific Plan (roughly 58 acres of the 429-acre project).



BACKGROUND

The original project proposed for this site was the Olympus Golf Course Specific Plan No. 287 approved by the County of Riverside. This project was never constructed, and the properties were subsequently annexed into the City of Desert Hot Springs on January 2nd, 1993.

In 2004, following the annexation, the City approved the StoneRidge Specific Plan (the original Specific Plan) for 2,140 residential units including the following entitlements: StoneRidge Specific Plan, General Plan Amendment No. 02-04, Change of Zone No. 02-04, Development Agreement No. 01-04 and Tract Maps 32029 & 32030. An Environmental Impact Report was also prepared and was certified by the City Council on January 2nd, 1993. The attached Resolution Certifying the Final EIR and the Original Specific Plan can be found as attached Exhibit Nos. 27 & 28.

In 2006, the project name was changed from “StoneRidge” to “Skyborne” and construction began. However, in 2008, the local housing market experienced a sudden and rapid collapse. During the ensuing recession, construction stalled, home sales stopped, and the property was eventually sold to the current owner. As of today, home construction is about 80% complete in Village I and 15% complete in Village II; both Villages are currently occupied by residents. Villages III and X have recorded final maps and were rough graded for construction. The balance of the residential Villages (IV-IX) remain vacant.

Other project components have also progressed since the original approval. Several are clustered along Karen Avenue and include a 11.7-acre parcel acquired by the Palm Springs Unified School District (PSUSD) for a future elementary school, creation of an adjacent 6-acre parcel containing land for future public park development (5 acres) and site (1-acre) as well as the construction of a new fire station (Station No. 36). In addition, perimeter road improvements have occurred, such as the dedication and full construction of Pierson Boulevard along the south boundary and partial width construction and dedication of Karen Avenue and Worsley Road along the east and west boundaries.

Water supply improvements include the construction of two (2) water wells. Well 34, located at Karen Avenue and Mission Lakes Boulevard, has been constructed and turned over to the Mission Springs Water District. Well 35, located adjacent to Karen Avenue, has been drilled, tested and is awaiting construction of a sufficient number of additional homes before being brought on line. For storage, a 2 Million Gallon (MG) above ground reservoir is now in place to serve the project on an out-parcel west of Worsley Road.

The project has an approved Development Agreement.

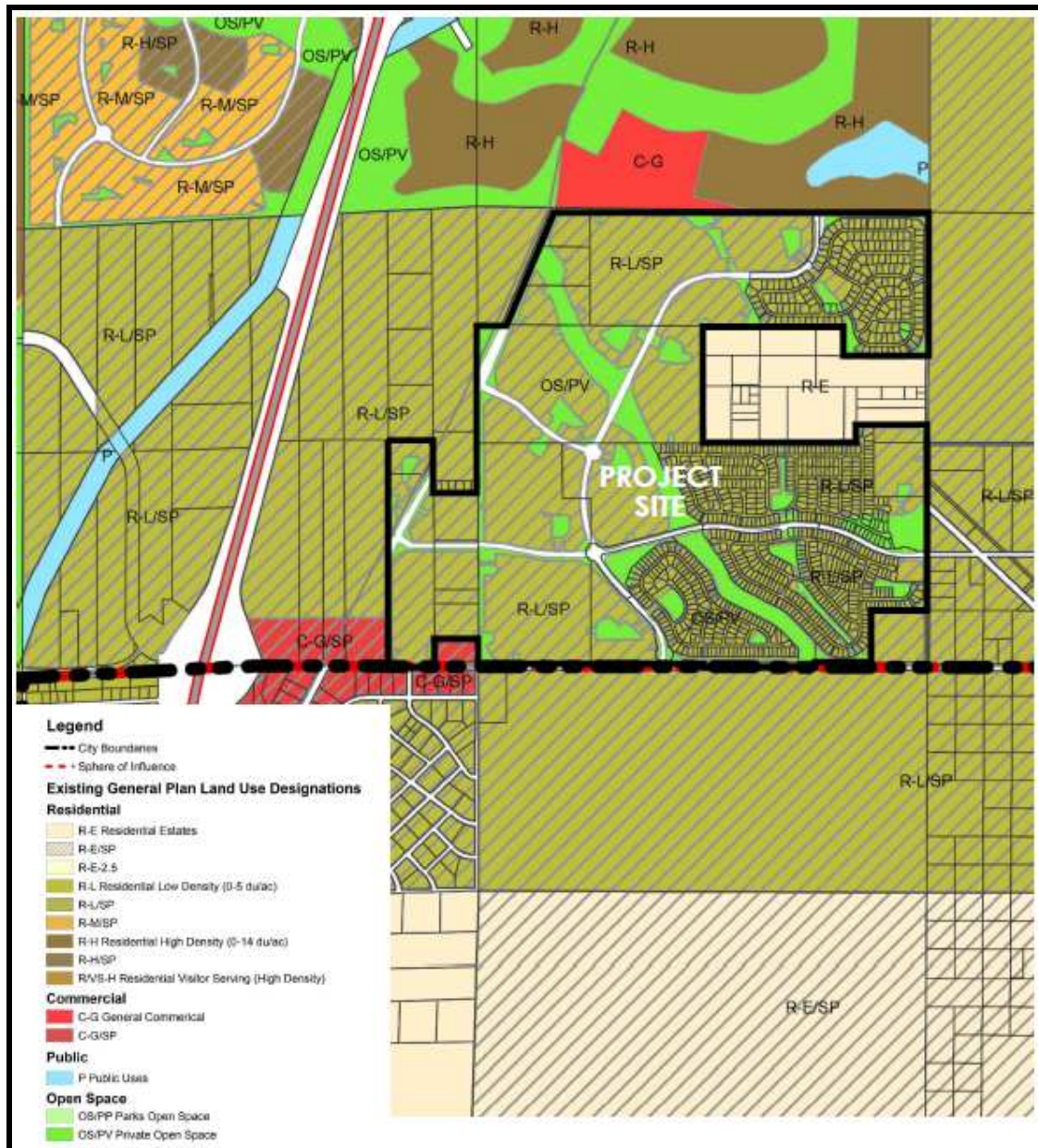
SETTING

The Zoning, General Plan Land-Use designations, and current land uses for surrounding properties are as follows:

Table 1: Surrounding Land Uses (to the proposed 29 homes)

	<u>Zoning & General Plan Designations</u>	<u>Current Land-Use</u>
North	Residential Low Density (R-L/SP)	Vacant Parcels (within Specific Plan)
West	Residential Low Density (R-L/SP)	Vacant Parcels (within Specific Plan)

South (County)	Residential Low Density (R-L)	Vacant
East	Residential Low Density (R-L/SP)	Vacant Parcels (within Specific Plan)



DESIGN REVIEW ANALYSIS

Specific Plan Consistency

The project proposes additional architectural designs for twenty-nine (29) additional homes within the previously approved Skyborne Specific Plan. Staff has evaluated the proposed plans and found the project to be consistent with the development standards of the approved specific plan. An analysis of the project to the specific plan can be found in Table 2 below, which provides a comparison of the site planning aspects of the project with each of the individual development standards of the approved specific plan.

Review Authority

The Skyborne Specific Plan was originally reviewed by Planning Commission and approved by City Council. Pursuant to Section 17.80 of the DHSMC, applicants requesting approval of Design Review require approval from the Planning Commission.

General Plan Consistency

The original project was previously reviewed for consistency with the goals, policies and programs of the City's General Plan and no changes are currently being proposed that would trigger a re-evaluation of the project with the City's General Plan.

Staff has provided an analysis of the elements of the project with the development standards of the approved specific plan, below in Table 2.

Table 2: Comparison to Specific Plan:

Development Standards			
Standard	R-L/SP Zone Skyborne	Proposed	Consistent
Minimum Lot Size	5,500 sq. ft.	Already subdivided	Yes
Maximum structure height	28 '	Maximum height 16' 6 ½"	Yes
Maximum number of stories	2 story	1 story	Yes
Minimum front yard setback	20' to garage 15' side loaded garage 20' to structure	20' to garage	Yes
Minimum side yard setback	5' Interior 10' Corner	5' interior	Yes
Minimum rear yard setback	10'	17'	Yes
Building lot coverage	55% - 1 story 50% - 2 story	Maximum 1 story – 30.9%	Yes
Minimum livable area (excluding garage)	1,200 sq. ft.	Minimum 1,608 sq. ft.	Yes
Garage	20' x 20' minimum 2 car parking garage	20' 1" x 20' 1" 2 car garage	Yes
Architectural Projections: Projections and reveals around windows or doors, eaves, awnings, louvers and similar shading devices, sills, belt courses, cornices/similar features, closets, storage spaces, garages, blues, fireplaces and bay windows.	Front setbacks – 3' Street side setbacks – 3' Interior side setbacks – 2' Rear setbacks – 3'	Front – under 3' Side – under 2' Rear – under 3'	Yes
Accessory Structures: Tool shed, any structure detached from and	Front setback – Not Permitted Side and street side – 5'		Not currently proposed

incidental to principal building; not designed for human habitation.	Rear – not closer than 5' to any P/L Maximum height of accessory structure 8'		
Mechanical Equipment Encroachment	5' maximum into required side yard on non-gated side		Not currently proposed

Architecture

The proposed 29 homes have desert mediterranean and hacienda architectural styles utilizing smooth stucco finishes, clay roof tiles (s-type), decorative corbels and decorative out-lookers. The proposed architecture and colors schemes are complementary to the approved designs of the Specific Plan and the existing homes in the housing tract. Models are staggered so that specific models are not repeated on adjacent lots to vary the architecture along the street frontages. Each model also has a reversed plan and options for two or three car garages.

The site layout showing the plans for each lot can be found on Exhibit No. 23 (Precise Grading Plans). Staff has provided a table outlining each proposed model, the allocation of interior floor space and the architectural elements/exterior finishes, which can be found below in Table 3. Each house will provide for off-street covered parking within an enclosed garage.

Table 3: Architectural Plans/ Model Analysis

Architecture Design		
Plan(s)/Models	Square Feet	Architecture
One (1) A Desert Hacienda	Two (2) Bedroom Study Room Casita 197 sq. ft. Main Floor 1411 sq. ft. Total Living Space 1608 sq. ft.	-Stucco finish -Tile Roof -Vertical Sliding Accents Decorative Out lookers Exterior Light fixtures
One (1) B Desert Mediterranean	Two (2) Bedroom Study Room Casita 197 sq. ft. Main Floor 1411 sq. ft. Total Living Space 1608 sq. ft.	-Stucco finish -Tile Roof Decorative Corbels Exterior Light fixtures
Two (2) A Desert Hacienda	Three (3) Bedroom Courtyard Total Living Space 1679 sq. ft.	-Stucco finish -Tile Roof Decorative Out Lookers Exterior Light fixtures
Two (2) B Desert Mediterranean	Three (3) Bedroom Courtyard Total Living Space 1679 sq. ft.	-Stucco finish -Tile Roof Decorative Corbels Exterior Light fixtures
Three (3) A Desert Hacienda	Three (3) bedroom Study/Bedroom (4) Total Living Space 2004 sq. ft.	-Stucco finish -Tile Roof Decorative Out Lookers Exterior Light fixtures
Three (3) B Desert Mediterranean	Three (3) bedroom Study/Bedroom (4) Total Living Space 2004 sq. ft.	-Stucco finish -Tile Roof Decorative Corbels Exterior Light fixtures

Landscaping

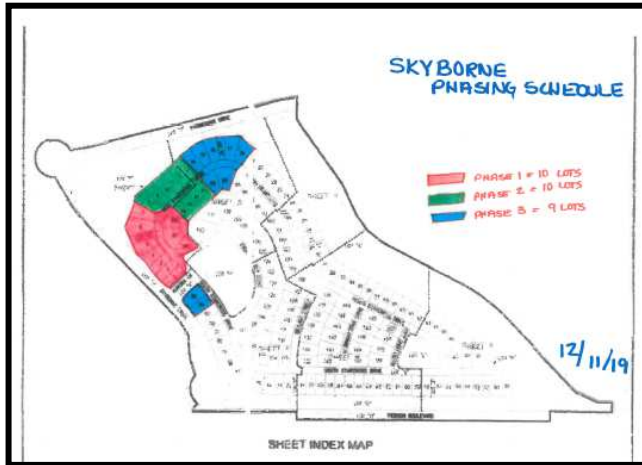
The typical front yard will utilize drought-tolerant landscaping with trees such as Shoestring Acacia, Purple Orchid, and Chilean Mesquite. The plan also includes native boulders, cobbles

and decomposed granite to create variation and to mimic natural desert ground cover features. Proposed shrubs include a variety of plants including Century Plants, Desert Spoon, Red Yucca, Texas Ranger, Orange Daylily, Bougainvillea to name a few. Typical front yard landscaping can be found on Exhibit Nos. 22 & 24.

Phasing Plan

The phase 1 will consist of the development of 10 lots within Village I which will include a mix of plans 1, 2, and 3. The phase II seeks to develop the site with 10 additional homes which will also include a mixture of plans and architectural designs. The third and final phase consist of the nine (9) remaining lots. A phasing plan has been provided in Figure 1, below and attached as Exhibit No. 21.

Figure 1: Phasing Plan



REQUIRED FINDINGS (DESIGN REVIEW)

17.80.040 Director findings.

The Director shall determine that the project adequately meets adopted City performance standards and design guidelines, based upon the following findings:

- A. *The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that will remain appealing and will retain a reasonably adequate level of maintenance.*

The proposed development of 29 additional single-family homes within the already approved and partially developed Skyborne Specific Plan will complete development of Village 1 of the housing tract. This will give the streets a completed look, since construction was halted due to the housing / financial crisis back in 2008. The lots have remained vacant giving the streets an unfinished look, which will now be resolved with the construction of new homes on the remaining lots in Village 1. The proposed architecture, colors and exterior finishes will complement the existing homes creating a desirable environment for the residents and their visitors. The properties will also be required to comply with the City's regulations on property maintenance standards.

- B. *The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards; and*

The design and layout of the 29 additional single-family residences will be on lots that have already been subdivided for single family residential development. The structures comply with the setback, height, and lot coverage requirements and will not interfere with neighbor's enjoyment of their properties and/or the neighborhood. The streets have already been completed and there is no indication that the current project will result in vehicular and pedestrian hazards.

- C. The architectural design of the proposed project is compatible with the character of the surrounding neighborhood and will maintain the harmonious, orderly and attractive development contemplated by this Zoning Ordinance and the General Plan. (Prior code § 159.38.040)*

The proposed development of 29 additional single-family homes within the already approved and partially developed Skyborne Specific Plan will complete development of Village 1 of the housing tract. The proposed architecture, colors and exterior finishes will complement the existing homes creating a desirable environment for the residents and their visitors. The properties will also be required to comply with the City's regulations on property maintenance standards and will be developed under the specific plan guidelines which will result in a harmonious, orderly and attractive development.

NOTICING REQUIREMENT

The project was noticed to neighboring property owners within a 300-foot radius of the project site on Thursday, January 30, 2020 and was advertised in the Desert Star on Friday January 31, 2020 per noticing requirements. No public comments have been received as of this writing.

ENVIRONMENTAL ANALYSIS

In accordance with the provisions of the Pursuant to Section 15162(a) of the CEQA regulations, once an EIR has been certified for a project, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review. The Planning Commission only needs to make a finding that the proposed development of the 29 additional homes is consistent with the original EIR and that no further analysis is required. The City has determined that the proposed project is consistent with the approved specific plan and the Certified EIR.

FISCAL IMPACT

The applicant has paid all required fees for the review and entitlement process and will be subject to all Building Permit fees.

EXHIBIT(S)

- 1) Draft Conditions of Approval
- 2) Site Plan
- 3) Original Approved Elevations 1
- 4) Original Approved Elevations 2
- 5) Original Approved Elevations 3
- 6) Original Approved Floor Plans 1
- 7) Original Approved Floor Plans 2
- 8) Original Approved Floor Plans 3
- 9) Original Approved Landscape
- 10) Proposed Elevation 1A and 1B
- 11) Proposed Floor Plan 1A
- 12) Proposed Floor Plan 1B
- 13) Proposed Elevation 2A and 2B

- 14) Proposed Floor Plan 2A
- 15) Proposed Floor Plan 2B
- 16) Proposed Elevations 3A and 3B
- 17) Proposed Floor Plan 3A
- 18) Proposed Floor Plan 3B
- 19) Proposed Colors and Materials
- 20) Lot Coverage Table
- 21) Phasing Plan
- 22) Proposed Typical Landscape Plan
- 23) Precise Grading Plans
- 24) Village I Typical Front Yard Landscaping
- 25) Skyborne Amended Specific Plan
- 26) Resolution for Final EIR
- 27) Skyborne Architectural Review Committee Letter