

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

624/B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 30, 2006

SUBJECT: FINAL R-6 ZONE SALE PRICES for TRACT MAP NO. 31027 – CEQA EXEMPT – Applicant: Coachella Valley Housing Coalition – Engineer / Representative: John Hacker – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Northerly of Katherine Drive, southerly of Avenue 64, and westerly of Johnson Street – 40 Gross Acres – Zoning: Residential Incentive - 5,000 square feet minimum (R-6) - **REQUEST:** Approve final R-6 zone sale prices for 200 single-family residential lots prior to building permit issuance as required in the conditions of approval on file with Tract Map No. 31027.

RECOMMENDED MOTION:

APPROVAL of final R-6 zone sale prices for Tract Map No. 31027 in the amounts of \$155,000 and \$158,000 for three and four bedroom single-family homes. The average selling price of the dwelling units within Tract Map 31027 is \$156,500 which is 64 percent of the average home sales price in the market area currently at \$243,100. The average selling price of \$156,500 does not exceed 80 percent of the average home sale price in the market area which is consistent with the R-6 zone requirements.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
Samuel Bryant
DATE 2/2/06

RCJ/jo

Robert C. Johnson
Planning Director

Policy

Consent

Dept Recol.....
Per Exec. Ofc.:

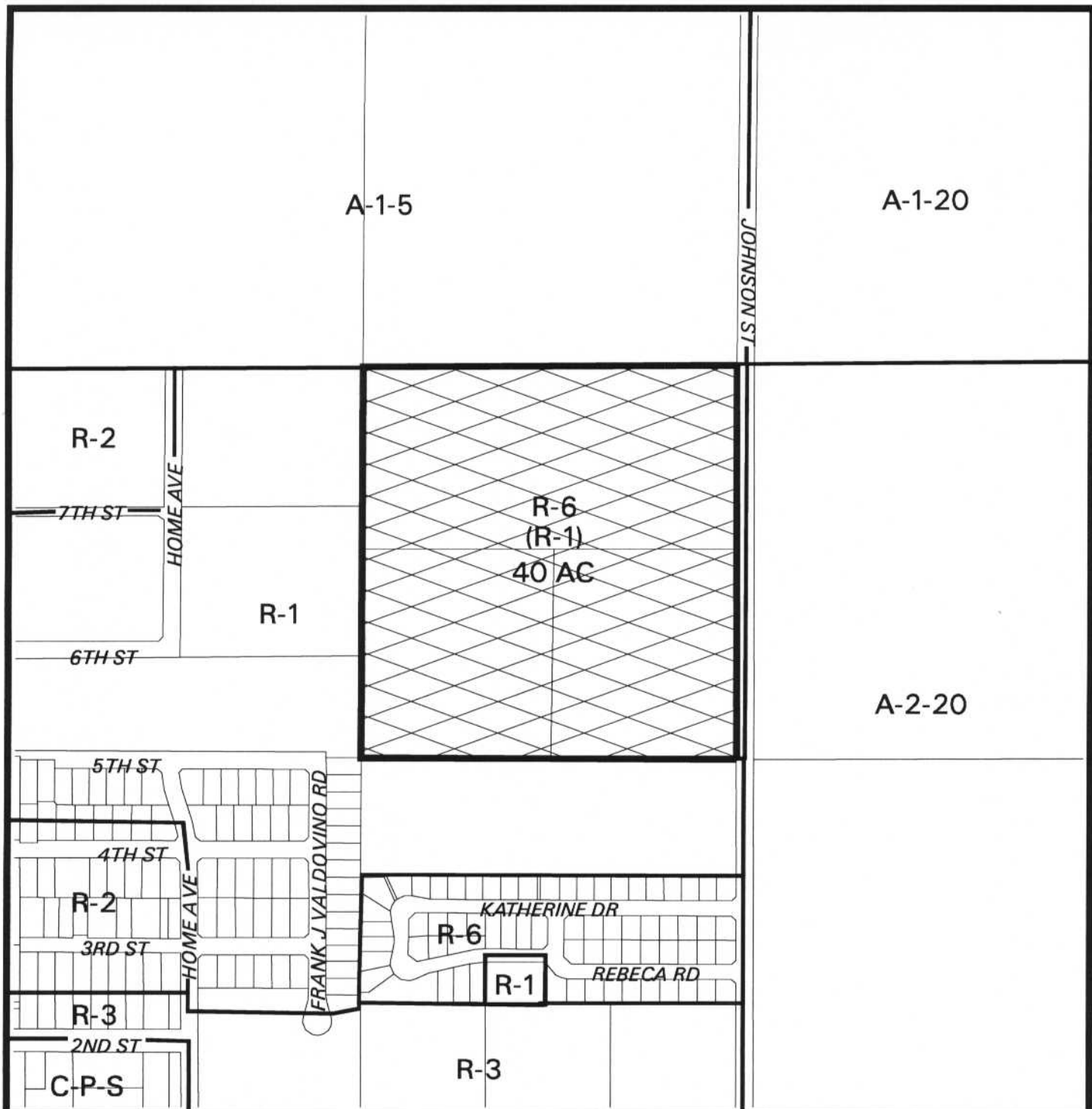
Prev. Agn. Ref.

District: Fourth

Agenda Number:

3.47

EC



CZ06810 TR31027

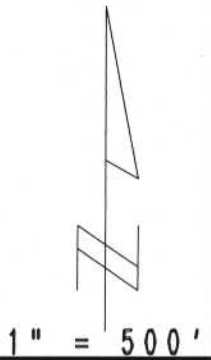
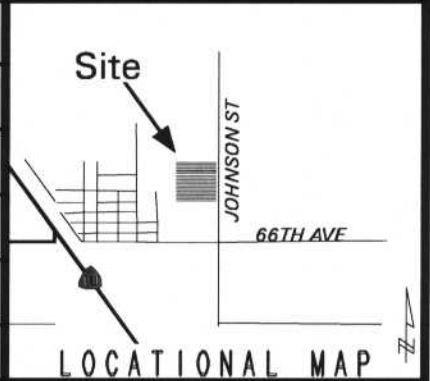
PROPOSED ZONING Ex. 2

Sec. 8 T7SR9E	Bk./Pg. 727-11
Assessors	

Zone MECCA	Sup. 4TH
Dist.	

Thomas 559266	Date 07/24/2003	Drawn lp
Bros. Pg.	Drawn	By:

RIVERSIDE COUNTY PLANNING DEPARTMENT



**ARTICLE VIII
R-6 ZONE (RESIDENTIAL INCENTIVE)**

SECTION 8.201. INTENT. The Housing Element of the Riverside County General Plan has identified the need for affordable housing as one of the most significant housing problems in the County of Riverside. It is the intent of the Board of Supervisors in enacting the R-6 Zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Pursuant to the Housing Element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted for standard projects by the Land Use Element.

The Board finds and determines and declares that it is its intent that the R-6 Zone be used and applied in areas where basic services such as water, sewer, other utilities and adequate road circulation already exist or can be reasonably extended. The Board further determines that the R-6 Zone shall be applied to a specific geographic area only in conjunction with an approved plan for development, including any necessary land division maps, plot plans or other approvals, as required by the County, and that applications for the R-6 Zone and related projects are to receive priority processing by all County departments involved in the review and issuance of permits for the development.

The Board further determines that when the R-6 Zone is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project. This requirement shall not prohibit the County from allowing nonsubstantial changes in an approved development plan that become necessary in the actual engineering of a project, provided that such changes shall not increase the density of an approved project.

SECTION 8.202. USES PERMITTED. The following uses are permitted upon approval of a project in accordance with the provisions of this article:

- a. One-family dwellings, including mobilehomes on permanent foundations.
- b. Two-family dwellings and multiple family dwellings.
- c. Planned residential developments.
- d. Apartment houses.
- e. Accessory buildings, provided there is a main building on the lot.
- f. Home occupations.

- g. Temporary real estate offices located within a subdivision, to be used only for and during the original sale of the subdivision.
- h. Community recreation facilities as a part of a development.
- i. The following uses are permitted provided a public use permit has been granted pursuant to the provisions of Section 18.29 of this ordinance:
 - (1) Churches, temples and other places of religious worship.
- j. The following uses are permitted provided a conditional use permit is granted pursuant to Section 18.28 of this ordinance:
 - (1) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

Amended Effective:

12-23-82 (Ord. 348.2140)
 09-10-99 (Ord. 348.3883)
 10-21-99 (Ord. 348.3888)

→ SECTION 8.203. BASIC REQUIREMENTS FOR SALES UNITS. All developments shall comply with one of the following requirements in Subsections a., b., or c. and with Subsection d.:

- a. The average selling price of the dwelling units shall not exceed 80 percent of the average home sales price in a market area. The market area and average home sales price shall be determined by the Board of Supervisors, or
- b. The selling price of 25 percent of the dwelling units shall be at an amount affordable to families earning no greater than 120 percent of the County median income, as determined by the board of Supervisors, or
- c. The selling price of 15 percent of the dwelling units shall be at an amount affordable to families earning no greater than 80 percent of the County median income, as determined by the Board of Supervisors.
- d. If a development is benefitted, directly or indirectly, through the use of governmental funds for site acquisition, extension of basic services or roads, or other expenditures that assist the development, the sales price determined pursuant to Subsections a., b., or c. of this section may be reduced by the Board of Supervisors.

Amended Effective:

12-23-82 (Ord. 348.2140)

SECTION 8.204. DEVELOPMENT STANDARDS. The following standards of development shall apply in the R-6 Zone.

Coachella Valley Housing Coalition



45-701 Monroe Street, Suite G, Plaza 1, Indio, CA 92201
TEL: (760) 347-3157 FAX: (760) 342-6466

September 1, 2005

Paul Clark
Principal Planner
County of Riverside
Transportation and Land Management Agency
2nd Floor, Room 209
Indio, CA 92201

Re: Tract Map 31027 R-6 (Residential Incentive) Zoning, Section 8-203 Basic Requirements for Sales Units

Dear Mr. Clark:

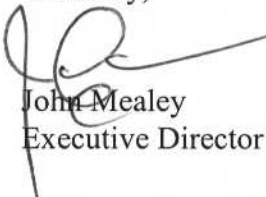
This letter is to inform you that the Coachella Valley Housing Coalition is in compliance with the stated uses for R-6 Zoning for the subdivision to be developed in the community of Mecca, Tract Map 31027. This is demonstrated by the following:

1. The average selling price of the dwelling units is currently \$156,500, which is 64 percent of the average home sales price in the market area. The average home sales price for the Mecca market area is \$243,100. (Average homes sales price determined based on the average sales price per square foot in Coachella, California. Please see attached Home Sales Prices chart from Chicago Title.) The average selling price for dwelling units shall at no time exceed 80 percent of the average home sales price in the market area as determined by the Board of Supervisors.
2. All families purchasing homes in this subdivision will participate in the United States Department of Agriculture-Rural Development Self-Help Housing Program. This program requires that participant families earn no more than 80 percent of the County median income. Therefore, the average selling price of 100% of the dwelling units shall be at an amount affordable to families earning no greater than 80 percent of the County median income as determined by the Board of Supervisors.

The above demonstrates that the subdivision to be developed by Coachella Valley Housing Coalition complies with Article VIII, Section 8.203, Subsections a., b., and c. of the County of Riverside Land Use Ordinance No. 348.

If you have any questions, please feel free to contact me or to contact Construction Manager, Ed Brock at (760) 347-3157.

Sincerely,


John Mealey
Executive Director

Coachella Valley Housing Coalition

45-701 Monroe Street, Suite G, Plaza 1, Indio, CA 92201
TEL: (760) 347-3157 FAX: (760) 342-6466



MEMO

To: Jay Olivas
County of Riverside

Fax: (760) 863-7555

Date: January 19, 2006

Re: Tract 31027 Mecca, CA
BGR041890 – Plan Check for Grading Plan
IP050050 – Plan Check for Street Improvements Plan

From: Ed Brock

These are transmitted: For your file
 For your approval
 As per you request
 For you review and instruction
 For your action


Dear Mr. Olivas,

This letter is to inform you about the sales prices of homes in Tract 31027. The table below shows the price for the models we will build in this project.

MODEL	SQ. FT.	SALES PRICE
PD-3	1273	\$ 155,000.00
COA-3	1280	\$ 155,000.00
COA-4	1320	\$ 158,000.00
TH-4	1314	\$ 158,000.00
AVERAGE		\$ 156,500.00

Should you have any questions, please call me at (760) 347-3157 x. 257.

Thank you,


Ed Brock
Land Development Manager