

REPORT TO THE PLANNING COMMISSION



DATE: April 14, 2020

TITLE: Development Permit No. 20-5: An Application to Develop 11 Single-Family Homes Within the Sunset Springs Residential Development Tract Map No. 31235

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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) Recommendation to City Council to approve Development Permit No. 20-5 to develop 11 single family homes within the Sunset Springs Residential Development Tract Map No. 31235.

EXECUTIVE SUMMARY

The applicant, Watermarke Homes, filed an application to develop eleven (11) of the remaining vacant lots located within the Sunset Springs residential subdivision Tract Map No.31235. The project is located north of Mission Lakes Blvd, west of Sonora Drive within the Residential Low (R-L) District.

The proposed new homes are on the southern portion of the previously approved Tract Map only. The single-family residences will be built and designed so that they are consistent with the surrounding existing homes in the residential subdivision.



BACKGROUND

Tentative Tract Map No. 31235 was approved for a 63-lot subdivision, with three (3) lettered lots, by the City Council on June 15, 2004. The map was recorded with Riverside County on September 14, 2005. The developer also received approval of Development Permit No. 25-04 and Design Review No. 23-04, Sunset Springs, LLC, has completed all infrastructure, streets, curb, gutter, and detention basins, but only a few homes were completed on Avenida Dorado.

On June 04, 2013 Coachella Valley Housing Coalition (CVHC) received approval for Development Permit (DP 06-08) and Design Review Permit (DR 08-08) for architectural and project design approval for the construction of single-family residential homes on 32 lots of the remaining 48 lots.

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 11 homes)

	<u>Zoning & General Plan Designations</u>	<u>Current Land-Use</u>
North	Residential Low Density (R-L)	Vacant
West	Residential Low Density (R-L)	Single-Family Homes
South	Residential Low Density (R-L)	Vacant
East	Residential Low Density (R-L)	Single Family Homes

DEVELOPMENT PERMIT ANALYSIS

Zoning Consistency

The project proposes the construction of eleven (11) additional homes within the previously approved Tentative Tract Map No. 31235. Staff has evaluated the proposed plans and found the project to be consistent with the development standards of the previously approved Tentative Tract Map. An analysis of the project to the previously approved project 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.

Review Authority

The Sunset Springs Tentative Tract Map was originally reviewed by Planning Commission and approved by City Council. Pursuant to Section 17.64.010 & Table 17.64.01 of the DHSMC, applicants requesting approval of Development Permits of less than eleven (11) lots, specifically only require the review and approval from the Planning Commission.

CONSISTENCY WITH THE DHSMC

Staff has provided an analysis of the elements of the project with the development standards of the approved Tentative Tract Map, below in Table 2.

Table 2: Comparison to Development Standards:

Development Standards			
Standard	R-L	Proposed	Consistent
Minimum Lot Size	9,000 sq. ft.	Already subdivided	Yes
Maximum structure height	20 ‘	Maximum height 18’	Yes
Maximum number of stories	1 story	1 story	Yes
Minimum front yard setback	20’ to structure	20’ to garage	Yes

Minimum side yard setback	5' interior	5' interior	Yes
Minimum rear yard setback	20'	20'	Yes
Building lot coverage	40%	Maximum 1 story – 26.67%	Yes
Minimum livable area (excluding garage)	1,200 sq. ft.	Minimum 1,745 sq. ft.	Yes
Garage	20' x 20' minimum 2 car parking garages	420 sq. ft 2 car garages	Yes

Architecture

The proposed 11 homes have a desert contemporary Mediterranean design utilizing stucco exterior finishes with an accent trim, clay roof tiles (s-type), and optional stone veneer accents. The proposed architecture and colors schemes match and complement the existing homes in the housing development. The two (2) Models are staggered and reversed with optional gated courtyards so that specific models are not repeated on adjacent lots to vary the architecture along the street frontages.

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
Plan 200ALT	Two (2) Bedroom Optional bedroom or Den 2 car garage Total 1745 sq. ft.	Stucco finish w/ accent trim 'S' tile roof Stone veneer accents Optional gated courtyards
Plan 201	Three (3) Bedroom Optional office or Casita 2 car garage Total 1922 sq. ft.	Stucco finish w/ accent trim 'S' tile roof Stone veneer accents Optional gated courtyards

Landscaping

Landscape is proposed along the street frontage area. The proposed landscape will be a combination of trees, small shrubs, small accent plants, large accent plants, and groundcover plants. The desert friendly plants consist of Shoestring Acacia, Bougainvillea, Carissa Macrocarpa, Agave Americana, Aloe Vera, as well as other plant materials and ground cover. The proposed perimeter landscaping throughout the project site will help enhance the visual character of the streetscape in a manner that is compatible with the local desert environment. Landscaping has been designed to balance aesthetic and water use.

Phasing Plan

The applicant has stated there will be two (2) phases and timeline for the buildout will be depend on home sales and market status. The phase 1 will consist of the development of 6 lots with 2 model units and Phase 2 will consist of the remaining 5 lots.

Parking

The proposed project includes a two (2) car garage as well as an option for RV parking area.

Walls and Fencing Plan

The project currently has an already existing 6' tan precision block wall along the rear and side yard with a wrought iron access gate. The applicant is requesting vinyl fencing only along the side yard of the properties. Staff is recommending and has added a condition (No. 2) that the applicant shall install a tan precision block wall to match existing surrounding properties.

Required Findings

Development Permit Findings

- 1. That the proposed use is permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development standards and design guidelines;***

The development permit is for the construction of sixteen (16) single-family homes which are identified in Section 17.08 of the City of Desert Hot Springs Zoning Ordinance as permitted within any Residential District which includes the R-L (Residential Low Density) zone, subject to approval of a Development Permit. Conditions of Approval have been prepared and are recommended to assure the proposed use will comply with applicable Zoning Ordinance provisions. Staff recommends this finding.

- 2. That the subject site is physically suitable for the type and intensity of the land use being proposed;***

The proposed application is for the development of the development of 11 single-family homes on lots within the Sunset Springs project. The project was previously approved for residential development as part of the approved Tentative Tract Map. Each of the proposed homes will be required to comply with all the development standards of the DHSMC. The proposed homes are consistent in lot coverage and therefore are not proposing any increase in intensity. The homes will be required to meet all required yard setbacks, building height and other development standards when being reviewed during the building permit process. Therefore, the City has determined that the type of proposed use and intensity of homes being proposed is suitable to the subject site(s). Staff recommends this finding.

- 3. That the proposed development would be compatible with existing and future developments within the land use district and general area;***

The proposed application is for the development of the development of 11 single-family homes on lots within the Sunset Springs project. The proposed homes are a permitted use within the DHSMC and will be required to comply with all the development standards. The City has determined that the proposed homes are consistent with the existing homes meeting all setback requirements, building height, lot coverage and other development standards. The City has also evaluated the building materials, architectural style and proposed landscaping and found them to be substantially consistent with the existing homes. Staff recommends this finding.

- 4. That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;***

The project has been conditioned by City staff, the County Fire Department and by Mission Springs Water Districts to provide potable water, access to sewer line, adequate provisions for water, sanitation, and public utilities and services. This will ensure that the additional

homes to within the previously approved residential project remains well-maintained and does not become detrimental to public health and safety. Staff recommends this finding.

5. *That there is adequate public access and roadway capacity to serve the subject proposal;*

The current project has been conditioned to ensure that adequate public access and roadway capacity to serve the proposed project site. Staff recommends this finding.

6. *That there are no significant harmful effects upon environmental quality and natural resources;*

The proposed project, to develop additional homes within the Sunset Springs residential development, does not introduce any hazardous materials or create any harmful effects to the environment or to the quality of natural resources. The proposed homes will largely be built on a previously subdivided tract map for single-family residential development. Therefore, the City has determined that the proposed project will not have or cause significant harmful effects upon environmental quality and natural resources. Staff recommends this finding.

7. *That any negative impacts of the proposed use can and shall be mitigated;*

The proposed development of additional homes within the previously approved Sunset Springs residential development were previously assessed for environmental impacts. Mitigation measures were adopted when the MND was certified by the City Council in 2005. The proposed project will be required to adhere to the mitigation measures in the MND and has been conditioned by the Fire, Engineering and Planning Department's to comply with current standards. The Building Department will review the plans upon submittal of the plan check to ensure the projects compliance with the California Building Code. Staff recommends this finding.

8. *That the proposed use is consistent with the General Plan; and*

The proposed project is located within the Low Density Residential (R-L) land use designation which has been partially developed with single-family homes as part of the previously approved project. The proposed development of additional single-family homes is consistent with the City's General Plan. Staff has evaluated the consistency of the proposed project with the City's General Plan Goals & Policies and has not identified any inconsistencies. The proposed project will also be subject to the implementation of Conditions of Approval and will be required to comply the mitigation measures outlined in the MND. Staff recommends this finding.

9. *That the proposed location, size, design, and operational characteristics of the planned use are not detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The proposed project is for the development of 11 additional single-family homes within the previously approved Sunset Springs residential development. The proposed development of the additional homes is consistent with the approved Tentative Tract Map and the DHSMC permitted uses and development standards and will not be a deterrent to the public interest, public health safety convenience or the welfare of the City. Staff recommends this finding.

CONSISTENCY WITH THE GENERAL PLAN GOALS & POLICIES

Residential Goals, Policies, & Programs: Staff has identified the following applicable goals, policies, and programs in relation to the proposed project:

RESIDENTIAL GOALS, POLICIES AND PROGRAMS

GOAL 1

Preservation and enhancement of the predominantly low density, resort residential character of the City.

The City originally approved the Sunset Springs project to implement the General Plan and provide review and approval of individual development projects. The proposed project will be subject to all requirements of the Development Permit, as prescribed by the review standards of the General Plan and associated Conditions of Approval.

GOAL 2

A variety of all housing types and densities that will accommodate existing and future residents of the community.

The Sunset Springs project will implement and help carry out the long-term goals of City's General Plan with a pre-determination that Contemporary/Mediterranean single-family residences are physically compatible with the surrounding neighborhood in the intensity, scope, design, and with development standards specified in the DHSMC. The proposed 11 vacant lots will be developed and conditioned to be consistent with the existing and surrounding homes which will accommodate existing and future residents of the community.

POLICY 1

Areas of existing residential development and surrounding vacant lands shall be planned in a manner which preserves neighborhood character and assures a consistent and compatible residential land use pattern.

The project infill site of eleven (11) vacant lots will be developed for residential use. The proposed building exterior, architecture, and landscaping is consistent with the standards in the DHSMC and are compatible with the design elements and features of the neighborhood, which helps provide neighborhood cohesion and overall, helps to enhance the image of the City. The 11 vacant lots will be developed and conditioned to be consistent with the existing and surrounding homes which will accommodate existing and future residents of the community.

POLICY 2

Encourage in-fill development on subdivided lands located adjacent to existing residential areas and utilizes to maximize the efficient utilization of land and infrastructure.

The proposed 11 residential homes are part of an already approved Tract Map No. 31235 and will utilize to maximize the efficient of land and infrastructure.

POLICY 4

Future development within existing or approved planned unit developments shall not exceed the overall density initially approved for the development.

The previously approved Tract Map No. 31235 did not exceed the overall density initially approved for development of the original 63 subdivision residential lots and will be consistent to meet all City requirements.

POLICY 7

Residential development standards shall incorporate setbacks, height, pad elevations and other design and performance standards which assure privacy scenic viewsheds from adjoining properties.

The development of the 11 residential homes within the Sunset Springs development has been reviewed to meet setbacks, height, pad elevations, and other design and performance standards which will assure privacy scenic viewsheds from all other adjoining properties.

WATER, SEWER AND UTILITIES GOALS, POLICIES AND PROGRAMS

GOAL 1

Economic water, sewer and utility facilities and services, which safely and adequately meet the needs of the City at build out.

The previously approved Tentative Tract Map No. 31235 was reviewed by the engineer to meet all water, sewer, and utility services which will safely and adequately meet the needs of the City at build out.

FIRE AND POLICE PROTECTION GOALS, POLICIES AND PROGRAMS

POLICY 1

All new and improved developments shall be reviewed for their impact on safety and the provision of police and fire protection services.

The application for the proposed development of 11 residential homes within the Sunset Springs development has been routed to all departments and has been conditioned to meet all impacts on safety and the provisions of police and fire protection services.

PROGRAM 1A

Consult and coordinate with the Riverside County Fire Department to establish potential fire station locations to provide for future adequate levels of service.

The proposed development of 11 single family residences within the Sunset Springs development was routed to the Riverside County Fire Department for review and conditions and has been conditioned to meet all future levels of service.

POLICY 2

Enforce fire standards and regulations in the course of reviewing building plans and conducting building inspections.

The proposed 11 new single-family residences will be subject to submit building plans to the building department and will require inspection prior to final occupancy.

PROGRAM 2A

Coordinate with Mission Springs Water District to assure adequate water supply and pressure for all existing and proposed developments.

The application for the 11 vacant lots has been routed to Mission Springs Water District and has been conditioned to assure adequate water supply and pressure for all existing and proposed new development.

POLICY 5

Emergency police, fire and paramedic vehicle access shall be provided with all new development to the satisfaction of the City.

The 11 vacant lots for single-family residences has been adequately reviewed by the Fire Department and Police Department for all emergency vehicle access to the satisfaction of the City.

SCHOOLS AND LIBRARIES ELEMENT GOALS, POLICS AND, PROGRMS

POLICY 1

The City shall cooperate and coordinate with the Palm Springs Unified School District to identify sites needed to meet future District growth demands. The City shall encourage that potential school sites are planned within centrally located areas of residential development.

The development within Sunset Springs project will be subject to pay all schools fees to meet future District growth demands.

NOTICING REQUIREMENT

The project was noticed to neighboring property owners within a 300-foot radius of the project site April 2nd, 2020 and was advertised in the Desert Star on Friday, April 3rd, 2020 per noticing requirements. No public comments have been received as of this writing.

ENVIRONMENTAL ANALYSIS

On June 15th, 2004, the City Council approved TTM 31235, and in doing so adopted the Mitigated Negative Declarations for each Project. Pursuant to Section 15162(a) of the CEQA regulations, once an MND has been adopted 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 request for the development of the 11 new single-family homes is consistent with the original MND, and no further analysis is required. No significant changes are proposed as a part of the proposal.

FISCAL IMPACT

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

RECOMMENDATION

Staff recommends that the Planning Commission recommend to City Council approval for Development Permit No. 20-5 for development of eleven (11) single family homes within the Sunset Springs residential development Tract Map No. 31235 subject to the Findings and the Conditions of Approval.

EXHIBIT(S)

- 1) Draft Conditions of Approval
- 2) Full Set of Plans (Booklet)
- 3) Phasing Map
- 4) Resolution 2004-25
- 5) Certified Mitigated Negative Declaration