

THE WREN MULTI-FAMILY COMMUNITY: PROJECT INFORMATION											
PROJECT#		GENERAL PLAN AMENDMENT #23-001				PLANNER:		Sandra Molina			
		CHANGE OF ZONE #23-001						Deputy Director of Development Services			
		DESIGN REVIEW #23-002						smolina@cathedralcity.gov			
GENERAL PLAN DESIGNATION:		CG (GENERAL COMMERCIAL)				APN:		670-110-043			
EXISTING ZONING DESIGNATION:		PCC (PLANNED COMMUNITY COMMERCIAL)				GROSS LOT SIZE:		10.48 AC		UNITS PROPOSED: 204	
PROPOSED ZONING DESIGNATION:		R3 (MED-HIGH DENSITY RESIDENTIAL 11-20DU/AC)				PROPOSED DENSITY:		19.46 DU/AC			
LOT COVERAGE:		32% (145,384 SF TOTAL FOOTPRINTS)				USEABLE OPEN SPACE:		457 SF/UNIT (+/-93,180 SF TOTAL, INCL. P.O.S.)			
BUILDINGS PROPOSED:		(6) RESID. BUILDINGS TYPE A		19,575 SF/EA		(1) POOL EQUIPMENT		350 SF	OTHER ACCESSORY STRUCTURES:		
		(6) RESID. BUILDINGS TYPE B		34,292 SF/EA		(1) POOL BATHROOMS		300 SF	(4) TRASH ENCLOSURES		
		(1) CLUB HOUSE/LEASING		6,058 SF		(2) MAINTENANCE BUILDINGS		370 SF/EA	100 CARPORTS (10 STRUCTURES/SOLAR)		
OCCUPANCY AND TYPE OF CONSTRUCTION:		RESIDENTIAL BUILDINGS:		R-2	TYPE V-B						
		CLUB HOUSE/LEASING:		A & B	TYPE V-B						
BUILDING TYPE A: "Big House", 2 story, 10 units, all with direct access garages.											6
UNIT NAME AND LOCATION IN BUILDING	TYPE	NET RENTABLE*	PRIVATE OPEN SPACE (BALCONY/ PATIO/ ENTRY COURT/ JULIETTE)	UNIT GROSS	UNITS PER BLDG	UNITS TOTAL	TOTAL NET RENTABLE	TOTAL PRIVATE OPEN SPACE	DIRECT ACCESS GARAGE		GAR. STALLS EACH
A1-U (2nd flr)	1B / 1BA	950	200	1,150	2	12	11,400	2,400	2	tandem	4
B2-U (2nd flr)	2B / 2BA	1,230	150	1,380	2	12	14,760	1,800	1	standard	2
B4-L (1st flr)	2B / 2BA	1,100	120	1,220	1	6	6,600	720	2	tandem	2
B4-U (2nd flr)	2B / 2BA	1,150	120	1,270	1	6	6,900	720	2	tandem	2
C1-L (1st flr)	3B / 2BA	1,280	140	1,420	2	12	15,360	1,680	2	tandem	4
C1-U (2nd flr)	3B / 2BA	1,415	165	1,580	2	12	16,980	1,980	2	standard	4
TOTALS					10	60	72,000	9,300			18
BUILDING TYPE B: "Stak House", 2/3 story, 24 units, 8 units have direct access garages.											6
UNIT	TYPE	NET RENTABLE*	PRIVATE OPEN SPACE (BALCONY/ PATIO/ ENTRY COURT/ JULIETTE)	UNIT GROSS	UNITS PER BLDG	UNITS TOTAL	TOTAL NET RENTABLE	TOTAL PRIVATE OPEN SPACE	DIRECT ACCESS GARAGE		GAR. STALLS EACH BUILDING
A1 (1st flr)	1B / 1BA	750	130	880	2	12	9,000	1,560			
A3 (2nd/3rd flr)	1B / 1BA	777	10	787	4	24	18,648	240			
B1 (2nd flr)	2B / 2BA	1,130	60	1,190	2	12	13,560	720	1	standard	2
B2 (1st flr)	2B / 2BA	1,110	60	1,170	2	12	13,320	720	2	tandem	4
B3 (2nd flr)	2B / 2BA	1,150	190	1,340	2	12	13,800	2,280	2	tandem	4
B4 (2nd/3rd flr)	2B / 2BA	1,140	190	1,330	2	12	13,680	2,280	2	tandem	4
B5 (1st flr)	2B / 2BA	1,053	130	1,183	2	12	12,636	1,560			
B6 (2nd/3rd flr)	2B / 2BA	1,170	90	1,260	4	24	28,080	2,160			
B7 (1st/2nd flr)	2B / 2BA	1,114	200	1,314	2	12	13,368	2,400			
B8 (2nd/3rd flr)	2B / 2BA	1,114	80	1,194	2	12	13,368	960			
TOTALS					24	144	149,460	14,880			14
PROJECT TOTALS						204	221,460	24,180			192
* NET RENTABLE INCLUDES ALL AIR CONDITIONED SPACE (MEASURED TO EXTERIOR. BALCONIES AND GARAGES NOT INCLUDED.)							NET AVERAGE UNIT SIZE:		1,086 SF		
OVERALL UNIT MIX				PARKING PROVIDED							
1B1BA UNITS		48		23.5%	GARAGE STALLS TOTAL				192		
2B2BA UNITS		132		64.7%	CARPORT STALLS				100		
3B2BA UNITS		24		11.8%	OPEN SURFACE STALLS				27		
TOTAL UNITS		204		100.00%					319	1.56 PER UNIT	
COVERED STALLS:		1.0 PER UNIT REQUIRED									
(CCMC: SECTION 9.20.090)		PROVIDED: 108 GARAGES + 100 CARPORTS = 208; 208/204 UNITS = 1.02 STALLS PER UNIT									
ADA STALLS REQUIRED:		2% OF SURFACE STALLS = 127 x (.02) = 3 STALLS PROVIDED									
2017 ICC A117.1		2% OF GARAGES = 108 GARAGES x (.02) = 3 GARAGES PROVIDED									
EV STALLS REQUIRED:		THIS PROJECT WILL PROVIDE 5% EV W/ CHARGERS, 10% EV CAPABLE AND 25% EV CHARGING RECEPTACLES									
2022 Cal Green Sect. 4.106.4.2.2		TOTAL COMBINED = 127 EV STALLS WILL BE PROVIDED. DISTRIBUTION OF STALLS TO BE DETERMINED. SITE CURRENTLY PROVIDES (8) EV STALLS (5% OF 319)									
USEABLE OPEN SPACE CALC:		OPEN AREA 1 (POOL COURT AND KIDS AREA)			46,000 SF						
CCMC: SECTION 9.20.120		OPEN AREA 2 (SMALL COURT BETW BLDGS #8 AND #9)			3,000 SF						
		OPEN AREA 3 (BETW AND NORTH OF BLDGS #10 AND #11)			20,000 SF						
		PRIVATE OPEN SPACES TOTAL			24,180 SF						
		TOTAL USEABLE OPEN SPACE PROVIDED			93,180 SF						

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

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PROJECT INFORMATION