



## STAFF REPORT

### CATHEDRAL CITY ARCHITECTURAL REVIEW COMMITTEE

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**MEETING DATE:** October 16, 2024

**CASE NO.:** DR 23-002, General Plan Amendment 23-001 and Change of Zone 23-001

**APPLICANT:** Stefan Vogel, S2 Builders, Inc.

**LOCATION:** Northeast corner of Date Palm Drive and the extension Rosemount Road

**REQUEST:** Review the proposed site plan, architecture and landscape plans for The Wren proposal to construct 204 apartment units among 12 buildings on approximately 10.5 acres and recommend Planning Commission approval of the Project.

**STAFF PLANNER:** Cynthia Schultz, Associate Planner

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**RECOMMENDATION:**

Review Design Review 23-002, General Plan Amendment 23-001 and Change of Zone 23-001 and recommend Planning Commission approval of the project.

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**PROJECT SUMMARY:**

The Applicant submitted a Design Review (DR) application, for the development of a 204-unit residential apartment complex on an approximately 10.48-acre vacant parcel located in the PCC (Planned Community Commercial) Zoning District; the Project includes applications for a proposed change of zoning to R3 (Multi-family Residential) along with a General Plan Amendment to change the land use designation from CG (General Commercial) to RH – High Density Residential (11-20 dwelling units per acre). The project is being reviewed consistent with the proposed R3 zoning.

The proposed Project will be located on the east side of Date Palm Drive, immediately south of the Northgate Community Church, and north of the Rosemount Road connection. Neighboring uses include existing single-family residences zoned R1 to the east. The Rosemount Road planned extension will form the southern boundary. Properties along the west and south property lines include a mix of existing single-family residences (R1) and the vacant property sited for the proposed Rosemount Storage project. The west side of Date Palm Drive is vacant and zoned PCC (Planned Community Commercial). The

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property is separated from Northgate Community Church by an existing access drive that traverses the church parking area and ends at 30th Avenue.

The Applicant is proposing to develop a 204-unit residential apartment complex that consists of 12 individual buildings. Buildings are either 2- or 3-story and contain a mix of 1-, 2-, and 3-bedroom units, all with patio or balcony, half of the units with direct-access garages. The fully enclosed site includes 2 access gates, covered guest parking including 8 EV charging stalls, a central clubhouse/postal center, swimming pool, and kids/community green.

Off-site improvements include the construction of Rosemount Road and associated sidewalk and landscaping. In addition, the access road around the Northgate Church (the Church) property is being developed under a shared access agreement for which the project applicant will complete the segment connecting the existing accesses and the associated sidewalk from Date Palm Drive to the project entrance. Additional offsite improvements include installation of 6 streetlights on Date Palm Drive and Rosemount Rd., and street trees along Date Palm Drive.

### **Residential Units**

The apartment complex will offer two building types referred to as “The Big House” (2-story) and “The Stack House” (3-story). The site will include six of each of these building types. The 3-story Stack House occupying the areas adjacent to Date Palm Drive and south of the Church. The 2-story Big House will occupy the area closer to the existing single-family residential. The Big House consists of 10 units ranging from 950 to 1415 SF distributed as 2 1-br, 4 2-bed, 4 3-bed units; the Stack House consists of 24 units ranging from 750 to 1,114 SF distributed as 6 1-bed and 18 2-bed units. All units in the Big House have direct access to a private garage; 7 units in the Stack House have direct access to private garages.

### **Architectural, Landscape/Site Treatment, Site Plan Analysis**

Based on the proposed design, the project complies with all the R3 requirements including building height, setbacks, open space and landscaping, and parking.

### **Architecture**

The building will have a contemporary architectural style with a desert modern aesthetic that include metal and wood composite accents, a modern color palette, and flat roofs. Color schemes depend on building type. Variations between wood siding colors are very minimal and accent panel colors are either a warm desert green (Big House) or a medium blue (Stack House). Metal frames both the individual balconies and awnings, with metal grid panels providing airy privacy to balconies. The color and materials give a neutral modern aesthetic with color accents that highlight the architectural distinctions.

Building heights vary with the Big House roofs varying from 25 to a 28-foot maximum, and the Stack house varying from 25 to 35-foot maximum. The height variations aid in creating a cohesive aesthetic at an appealing scale.

The fencing standard requires a six-foot high solid fence constructed on all rear and side lot lines at the time of construction of any main building. This standard does not require front yard fencing, however if constructed, allows up to 42” (forty-two inches), which shall be constructed of decorative masonry consistent with the architecture of the main building, rear and interior side yard fencing .

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## **Parking and Circulation**

The project complies with the parking requirements of the R3 zone which requires 1.5 spaces per unit; of these at least 1 space per unit shall be covered. Based on the R3 development standards, the project requires a total of 306 parking stalls where at least 204 spaces must be covered. The applicant is providing 192 garage spaces and 100 covered spaces, and 27 uncovered spaces for a total of 319 spaces. Of these, at least 6 spaces are ADA-compliant, meeting the ADA requirement. The Project provides 8 EV spaces (1 of which is ADA-compliant) meeting the Cal Green requirement.

The primary entrance for residents and guests is from Rosemount. A resident-only gate provides ingress/egress to the shared access road on the north, granting access either to Date Palm Drive or to 30th Avenue. Vehicles may exit directly onto Date Palm Drive via right-only or may proceed to 30th Avenue for either west- or eastbound travel.

## **Landscaping**

Desert-appropriate landscape will be provided throughout the project site and along the Date Palm Drive and Rosemount Road rights-of-way as well as along the shared access to the north. The Landscape Plan appears to comply with Coachella Valley Water District (CVWD) species list, and the Final Plan will require CVWD review and approval prior to building permit. The Landscape Plan includes street trees which comply with the distance and location requirements. Open space requirements are met by both private open space for each unit as well as community open space.

## **Amenity facilities**

The clubhouse is centrally located adjacent to the pool deck area. The clubhouse design is consistent with the architecture, materials, and finish of the residence buildings. The clubhouse features the postal center and multi-use spaces. The clubhouse opens to the patio to the east, and the pool deck to the north. The pool features several shaded lounges, a kiddy pool and a spa. Both the large pool and the spa include ADA lifts. Extending east off the pool area is an open area surrounded by benches and several shade trees. The applicant indicated intent to add a recreational facility in the future in the turf area depending on the needs and desires (pickleball, basketball, other, etc.) of residents.

## **ATTACHMENTS:**

1. Site Plan
2. Landscape Plan
3. Big House Elevations and Floor Plans
4. Stack House Elevations and Floor Plans
5. Amenity Building Elevations and Floor Plans