



City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 03, 2024
6:00 PM

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| <p>In-Person Meeting Location:</p> <p>City Council Chamber 1515 6th Street, Coachella, CA</p> | <p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zOT09</p> <p>Or One tap mobile : +16694449171,,84544257915#,,, *380084#</p> <p>Or Telephone: US: +1 669 900 6833</p> <p>Webinar ID: 845 4425 7915</p> <p>Passcode: 380084</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p> |
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**
If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**
Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "Watch Council Meetings" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

1. Planning Commission Workplan FY 2024-2025

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Coachella Valley Growers – CUP 345 (Modification)

The proposed CUP 345 (Modification) is to modify condition of approval No. 23 to amend responsibilities of street improvements for Fillmore Street for the Coachella Valley Growers project located on 79.39 acres at 50-501 Fillmore Street.

3. Roots Cafe Conditional Use Permit No. 374, Architectural Review No. 23-16, a proposal to establish a 1,854 square foot retail cannabis business within an existing commercial building located at 45-800 Dillon Road, APN 696-550- 008; Applicant: Greg Klibanov.

4. Sun Community Credit Union

Conditional Use Permit (CUP) No. 381, Architectural Review (AR) 24-07 to a 4,130 sq. ft. single story credit union branch with 24 parking stalls and 2 freestanding drive-up ATMs on a 1.97-acre site located at the Northeast corner of Cesar Chavez Street and Valley Road. (APN 778-242-026). Applicant: LaMacchia Group, LLC

5. CUP No. 254 (Modification), AR No. 24-02 Coachella Gateway – a modification to add a drive-thru multi-tenant commercial building within the Coachella Gateway shopping center approved under CUP No. 254 at the southwest corner of Ave 48 and Grapefruit Boulevard, adjacent to the Dillon Bridge. Applicant: Chandi & Karan LLC

6. VMP Night Club & Event Center – Alcohol Sales and Entertainment Establishment Permit – Entertainment Permit 24-01 and Conditional Use Permit 380 for a bar, nightclub and special event center to allow for live events and a request for a Type 48 ABC license to allow the on-sale of beer, wine, and distilled spirits at

the 6,360 SF commercial suite at 49974 Cesar Chavez Street. Applicant: Reyes Hernandez (Continuance Requested)

7. A & G Mart Conditional Use Permit No. 382 Adopt Resolution No. PC2024-18 to approve Conditional Use Permit No. 382 a request for liquor sales as part of a proposed 2,625 square foot market (ABC Type 20, Off-Sale Beer and Wine) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-N (Neighborhood Commercial) zone. A & G Mart, Inc. (Applicant) (Continuance Requested)

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
7/3/2024

TO: Planning Commission Chair and Commissioners

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Coachella Valley Growers – CUP 345 (Modification)

SPECIFICS: The proposed CUP 345 (Modification) is to modify condition of approval No. 23 to amend responsibilities of street improvements for Fillmore Street for the Coachella Valley Growers project located on 79.39 acres at 50-501 Fillmore Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Conditional Use Permit No. 345 (Modification), a modification to Condition of Approval No. 23 to amend Fillmore Street improvement requirements for the Coachella Valley Growers project located on 79.39 acres at 50-501 Fillmore Street.

BACKGROUND:

On January 19, 2021 the Planning Commission approved Resolution No. PC2021-17, a resolution approving CUP No. 345 to allow interim outdoor cannabis cultivation on a vacant 79.39 acre of land in the A-T (Agricultural Transition) zone at 50-501 Fillmore Street (APN 763-070-012 & 763-070-010).

The project was approved to include 168 agricultural hoop houses, consisting of 139 agricultural hoop houses added to 29 existing hoop houses for interim outdoor cannabis cultivation. As part of CUP 345 approval, the applicant was conditioned to pay a fair share contribution to the City of Coachella for street improvements along the entire frontage of the project. To date, monetary contributions for street improvements have not been made to the City.

DISCUSSION/ANALYSIS:

The applicant expressed financial hardships to City staff in operating the outdoor cannabis cultivation business in which they indicated previous harvests experienced pesticide infestation that brought no revenue to the business leaving the applicant unable to pay their fair share contribution for street improvements in two payments within a one (1) year timeframe. Fillmore Street improvement payments were due by January 19, 2022, 12 months from CUP 345 approval.

Coachella Valley Growers discontinued their outdoor cannabis cultivation for a number of months, but the cannabis business is now in operation. The modification of condition of approval No. 23 for Conditional Use Permit No. 345 adds language extending the timeframe and number of payments the city will receive from the applicant for the required street improvements. The original CUP approval states that payment contribution for Fillmore Street improvements are to be paid in two (2) payments within 12 months of CUP approval. The modified condition of approval extends the payments to a total of seven (7) payments, due within 36 months of CUP issuance. The price per square footage also increased from \$5.00 to \$6.00, as there has been an increase in cost since CUP 345 approval in January 2021. This increases the total fair share contribution from \$168,640 to \$202,368. See modified language to condition of approval No. 23 below in **bold**:

Engineering - Street Improvements:

23. Applicant shall construct and dedicate the following street improvements.

- 1) Fillmore Street - Public Roadway as shown on the RAC and per these comments shall include the following:

- d. Applicant shall be responsible for improving one half of the paved road surface along the entire frontage. Proposed improved road widths for this road, at this time are 34 feet in width resulting in a 17-foot half width. Asphalt improvements shall include the removal of all existing asphalt and replacement with 4 inches of asphalt over compacted base. **Applicant has chosen to pay for fair share contribution to the future street repairs in lieu of improvements at a rate of six dollars (\$6) per square foot ($\$6 \times 17 = \102 per linear foot of frontage). The Applicant shall pay cost of the fair share contribution shall be $\$102 \times 1,984$ Lf for a total of two hundred two thousand three hundred sixty-eight dollars (\$202,368) to be paid to the city as follows; 1st payment of \$20,236.80 (10% of the total amount) to be paid within 30 days of CUP approval. Each subsequent payment of \$30,355.20 (15% of the total amount) shall be made within 60 days of each future harvest. The City understands that the project proposes to complete two harvests per year, such that two payments of \$30,355.20 will be required per year. A minimum of two payments will be required per year, starting from the date of CUP issuance, such that the full final fair share contribution of \$202,368 shall be completed within 36 months' time frame from the date of CUP issuance. The City will contribute 100% of this fair share contribution towards future full street improvements on Fillmore Street.**

Staff is agreeable with allowing six (6) total payments at 15% of the total amount for street improvements. Aside from street improvement monetary contributions, the City is expecting to receive cannabis tax revenue from Coachella Valley Growers for fiscal year 2023-2024 quarter four (4) due by July 31, 2024.

ENVIRONMENTAL REVIEW:

The proposed project is exempt under the Guidelines to the California Environmental Quality Act (CEQA) because the project entails the operation, maintenance, leasing, and licensing of an existing private agricultural farming facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination. The subject site has been used for farming operations and has existing irrigation water infrastructure. State CEQA Guidelines Section 15301. The proposed modification to the condition of approval does not change the scope of the operations for outdoor cannabis cultivation.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-14 approving Conditional Use Permit No. 345 (modification) with the findings and conditions as recommended by Staff.
- 2) Deny Conditional Use Permit No. 345 (modification).
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution PC2024-14 (Amendment to conditions of approval for CUP No. 345)
Exhibit A: Conditions of Approval CUP No. 345

RESOLUTION NO. PC2024-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING AMENDING CONDITION OF APPROVAL NO. 23 OF CONDITIONAL USE PERMIT 345 MODIFYING THE APPROVED INTERIM OUTDOOR CANNABIS CULTIVATION ON 79.39 ACRES SITE LOCATED AT 50501 FILLMORE STREET, COACHELLA, CA 92236 (APN 763-070-012 & 760-070-010); APPLICANT: WYATT NELSON.

WHEREAS, Wyatt Nelson filed an application for Conditional Use Permit No. 345 (CUP 345) modification to amend responsibilities of street improvements on Fillmore Street for the Coachella Valley Growers project, an interim outdoor cannabis cultivation consisting of 168 hoop houses on a vacant 79.39 acre site located at the southeast corner of Fillmore Street and Avenue 50, 50501 Fillmore Street; Assessor’s Parcel No. 763-070-012 & 763-070-010 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 345 modification on July 3, 2024 at the Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed project; and

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code.

WHEREAS, the proposed use is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed interim outdoor cannabis cultivation farm; and,

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the planning Commission determine that the proposed project is exempt from the CEQA pursuant to State CEQA Guidelines Section 15301. This is recommended because the project entails the operation, maintenance, leasing, and licensing of an existing private agricultural farming facility involving negligible expansion of use beyond that existing at the time of the lead agency’s determination; and,

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community. NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does resolve as follows:

Section 1. Incorporation of Recitals.

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. This is recommended because the project entails the operation, maintenance, leasing, and licensing of an existing private agricultural farming facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination.

Section 3. Conditional Use Permit Findings.

A. With respect to Conditional Use Permit (CUP) 345 modification, the Planning Commission finds as follows for the proposed interim outdoor cultivation use:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed use would continue agricultural uses that is consistent with Land Use Policy 4.1 for agricultural land preservation recognizing agricultural land as a major industry for Coachella. The use is a method of preserving land in sizes that are viable economic units for continuing agricultural activities. The proposed use also supports Land Use Policy 11.4 for a diversified economy by transforming the Coachella economy into a mature mix of economic activity and job opportunities. The proposed use expands and diversifies local agricultural activity as it allows for outdoor cannabis cultivation, which has not been a part of the City's agricultural tradition.
2. The modification to the conditions of approval for Conditional Use Permit No. 345 adds language extending the timeframe and number of payment contributions the applicant will pay to the City for the contribution of future street repairs on the entire frontage of the project. The modified conditions of approval for the project state a 36-month's timeframe for six payments.
3. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use proposed agricultural uses which is generally an existing use that occurs in the vicinity. The proposed use complies with Municipal Code standards with respect to size, location, screening, and buffering of outdoor cannabis cultivation. The conditional use permit can be revoked if any of the conditions of approval are violated.

- 4. Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the interim outdoor cannabis cultivation use continues agricultural production on a site which farming has occurred and continue to utilize available facilities for agricultural activates. The buffer between perimeter property line and hoop houses of 40’-50’ help to screen and reduce the perceived bulk of the hoops houses.
- 5. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the outdoor agricultural production and is required to comply with specific operational standards of the Coachella Municipal Code, which include providing a security plan and odor control measures. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
- 6. The proposed use provides unimproved vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads and appropriate for agricultural activities.
- 7. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act Guidelines Section 15301. This is recommended because the project entails the operation, maintenance, leasing, and licensing of an existing private agricultural farming facility involving negligible expansion of use beyond that existing at the time of the lead agency’s determination.

Section 4. Planning Commission Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of Coachella Planning Commission approves Conditional Use Permit (CUP) 345 modification, subject to the Conditions of Approval set forth in Exhibit A.

PASSED APPROVED and ADOPTED this 3rd day of July 2024.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-14, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of July 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

EXHIBIT A
CONDITIONS OF APPROVAL FOR CUP 345
COACHELLA VALLEY GROWERS, LLC INTERIM CANNABIS CULTIVATION
FARM

(Modified Conditions of Approval shown in **Bold**)

General Conditions:

1. This Conditional Use Permit 345 shall be valid for 24 months from the effective date of the Planning Commission approvals for an interim agricultural use and temporary outdoor cannabis cultivation farm unless the applicant requests an extension of time and granted by the Planning Commission. The outdoor cannabis cultivation at the subject site shall not exceed 48 months from the approval date of Conditional Use Permit 345.
2. All temporary structures shall be removed upon completion of the interim use, and all cannabis cultivation uses shall terminate after the expiration date of 48 months from Conditional Use Permit 345 approval unless a new conditional use permit, or comparable land use entitlement, is obtained from the City of Coachella.
3. The applicant shall comply with all applicable current and future provisions of the Coachella Municipal Code, adopted ordinances, and state laws.
4. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
5. The applicant shall comply with the provisions of Chapter 17.85 Commercial Cannabis Activity, including setbacks, fencing materials, and maximum canopy size. The applicant shall comply with Ordinance 1177 and 1188.
6. The applicant shall comply with operating standards of interim outdoor cultivation in Chapter 5.68 Commercial Cannabis Activity Regulatory Permit including security, water management plan, and odor control provisions.
7. The applicant shall provide a minimum twenty-foot (20 ft.) setback on all sides with an opaque fencing material, subject to review and approval by the Development Services Director, to screen the outdoor grow areas from view to public streets.

8. The applicant shall procure the services of a certified private security guard system to provide security guards on the premises on a 24-hour basis. The security guards shall monitor the public streets in the vicinity during the evenings.
9. Adequate security lighting shall be provided on the premises during evening hours, to allow public safety personnel to patrol the site along all public streets.
10. The applicant or successor in interest shall obtain a plumbing permit from the City of Coachella to connect to City potable water for the temporary cannabis drip irrigation system, and shall pay applicable water connection impact fees.
11. The applicant shall obtain a City Cannabis Regulatory Permit, City business license, and any State of California required approvals for the proposed cannabis cultivation farm.
12. The applicant shall provide a certified report. "Certified report" shall mean a detailed document prepared by Developers on a form acceptable to the City's Director of Finance to report to the City of the cultivation, processing, production, distribution and sales by Tenants, as defined herein, in the Project during Operational Quarter, as defined herein. Each Certified Report shall be certified as true and correct by a duly-authorized officer of Owner. City may also require certification by Tenants.
13. From time to time, the City has the right to inspect the Facility for the purpose of monitoring operations, checking quantities and verifying volumes of project during operating hours or any time deemed appropriate to insure accurate reporting. The applicant shall allow for on-site inspections by the City Manager or designee within 24-hour notification to ensure compliance with the Municipal Code and Conditional Use Permit 345.
14. Within thirty (30) calendar days following the end of each calendar quarter, the City may conduct an audit or arrange for a third-party independent audit, at Developers'/Applicants' expense, of Developers'/Applicants' records regarding Certified Reports and Production and Distribution Fees. The City's Finance Director shall provide at least seven (7) business days written notice of the commencement of such audit to Developers/Applicants, and shall reasonably attempt to schedule the audit so as to reduce the impact on Developers'/Applicants' operations as much as is feasible. Developers/Applicants shall cooperate with the City in completing the audit.
15. The applicant shall timely file quarterly cannabis tax returns and remit required cannabis tax payments.
16. The applicant shall meet and confer with the Riverside County Fire Marshal's office for review of the proposed interim agricultural and temporary cannabis farming uses.
17. The applicant shall comply with all requirements of Riverside County Fire Department.

18. The applicant shall conduct a site inspection with the City of Coachella Development Services Director, Cannabis Liaison, and Code Enforcement Manager prior to commencement of cultivation activities to ensure compliance with CUP 345 conditions of approval and the Coachella Municipal Code.
19. The applicant installs a low intensity outdoor lighting in the canopy area used for photosynthesis, mixed-light processes, other purposes intended to manipulate cannabis plant growth, it can only occur during the months of November through February for two hours before sunrise and two hours before sunset. The applicant shall shield structures in a manner acceptable to the Code Enforcement Manager if there is observed excessive glare by Code Enforcement staff that are determined to cause a public nuisance.

BUILDING AND SAFETY:

20. The applicant is required to obtain a building permit for any permanent structure.
21. The applicant shall provide Fire access (knox box) to the property.
22. An odor mitigation plan is required per Municipal Code 17.85.

ENGINEERING DIVISION:

**PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:
STREET IMPROVEMENTS:**

23. Applicant shall construct and dedicate the following street and street improvements.
 - A. Fillmore Street- Public Roadway as shown on the RAC and per these comments shall include the following:
 - i. Dedication of land along no1thbound lane within project limits is required. This street is classified as Collector with Bicycle lanes with 90 feet of right-of-way as per City of Coachella General Plan.
 - ii. Street measured at Center line to Westerly edge of pavement shall have a width of 17-foot
 - iii. Applicant shall coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
 - iv. **Applicant shall be responsible for improving one half of the paved road surface along the entire frontage. Proposed improved road widths for this road, at this time are 34 feet in width resulting in a 17-foot half width.**

Asphalt improvements shall include the removal of all existing asphalt and replacement with 4 inches of asphalt over compacted base. Applicant has chosen to pay for fair share contribution to the future street repairs in lieu of improvements at a rate of six dollars (\$6) per square foot ($\$6 \times 17 = \102 per linear foot of frontage). The Applicant shall pay cost of the fair share contribution shall be $\$102 \times 1,984$ Lf for a total of two hundred two thousand three hundred sixty-eight dollars (\$202,368) to be paid to the city as follows; 1st payment of \$20,236.80 (10% of the total amount) to be paid within 30 days of CUP approval. Each subsequent payment of \$30,355.20 (15% of the total amount) shall be made within 60 days of each future harvest. The City understands that the project proposes to complete two harvests per year, such that two payments of \$30,355.20 will be required per year. A minimum of two payments will be required per year, starting from the date of CUP issuance, such that the full final fair share contribution of \$202,368 shall be completed within 36 months' time frame from the date of CUP issuance. The City will contribute 100% of this fair share contribution towards future full street improvements on Fillmore Street.

- v. Additional street improvements, including widening of the road to ultimate street width, installation of curb gutter and sidewalk, landscaping, lighting, etc. may still be conditioned on future conditional use permits located at the subject properties should those permits significantly expand upon or alter the proposed current permitted use.

*At this time a Building Permit is not required, if a building permit for the future project is needed then the following conditions will apply.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

24. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
25. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
26. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the

requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

27. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
28. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
29. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
30. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.

31. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
32. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.

STREET IMPROVEMENTS:

33. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
34. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
35. Applicant shall obtain approval of site access and circulation from Fire Marshall.
36. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
37. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

ROUGH GRADING:

38. Prepare and submit rough grading and erosion control plans for the project.
39. The project's soils engineer shall certify to the adequacy of the grading plan.
40. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NO) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

41. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
42. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
43. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
44. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

SEWER and WATER IMPROVEMENTS:

45. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
46. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.
47. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
48. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
49. Prior to issuance of building permits, all required public improvements, including landscaping and Lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

50. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

51. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.



STAFF REPORT 7/3/2024

TO: Planning Commission Chair and Commissioners

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Roots Cafe Conditional Use Permit No. 374, Architectural Review No. 23-16, a proposal to establish a 1,854 square foot retail cannabis business within an existing commercial building located at 45-800 Dillon Road, APN 696-550-008; Applicant: Greg Klibanov.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2024-15 adopting Conditional Use Permit (CUP) No. 374 and Architectural Review (AR) No. 23-16 pursuant to the findings and conditions attached to this staff report.

BACKGROUND:

The project is proposed on a 1.27-acre site located east of Dillon Road and south of Vista Del Norte as shown on the aerial photograph. The address of the project site is 45-800 Dillon Road. The site contains an existing building that was previously used as a convenience store and fuel station. The building has been vacant since 2008. A wireless telecommunication facility is also located on the property, and in 2023, an electronic billboard was approved on the site. The billboard has been issued a permit and is pending construction.



Discussion/Analysis:

The applicant, Greg Klibanov has submitted a request for to allow a 1,854 square foot storefront retail cannabis dispensary known as The Cake House. The proposed dispensary is compliant with the Coachella Municipal Code (CMC) Chapter 17.84 Retail Cannabis Business Definitions as follows: "Storefront retailer" means a business that has a storefront open to the

public where cannabis or cannabis products are offered for retail sale to consumers, where delivery may or may not be included as part of the business's operation.

The photographs below were taken June 2024. The first photograph was taken from Vista Del Norte and shows the north side of the existing building. As shown on the photograph, the site contains an existing abandoned building and canopy.



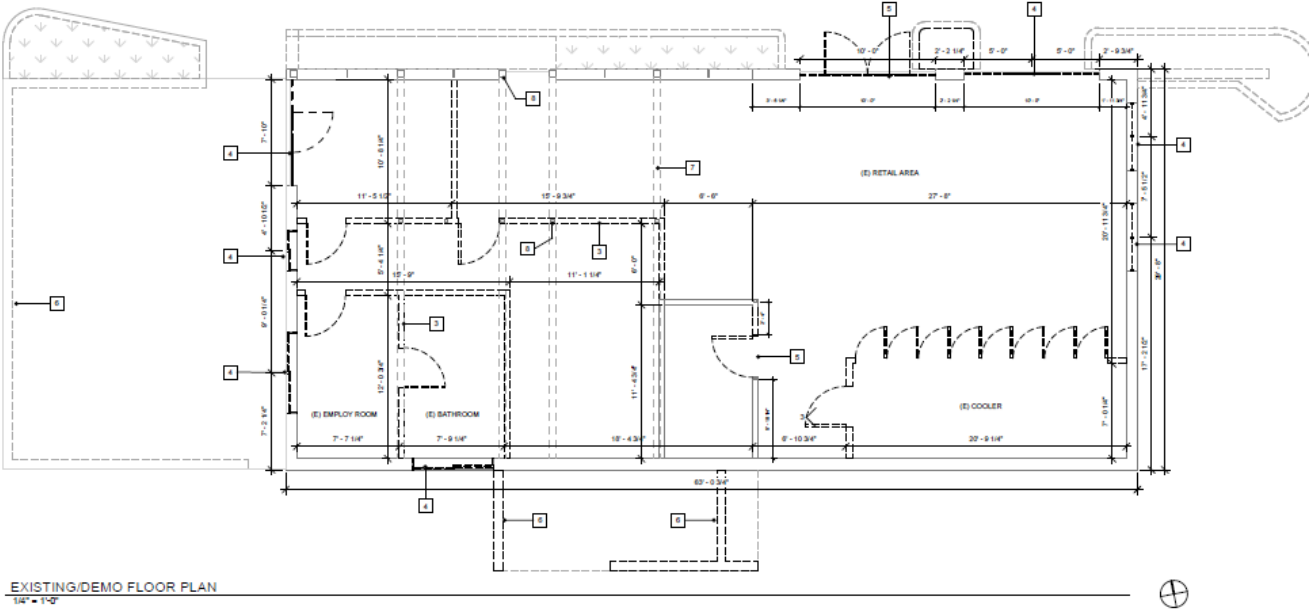
The image below was taken from Dillon Road and illustrates the west side of the building.



The site has an active Code Enforcement case with violations related to the building being unsecured, unmaintained landscaping, and property debris. The refurbishment of the building and proposed exterior work will help address the violations and is included in conditions to address prior to building permit issuance.

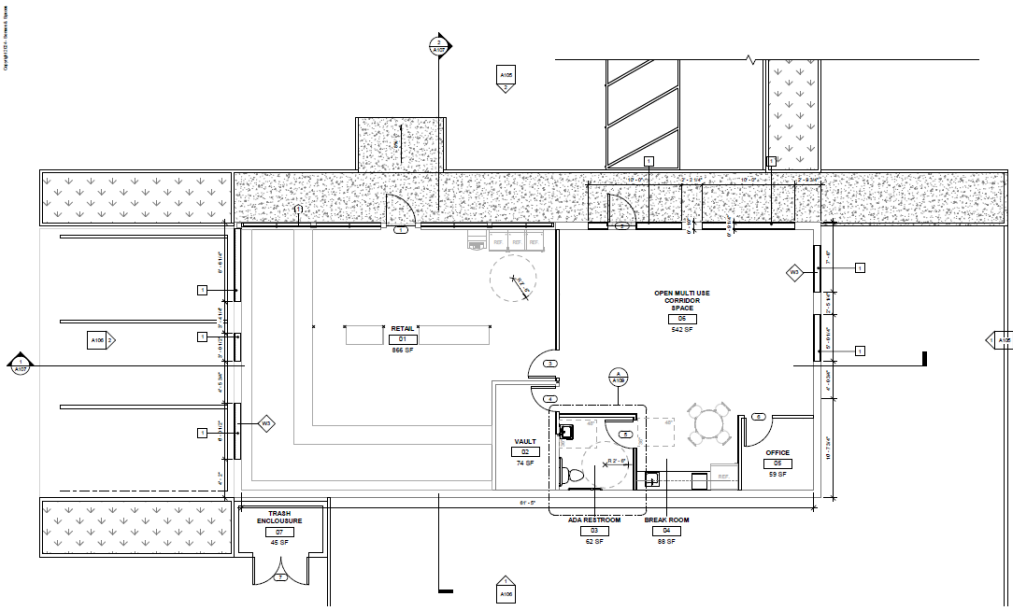
Overview of the Roots Cafe Project: CUP 374 and AR 23-16

CUP 374 proposes to establish a 1,854 square foot retail cannabis business known as The Cake House within an existing commercial building and AR 23-16 proposes the remodeling and exterior improvements to the existing building. Plans include the demolition and modifications to interior partitions and doors. New plumbing fixtures will be installed, and mechanical and electrical systems will be brought up to current codes. A copy of the existing building floor plan is illustrated below.



The proposed interior floor plan of the building is attached below and includes:

- A 866 square foot retail sales area
- A 59 square foot office space
- A 88 square foot breakroom for staff
- 542 square feet of open multiuse corridor space



PROPOSED FLOOR PLAN
1/4" = 1'-0"

| KEYNOTES | GENERAL NOTES | FLOOR PLAN LEGEND | | | | | | | | | | | | |
|---|---|---|--------|-------------|-------------------|----------------------------|----------------|---------------------|----------------------------|-----------------------|-----------------------------|----------------|----------------------------|----------|
| <ol style="list-style-type: none"> 1. INFILL GLASS WITH WOOD WALL W/3" PER ASSEMBLY SCHEDULE | <ol style="list-style-type: none"> 1. CONTRACTOR SHALL VERIFY ANY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION 2. ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE OWNER 3. DO NOT SCALE DRAWINGS, DIMENSIONS PREVAIL 4. ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT 5. OWNER SHALL LAUNCH ALL STUDY, PERMITS, COSTS / MATTERS TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE AND ANY OTHER ELECTRICAL / MECHANICAL TRADES 6. OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. CONTRACTOR SHALL OBTAIN BUILDING AND OTHER PERMITS FROM THE CITY OF JURISDICTION 7. FLOOR GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2% 8. ALL NATURAL GAS APPLIANCES THAT ARE INSTALLED IN THE BUILDING MUST BE EQUIPPED WITH APPROVED INTERMITTENT IGNITION DEVICES | <p>10. ANY EXISTING STRUCTURE OR MATERIAL TO REMAIN THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS <p>11. CONTRACTOR SHALL UTILIZE WINDOW PRODUCTS WITH FULL LIVABLE LABELING BY THE WINDOW MANUFACTURER CHECKED BY VISUAL OR MIRROR METHOD. ALL EXTERIOR WINDOWS AND DOORS SHALL BE SET IN BEALANT, WEATHERSTRIPPED AND LABELED AS COMPLYING WITH AHS STANDARDS <p>12. SUPPLY AND INSTALL GALVANIZED SHEET METAL ROOF JACKS FOR VENTING VENTS SHALL BE GANGED TOGETHER AND BOLTED TO ANCHORS OF ROOF TO PENETRATE ROOF AT DIRECTED MIN. 1" FROM FASCIA & 1" MIN. FROM ROOFS <p>13. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY FROM PUBLIC HIGHWAY <p>14. ALTERNATIVE COMPLIANCE MEASURES FOR BRUSH MANAGEMENT OPENINGS IN WALLS ADJACENT TO BRUSH MANAGEMENT ZONES, ALONG WITH A 10 FT PERPENDICULAR SETBACK SHALL BE UPDATED TO DUAL TEMPERED, DUAL-GLAZED PANELS. REF. L.T.2 </p> <p>FLOOR PLAN LEGEND</p> <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>--- (dashed line)</td> <td>WALL ITEM TO BE DEMOLISHED</td> </tr> <tr> <td>— (solid line)</td> <td>WALL ITEM TO REMAIN</td> </tr> <tr> <td>— (line with inward arrow)</td> <td>DOOR TO BE DEMOLISHED</td> </tr> <tr> <td>— (line with outward arrow)</td> <td>DOOR TO REMAIN</td> </tr> <tr> <td>— (line with double arrow)</td> <td>NEW WALL</td> </tr> </tbody> </table> <p>NOTE: CONTRACTOR TO PROVIDE PROTECTION FOR ALL WALLS AND BUILDING ELEMENTS TO REMAIN.</p> </p></p></p></p> | SYMBOL | DESCRIPTION | --- (dashed line) | WALL ITEM TO BE DEMOLISHED | — (solid line) | WALL ITEM TO REMAIN | — (line with inward arrow) | DOOR TO BE DEMOLISHED | — (line with outward arrow) | DOOR TO REMAIN | — (line with double arrow) | NEW WALL |
| SYMBOL | DESCRIPTION | | | | | | | | | | | | | |
| --- (dashed line) | WALL ITEM TO BE DEMOLISHED | | | | | | | | | | | | | |
| — (solid line) | WALL ITEM TO REMAIN | | | | | | | | | | | | | |
| — (line with inward arrow) | DOOR TO BE DEMOLISHED | | | | | | | | | | | | | |
| — (line with outward arrow) | DOOR TO REMAIN | | | | | | | | | | | | | |
| — (line with double arrow) | NEW WALL | | | | | | | | | | | | | |

CAKE HOUSE COACHELLA

4888 DILLON RD
COACHELLA CA 92236

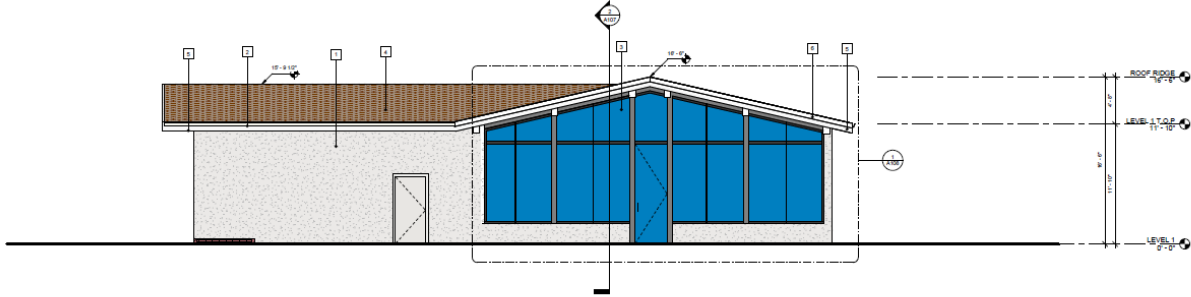
SENSES & SPACES
1790 N. Harbor Blvd, Suite #1
Chico, CA 95927
(916) 754-6028

5/20/2021 11:00 AM

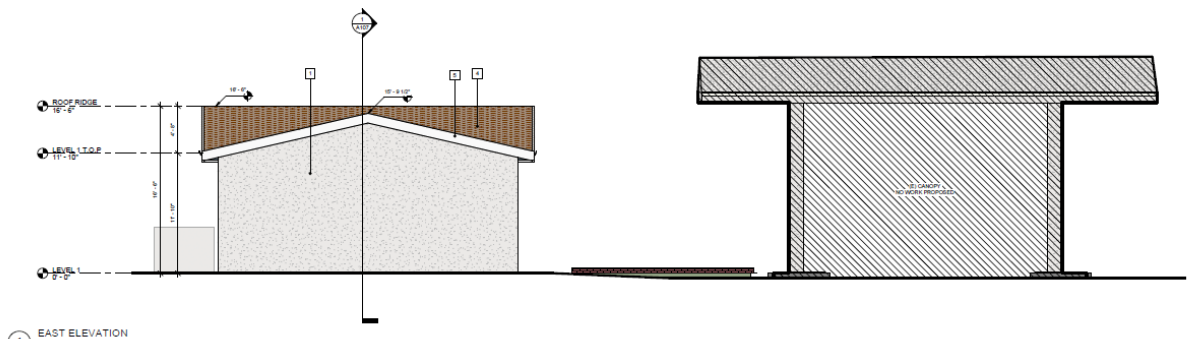
PROPOSED FLOOR PLAN

A101

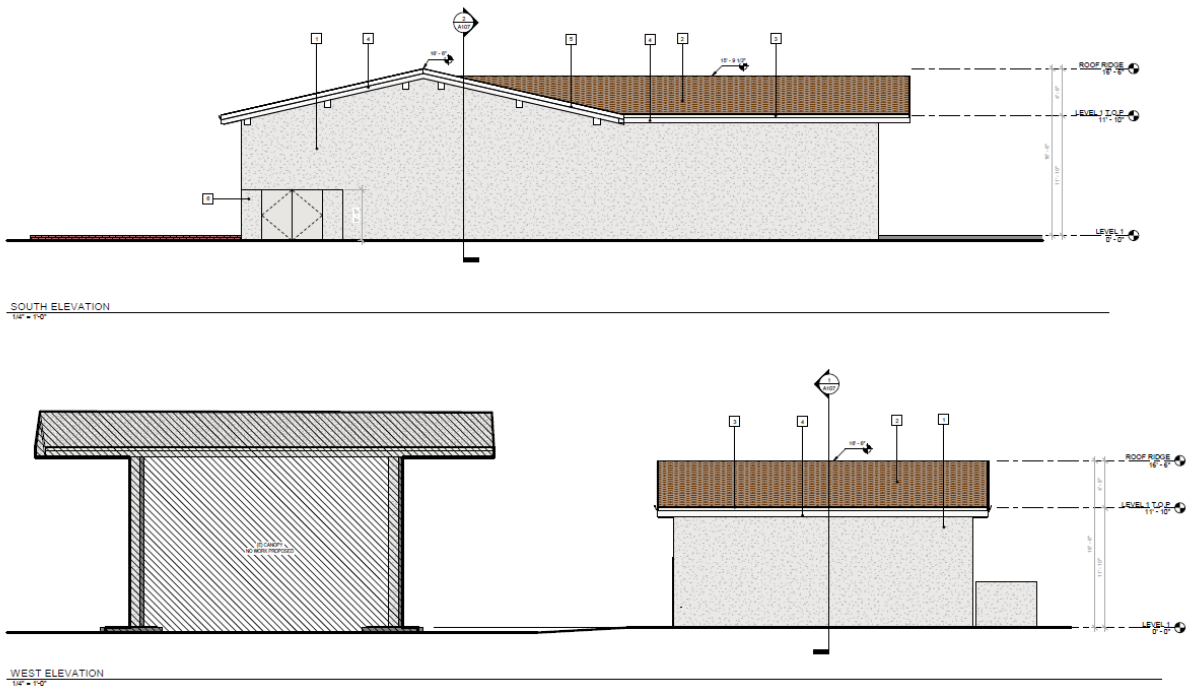
Below are the proposed building elevations for the Roots Cafe project:



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



The front elevations will be enhanced with stucco finish and a glass curtain wall. The roof will remain the same and will be refinished as needed. The east, south, and west sides of the building will also include a stucco finish with painted wood fascia, the colors have yet to be decided. The existing Spanish tile fascia is to remain.

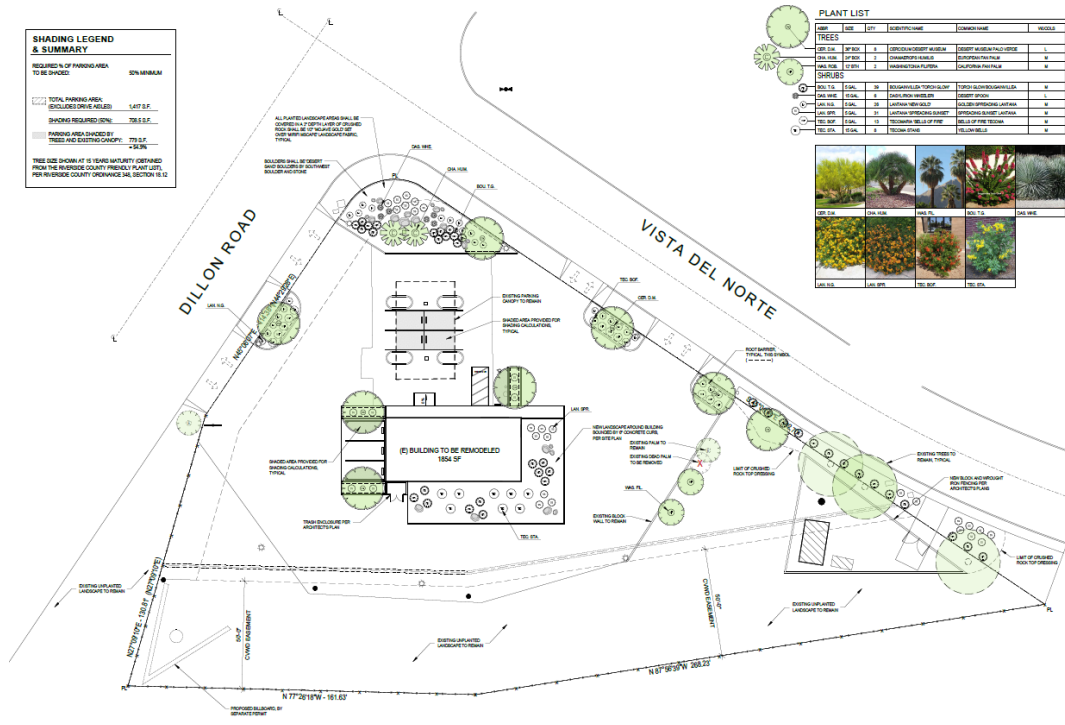
Signage

New signs will replace the existing signs that are located on the north and west sides of the property. Applicant did not submit signage details, but has been conditioned to submit a detailed sign plan to the Planning Division that includes an embossed design, individual channel lettering, or other high quality design. The existing signs that will be replaced are shown below:



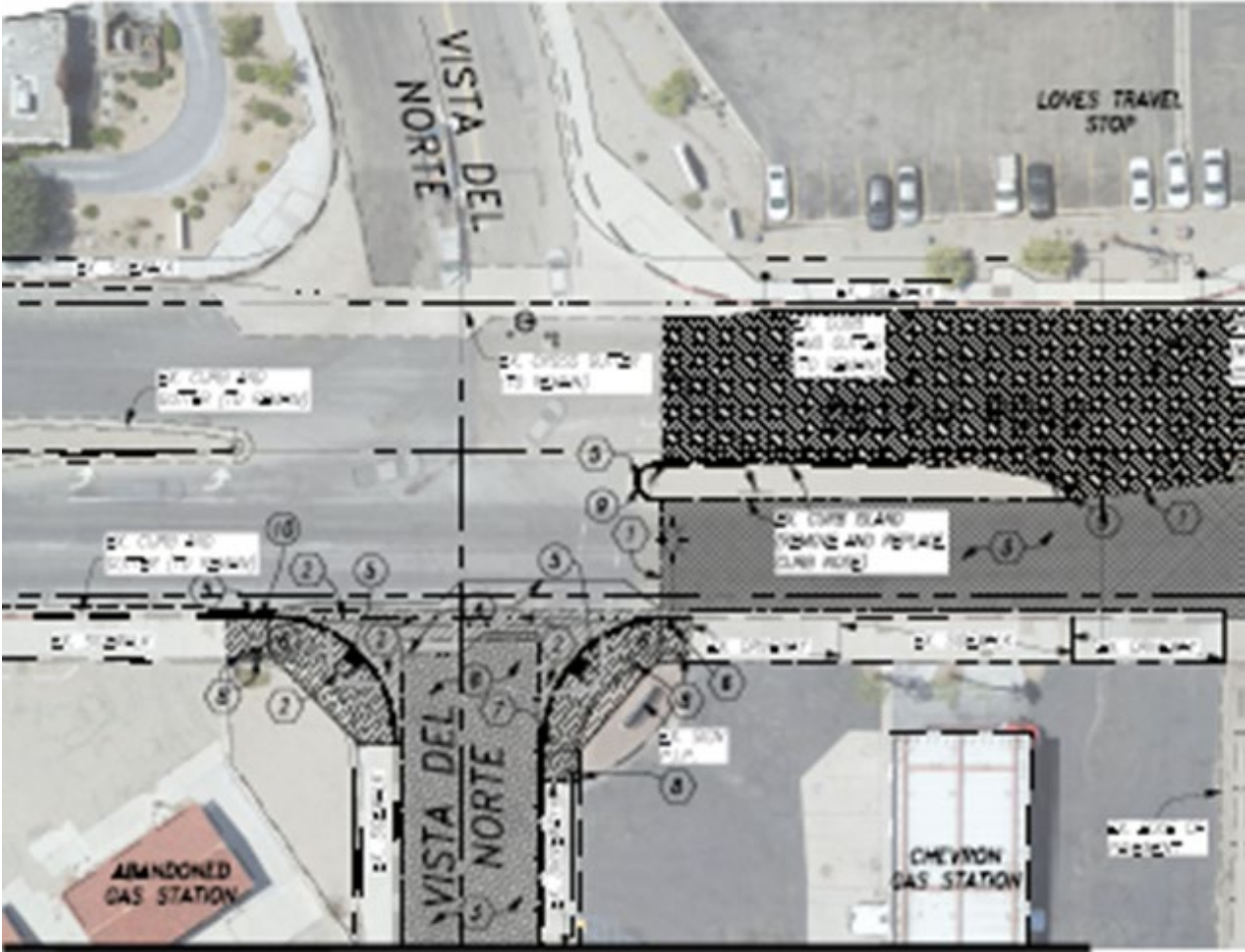
Landscaping

Landscape will be planted to meet current City landscape requirements as shown on the exhibit below. Staff has conditioned applicant to plant landscaping along entire property frontage on Vista Del Norte and Dillon Road up to the I-10 ramp intersection. The applicant is also required to prepare and submit a detailed landscaping plan for review and approval prior to the issuance of building permits. Below is the submitted landscape plan for the project.



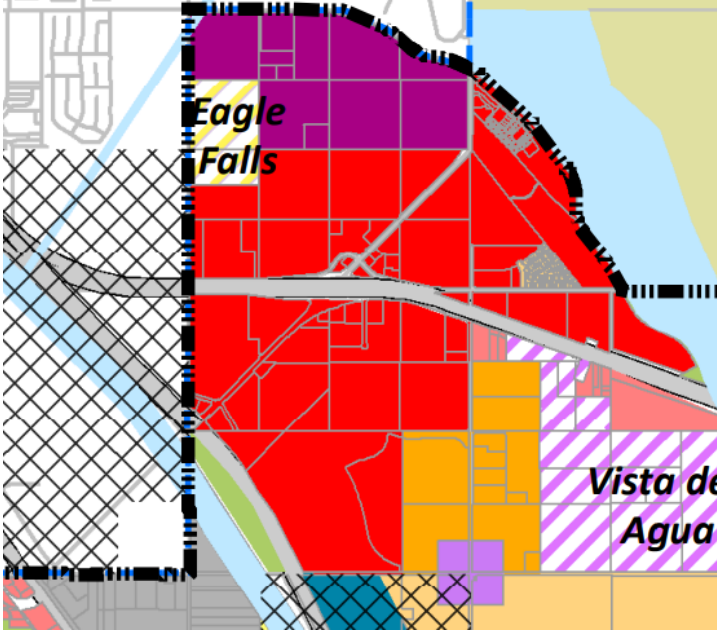
Dillon Road North Paving Project

The proposed project is adjacent to the Dillon Road North Paving Project that will begin construction in late July 2024. The Dillon Road North Paving Project will remove and replace the pavement on Dillon Road from Vista Del Norte to Avenue 44, at the City limits. The project will include the removal and replacement of damaged curbs at the medians, ADA ramps, and concrete cross gutter at Vista Del Norte, including an ADA ramp at the Northwest corner of the Roots Cafe project site. The image below shows the Dillon Road Paving Project work to be started in late July 2024.

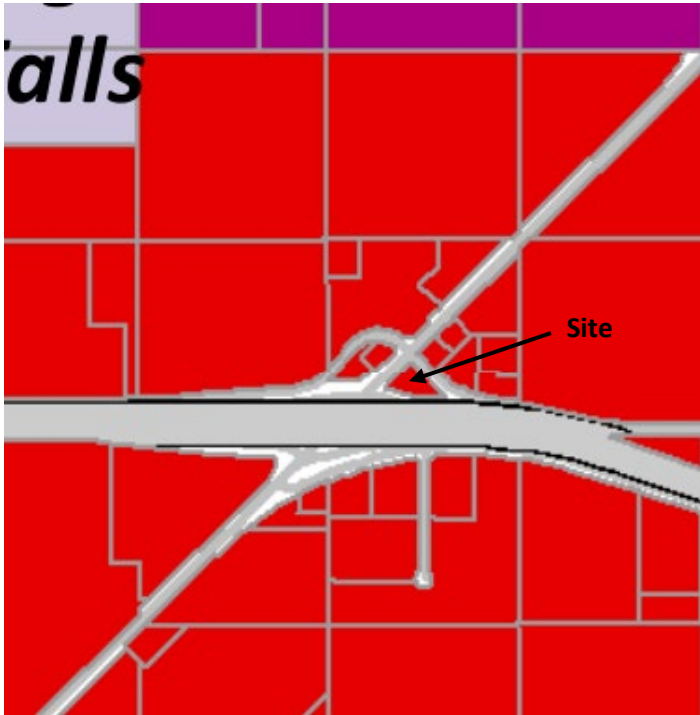


Environmental Setting:

The site is designated Regional Retail District on the 2035 Coachella General Plan as illustrated on the exhibit below. Surrounding properties in all directions are also designated Regional Retail District on the 2035 Coachella General Plan.



The project site is zoned Regional Commercial (R-C) as illustrated on the exhibit below. Surrounding properties to the north, south, east and west are zoned R-C as well.



Surrounding land uses are illustrated on the aerial photograph below.



Property to the west across Dillon Road consists of a Del Taco restaurant, northwest of Dillon Road is the Love's Travel Stop complex, and to the East of the project site is the Chevron fuel station. The I-10 ramp intersection is to the south of the property.

Consistency with the Coachella General Plan

The proposed project is within the Regional Retail District land use designation of the General Plan 2035 Land Use Element. The project is consistent with the development intensity permitted by the Regional Retail District land use category.

Consistency with the (R-C) Regional Commercial Zone

The project is consistent with the development standards of the R-C, Regional Commercial zone. The project complies with the development standards of the Zoning Ordinance for parking, lot requirements, height, landscaping and drive through stacking. Table 1 below displays the development standards of the Zoning Ordinance.

Table 1 – Development Standards

| | Zoning Ordinance | Proposed | Complies with Code |
|-------------------|---|---|---------------------------|
| Parking (Minimum) | Commercial: Roots Cafe - 8 spaces required. Requirement is 1 space for each 250 sq. ft. of gross floor area. | Roots Cafe - 8 spaces | Yes |
| Lot Requirements | Minimum Lot Size 20,000 sq. ft. | Roots Cafe – Lot size is 56,762 sq. ft. | Yes |
| Height (maximum) | 35’ | Roots Cafe – 28’4” | Yes |
| Landscaping | <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10 foot setback fully landscaped. • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • Parking and driveway area in commercial zones shall be separated from building by a landscape planter. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than five feet in width | <ul style="list-style-type: none"> • 10-foot setback is met. • Internal landscaping is equal to 54.9% of parking area. • Landscape planters are proposed adjacent to parking spaces and new landscaping is proposed around the building. • Site has less than 10 parking spaces. • Landscape planters are more than 5’ in width. | Yes |

Consistency with Chapter 17.84 (Retail Cannabis Businesses and Chapter 17.85 (Commercial Cannabis Activity)

The proposed project is consistent with the requirements of both Chapters 17.84 and Chapter 17.85 of the Coachella Municipal Code.

ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1) Existing Facilities, of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including

interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 374 and AR 23-16 meet the criteria for a Section 15301, Class 1 CEQA exemption.

CORRESPONDENCE

Please see Attachment No. 3 for correspondence received for this project from Imperial Irrigation District (IID) and Riverside County Fire Department.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-15 Conditional Use Permit No. 374 and AR 23-16 with the findings and conditions as recommended by Staff.
- 2) Deny Conditional Use Permit No. 374 and AR 23-16.
- 3) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. PC2024-15 for CUP 374 and AR 23-16.
Exhibit A: Conditions of Approval for CUP 330 and CUP 331
2. Architectural Exhibits
3. Correspondence

RESOLUTION NO. PC2024-15

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 374 (CUP 374) AND ARCHITECTURAL REVIEW No. 23-16 (AR 23-16) TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A 1,854 SQUARE FOOT STOREFRONT RETAIL CANNABIS BUSINESS LOCATED AT 45800 DILLON ROAD, COACHELLA, CA 92236 (APN 696-550-008). GREG KLIBANOV (APPLICANT).

WHEREAS Greg Klibanov (on behalf of Roots Cafe) filed an application for Conditional Use Permit (CUP 374) and Architectural Review (AR 23-16) to allow a new storefront retail cannabis business on property located at 45-800 Dillon Road (Assessor’s Parcel No. 696-550-008); and,

WHEREAS the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit (CUP 374) and Architectural Review (AR 23-16) on July 3, 2024 at the Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed project; and

WHEREAS the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permit 374 and Architectural Review 23-16 to allow the Project; and,

WHEREAS the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City’s General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS the site for the proposed conditional use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

WHEREAS the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby approve Conditional Use Permit (CUP 374) and Architectural Review (AR 23-16) with the findings listed below and subject to the Conditions of Approval for the Roots Cafe Project contained in “Exhibit A” and made a part herein.

Findings for Conditional Use Permit No. 374 and Architectural Review 23-16

1. The Conditional Use Permit is consistent with the goals, objectives, policies, and implementation

measures of the Coachella General Plan 2035. The site has a Regional Retail District land use designation that allows for a wide range of retail, lodging, entertainment, and residential uses. The proposed uses on the site are in keeping with the policies of the Regional Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development. The Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan for CUP 374 proposes to convert the existing building into The Cake House, a proposed 1,854 square foot indoor retail cannabis business. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, and plumbing are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade.

2. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Regional Retail District land use designation of the City's General Plan. This category provides for a broad spectrum of land uses. The proposed uses are compatible with existing adjacent and proposed land uses.

3. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose to convert the existing building into The Cake House, a proposed 1,854 square foot indoor retail cannabis business. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, and plumbing are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade. The Project will be in keeping with the scale, massing, and aesthetic appeal of existing land uses and future development.

4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301-(Class 1) Existing Facilities of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 374 and AR 23-16 meet the criteria for a Section 15301-Class 1 CEQA exemption.

PASSED APPROVED and ADOPTED this 3rd day of July 2024.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-15, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of July 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

**CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 374 AND ARCHITECTURAL REVIEW NO. 23-16
ROOTS CAFE**

General Conditions

- 1.) The applicant shall comply with all requirements and conditions of approval as included in CUP 374, AR 23-16, and any modifications or extensions thereof, as listed in those Notice of Actions for each respective approval and Resolution No. PC2024-.
- 2.) Conditional Use Permit No. 374 and Architectural Review No. 23-16 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.
- 3.) The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval
- 4.) Prior to building permit issuance, a final landscape, lighting and irrigation plan must be approved by the Development Services Department with added low intensity landscape lighting. Applicant shall also coordinate with Utilities Department for approval of landscape plan. Parking areas shall comply with City Parking Landscape Standards per Section 17.54 of the Coachella Municipal Code. All landscape, lighting, and irrigation requirements shall be met to the satisfaction and discretion of the Development Services Director. The applicant may provide an alternative to the requirements for the landscape, lighting, and irrigation plan that ensures a high quality design to be approved to the satisfaction and discretion of the Development Services Director.
 - a. Applicant shall provide shade trees, ¾ inch gravel, and a diversity of shrubs and flowering varieties along public R.O.W. Landscape planters along public R.O.W shall be completely ¾ inch rock with no D.G. and shall provide low intensity landscape up lighting. Landscape planters within the site shall implement ¾ inch rock.

- b. Applicant shall landscape common area landscape areas along all property frontage on Vista Del Norte and all property frontage on Dillon Road up to the I-10 off-ramp intersection to the satisfaction of the Development Services Director and City Engineer.
 - c. Vines shall be placed along face of the existing block wall and at trash enclosure.
 - d. Landscape planters shall be installed at the fuel pads adjacent to the parking spaces under the existing canopy structure.
 - e. For any driveways into the site that are removed at the direction of the City Engineer as part of this project, a landscape planter shall be installed in its place and shall connect to the adjacent landscape planters along the public right-of-way. This requirement shall be met at the discretion and feasibility determined by the Development Services Director.
- 5.) All on-site asphalt and concrete pavement shall be repaired to a high-quality, safe and sound condition to the satisfaction of the Development Service Director and City Engineer.
- 6.) The entire lot shall be paved with asphalt, concrete, or surfaced with landscape gravel to the satisfaction and discretion of the development services director and City Engineer.
- 7.) Perimeter chain-link fence shall be removed and shall be replaced with combo wall (block and wrought-iron). Applicant shall submit fence plan to be approved by Development Services Director prior to building permit issuance.
- 8.) Prior to building permit issuance, a detailed sign plan shall be submitted and approved by the Development Services Director. All on-site signage shall not be flat cabinet signs, and instead shall be individual channel lettering, embossed, or other high quality design to the satisfaction of the Development Services Director. Any existing sign structures not in use shall be removed prior to certificate of occupancy at the discretion of the Development Services Director.
- 9.) The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all on-site and off-site landscaping is maintained in a first-class condition.
- 10.) The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy.

- 11.) Prior to building permit issuance, site soil testing shall be conducted on site for pesticides, herbicides, and PFAS (an emerging contaminant), per the recommendation of the Phase 1 Environmental Assessment conducted on site. Any mitigations measures from soil testing report shall be implemented to plans submitted for building permit approval.
- 12.) The construction plans shall include written confirmation from the Coachella Valley Water District that there is no interference with agricultural drainage lines, right of way or easements.
- 13.) Prior to certificate of occupancy, any existing on-site damaged structures, light posts, signage, and pavement shall be repaired, including but not limited to, structures that shows signs of cracking, corrosion, vandalism, chipped paint, missing fixtures, and/or other damage.

Building and Safety Division

- 14.) Plans must be prepared by a licensed design professional. Business and Professions Code 5537&6737.
- 15.) Project is subject to comply with all the requirement of Chapter 11B- Handicap Accessibility of the California Building Code.
- 16.) Provide path of travel from both Dillon Rd. and Vista Del Norte.
- 17.) Landscaping shall be in compliance with California Green Building Standards Code (CGBSC):
 - a. CGBSC 5.106.12 Shade Trees Shade tree plantings, minimum No. 10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years. Exceptions: Surface parking area covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree plantings.
 - b. CGBSC 5.106.12.2 Landscape Areas – Shade tree plantings, minimum No. 10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.
 - c. 5.106.12.3 Hardscape Areas – Shade tree plantings, minimum No. 10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.
- 18.) Provide bicycle parking for visitors and staff show on proposed site plan per California Green Building Standards Code (CGBSC) Section 5.106.4.

Code Enforcement

- 19.) Code Enforcement violations shall be abated prior to issuance of building permits to the satisfaction of the Code Enforcement Manager.

Utilities Department

- 20.) The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.
- 21.) New water and sewer connections are subject to the collection of impact fees.
- 22.) All fire lines require the installation of Double Check Detector Assemblies.
- 23.) Applicant is responsible for repairs on the existing water and/or sewer connection if required and determined by the department.
- 24.) All buildings may require individual meters.
- 25.) Irrigation may require its own meter.
- 26.) All water connections shall install 4G AMI master meters.
- 27.) All service lines shall be copper tubing per the approved list of materials.
- 28.) All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
- 29.) No new water connections shall be shown on the landscape plans, all connections shall be in the water improvement plans.
- 30.) Complete Wastewater Discharge Survey in order to be granted a Wastewater Discharge Permit.
- 31.) Trees/shrubs must have a minimum of 15' separation distance from the Utilities water/sewer laterals. Or minimum 10' separation distance from water/sewer laterals with root barrier.
- 32.) Plumbing blueprints depicting water and sanitary lines.
- 33.) Water and sewer point of connection to the City's utilities.
- 34.) Backflow devices are required on all non-residential connections installed within 12" of the meter box.

- 35.) Plumbing code fixture schedule with total DFU's listed.
- a. For tenant improvements, current and proposed plumbing code fixture schedule must be provided.

Engineering Department

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

- 36.) Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 37.) The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
- 38.) Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
- 39.) Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
- 40.) Applicant shall obtain approval of site access and circulation from Fire Marshall.
- 41.) The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
- 42.) The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

PRECISE GRADING:

- 43.) A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, parking lot improvements and all other pertinent information shall be submitted for review and approval by the City Engineer.
- 44.) Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 45.) If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

- 46.) Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
- 47.) Applicant shall construct following Streets improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Dillon Road - Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. This street is classified as Major Arterial with Bicycle lane with 118 feet of right-of-way as per City of Coachella General Plan.
 - b. Applicant shall remove the northerly driveway on Dillon Road that is too close to the intersection of Vista del Norte and replace it with new concrete sidewalk.
 - c. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements all other appurtenances as required to the satisfaction of the City Engineer.
 - d. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, legends, Traffic control signs and street name signs within project limits and shall be require to extend curb and gutter, sidewalk to the I-10 off-ramp intersection and install an ADA ramp at the southerly terminus of the new sidewalk to satisfaction of the City Engineer.

- e. Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.
- 2) Vista del Norte - Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is classified as Collector with bicycle lane with 90 feet of right-of-way as per City of Coachella General Plan.
 - b. Applicant shall remove one of the driveways on Vista del Norte and replace it with new concrete sidewalk.
 - c. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements all other appurtenances as required to the satisfaction of the City Engineer.
 - d. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, legends, Traffic control signs and street name signs within project limits to satisfaction of the City Engineer.
 - e. Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.

SEWER and WATER IMPROVEMENTS:

- 48.) Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 49.) Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 50.) A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

Riverside County Fire Department

- 51.) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
- a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
- 52.) Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
- 53.) Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
- a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage shall be in compliance with Riverside County Fire Department Standards.
- 54.) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased

by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

- 55.) Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
- 56.) Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system.
- 57.) Cannabis Facilities - Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
- 58.) Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted for evaluation purposes, resulting in denial or approval by the Fire Code Official. Reference CFC as amended.
- 59.) Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.
- 60.) UST Remediation – Environmental Health - Provide documentation of the remediation of any existing or previous Underground Storage Tanks utilized for the prior use of the fueling and service center. Riverside County Environmental Health shall be contacted and any requests or conditions for compliance shall be satisfied.

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CAKE HOUSE COACHELLA

45800 DILLON RD
COACHELLA CA92236

| ABBREVIATIONS | GENERAL NOTES | SYMBOLS AND LEGEND | PROJECT DIRECTORY | PROJECT DATA |
|---|--|--|--|--|
| CL CENTERLINE Ø DIAMETER OR ROUND (E) EXISTING ABV. ABOVE ACOUS. ACOUSTICAL A.D. AREA DRAIN ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR A.F.G. ADJACENT FINISH GRADE AGGR. AGGREGATE AL. ALUMINUM APPROX. APPROXIMATE ARCH. ARCHITECT BD. BOARD B.I. BUILT-IN BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BLT. BOLT BM. BEAM BOT. BOTTOM C. CONDUIT CAB. CABINET CEM. CEMENT CER. CERAMIC CLG. CEILING CLO. CLOSET CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT CNTE. COUNTER COL. COLUMN CONC. CONCRETE CONSTR. CONSTRUCTION CONT. CONTINUOUS CSMT. CASEMENT WINDOW CTR. CENTER D. DRYER DBL. DOUBLE DEPT. DEPARTMENT DEPT. DEPARTMENT DET. DETAIL DIA. DIAMETER DIM. DIMENSION DN. DOWN D.O. DOOR OPENING DR. DOOR DS DOWNSPOUT DW DISH WASHER DWGS DRAWINGS DWR. DRAWER E. EAST EA. EACH E.J. EXPANSION JOINT EL. ELEVATION ELEC. ELECTRICAL ENCL. ENCLOSED EQ. EQUAL EQUIP. EQUIPMENT EXIST. EXISTING EXP. EXPANSION EXPO. EXPOSED EXT. EXTERIOR FAU FORCED AIR UNIT F.D. FLOOR DRAIN FDN. FOUNDATION F.F. FINISH FLOOR F.G. FINISH GRADE F.H. FIRE HYDRANT FIN. FINISH FIXED FIXED WINDOW FL. FLOOR F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MULLION F.O.S. FACE OF STUD F.P. FIREPLACE F.P.F. FIREPROOF FRAMG FRAMING FT. FOOT OR FEET. FTG. FOOTING FURR. FURRING FUT. FUTURE G. GAS GA. GAUGE G.D. GARBAGE DISPOSAL GFCI GROUND FAULT CIRCUIT INTERRUPTER GL. GLASS GND. GROUND GR. GRADE GYP. GYPSUM GYP.BD. GYPSUM BOARD HDR. HEADER HDWD. HARDWOOD HDWE. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HT. HEIGHT H.V.A.C. HEATING, VENTILATION & AIR CONDITIONING HORZ. HORIZONTAL INSUL. INSULATION INT. INTERIOR LAV. LAVATORY LT. LIGHT L.V. LOW VOLTAGE MAX. MAXIMUM MECH. MECHANICAL MEMB. MEMBRANE MFG. MANUFACTURING MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS MTL. METAL MUL. MULLION N. NORTH N.I.C. NOT IN CONTRACT NO. OR # NUMBER N.T.S. NOT TO SCALE O.A. OVERALL O.C. ON CENTER O.D. OUTSIDE DIAMETER O.D. OVERFLOW DRAIN OFF. OFFICE O.H. OVERHEAD O.H.C. OVERHEAD CABINET OPNG. OPENING OPP. OPPOSITE PL. PROPERTY LINE OR PLATE PLUSH POLE AND SHELF PL.LAM. PLASTIC LAMINATE PLSTR. PLASTER PLUMB PLUMBING PLYWD. PLYWOOD PNL. PANEL PNTRY. PANTRY P.P. PLANTING POCKET PR. PAIR PRCST PRECAST PREFAB. PREFABRICATED PT. POINT PTN. PARTITION PTD. PAINTED R. RISER RAD. RADIUS R. RADIUS R.D. ROOF DRAIN REF. REFERENCE REFR. REFRIGERATOR REV. REVERSE REIN. REINFORCE, REINFORCED RGTR. REGISTER REQ. REQUIRED REST. RESTRIANT RESIL. RESILIENT RM. ROOM R.O. ROUGH OPENING R.V. ROOF VENT S. SOUTH S.C. SOLID CORE SCHED. SCHEDULE S.D. STORM DRAIN SECT. SECTION S.F. SQUARE FEET SH. SHELF SHR. SHOWER SHT. SHEET SKYLIT. SKYLIGHT SL. SLOPE/SLIDER (WINDOW) SLDR. SLIDING GLASS DOOR SPEC. SPECIFICATIONS SQ. SQUARE S.S. STAINLESS STEEL S.S.T. STAINLESS STEEL ST. STONE STD. STANDARD STL. STEEL STOR. STORAGE STRUCT'S STRUCTURALS STRUCT STRUCTURE SUSP. SUSPENDED SYM. SYMMETRICAL T. TREAD T.B. TOWEL BAR TEL. TELEPHONE TEMP. TEMPERED GLASS T.&G. TONGUE AND GROOVE THINK. THICK THR. THRESHOLD T.O.C. TOP OF CURB T.P.D. TOILET PAPER DISPENSER T.V. TELEVISION T.W. TOP OF WALL TYP. TYPICAL UNF. UNFINISHED UDG. UNDERGROUND VERT. VERTICAL V.P. VAPOR PROOF W.C. WATER CLOSET WD. WOOD W.H. WATER HEATER WO WITHOUT W.P. WATERPROOF WT. WEIGHT WTR. WATER | <ol style="list-style-type: none"> CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION. ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE OWNER. DO NOT SCALE DRAWINGS, DIMENSIONS PREVAIL. ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT. FRAMER SHALL LAYOUT ALL STUDS / CEILING JOISTS / RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS AND ANY OTHER ELECTRICAL / MECHANICAL FIXTURES. OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. 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MCKINLEY MCKINLEY ENGINEERING 608 HILO WAY VISTA, CA 92081 619.857.3172 DAVID@MCKINLEY-ENGINEERING.COM</p> <p>WATER & SEWER FINANCIALLY RESPONSIBLE PARTY: CAKE ENTERPRISES, INC 350 W. NINTH AVE. STE 106B ESCONDIDO, CA 92025</p> | <p>SCOPE OF WORK: IMPROVEMENT OF EXISTING COMERCIAL BUILDING. PROPOSED USE IS COMMERCIAL. TOTAL SCOPE OF WORK AREA: 1854SF</p> <p>PROJECT ADDRESS: 45800 DILLON RD. COACHELLA, CA 92236</p> <p>HISTORIC: NO</p> <p>ASSESSOR'S PARCEL NO.: 696-550-008</p> <p>LEGAL DESCRIPTION: 1.27 ACRES M/L IN POR SE 1/4 OF SEC 20 T5S R8E</p> <p>EXISTING USE: COMMERCIAL AND SERVICES</p> <p>PROPOSED USE: COMMERCIAL AND SERVICES</p> <p>LOT SIZE: 1.303 AC - 56,762 SF</p> <p>OCCUPANCY GROUP:</p> <p>SPRINKLERS: NO</p> <p>ZONING: RESIDENTIAL COMMERCIAL (R-C)</p> <p>DOMAIN: RIVERSIDE COUNTY</p> <p>PLANNING AREA: COACHELLA</p> <p>STORIES: 1 STORY</p> <p>YEAR OF CONSTRUCTION:</p> <p>PROPOSED LANDSCAPE NO</p> <p>PROPERTY SERVICED BY NATURAL GAS: YES</p> <p>PROPERTY CONNECTED TO ELECTRICAL GRID: YES</p> <p>SETBACK</p> <p>FRONT YARD 15FT SIDE YARD 0SF REAR YARD 0SF</p> <p>HEIGHT LIMIT 2 STORIES/35FT</p> <p>PARKING REQUIREMENTS</p> <p>PER SECTION 17.54.010 (C) (1) ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA.</p> <p>8 PARKING STALL PROVIDING</p> |
| | <p>ENERGY EFFICIENCY NOTES</p> <p>HERS FEATURE SUMMARY</p> <p>THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING TABLES BELOW. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY.</p> | <p>APPLICABLE CODES</p> <p>IT IS THE INTENT OF THESE CONTRACT DOCUMENTS THAT THE NEW CONSTRUCTION OF THE PROJECT WHEN COMPLETED SHALL CONFORM TO REGULATIONS AT THE TIME OF PLAN CHECK, OF THE FOLLOWING CODES. GOVERNING CODES; PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA ADMINISTRATIVE CODES AND THE FOLLOWING ADOPTED CODES AND REGULATIONS, AND STANDARDS:</p> <ul style="list-style-type: none"> - CALIFORNIA AND FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACTS. - CALIFORNIA BUILDING STANDARDS CODE 2022. - CALIFORNIA MECHANICAL CODE 2022. - CALIFORNIA PLUMBING CODE 2022. - CALIFORNIA ELECTRICAL CODE 2022. - CALIFORNIA TITLE 24 2022. - CALIFORNIA FIRE CODE 2022. - NATIONAL FIRE PROTECTION ASSOC. - AMERICAN DISABILITY ACT. - TCA CERAMIC TILE INSTALLATION 2022. - MASONRY ASSOCIATION. - CALIFORNIA ENERGY EFFICIENCY STANDARDS 2022. - CALIFORNIA GREEN BUILDING STANDARDS CODE 2022. | <p>GENERAL G 101 TITLE SHEET G 102 SITE PLAN</p> <p>ARCHITECTURAL A001 EXISTING + DEMO FLOOR PLAN A101 PROPOSED FLOOR PLAN A102 EGRESS FLOOR PLAN A103 ACCESSIBILITY FLOOR PLAN A105 ELEVATIONS A106 ELEVATIONS A107 BUILDING SECTIONS A108 ASSEMBLIES & SCHEDULES A109 RESTROOM & ACCESSIBILITY DETAILS A110 ACCESSIBILITY DETAILS A111 ADA SIGNAGE & DETAILS A112 ADA SIGNAGE & DETAILS</p> | |
| | | <p>VICINITY MAP</p> <p>NOT TO SCALE</p> | | |
| | | | | <p>NOTE</p> <p>IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.</p> |
| | | | | <p>TITLE SHEET</p> <p>Submittal 01 08 APR 2024</p> <p>Drawing No.</p> <p>G101</p> |

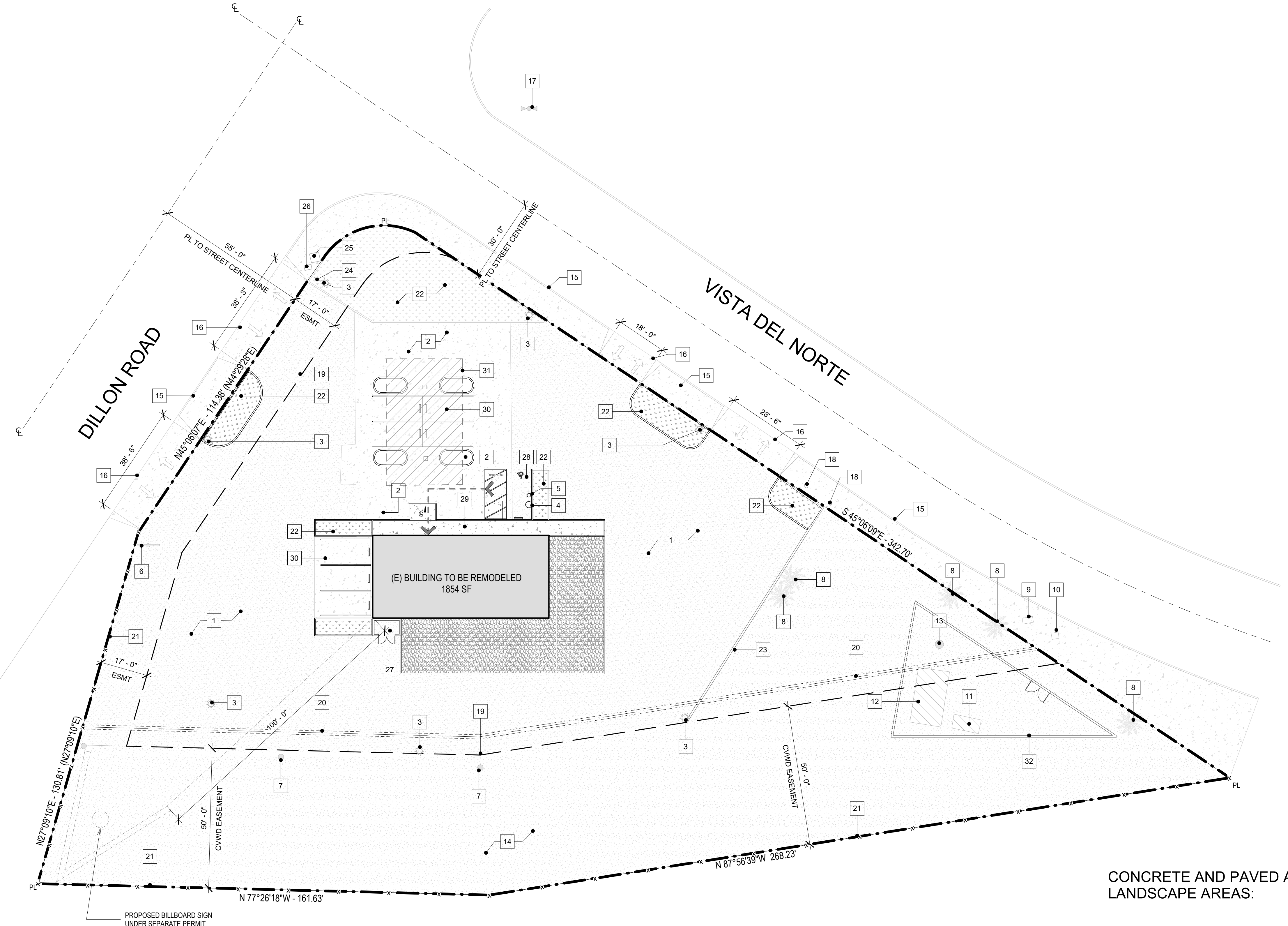
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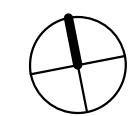
SENSES & SPACES
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Chula Vista, CA 91913
(619) 784-6428

All ideas, designs, and arrangements indicated on these drawings are the property of Senses & Spaces and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the designer. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the designer.



CONCRETE AND PAVED AREAS: 25,946 sf
LANDSCAPE AREAS: 29,064 SF

SITE PLAN
1" = 20'-0"



GENERAL NOTES

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KEYNOTES

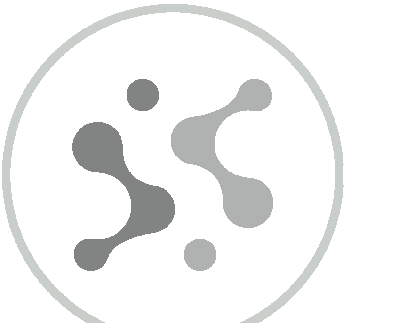
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LIGHT POLE
- SEWER MANHOLE
- SEWER CLEANOUT
- (E) SIGN 1 TO REMAIN
- ELECTRICAL POLE
- (E) PALM TREE
- VERIZON BOX
- ELECTRICAL BOX
- (E) GENERATOR
- (E) EQUIP. ROOM
- (E) CELLULAR TOWER
- DIRT
- (E) CURB LINE TO REMAIN
- (E) CURB CUT TO REMAIN
- FIRE HYDRANT
- WATER METER
- EASEMENT SETBACK LINE
- (E) 18" DIAM. CVWD DRAIN LINE
- (E) CHAIN LINK FENCE
- PLANTER
- (E) BRICK WALL
- (E) SIGN 2 TO REMAIN
- TRANSFORMER
- TELEPHONE BOX
- TRASH & RECYCLE CAN
- ACCESSIBLE PARKING SPACES AND THE ADJACENT LOADING AND UNLOADING ACCESS AISLES SLOPES SHALL NOT EXCEED 1/4" / FT. IN ANY DIRECTION.
- ROUTE OF ACCESSIBLE TRAVEL
- STANDARD PARKING STALL (8'-6" MIN. x 18'-0" MIN.)
- (E) CANOPY - NO WORK PROPOSED
- (P) BLOCK WALL

LEGEND

- (P/E) CONCRETE
- (P) GRAVEL
- (P/E) LANDSCAPE
- (E) DIRT
- (E) ASPHALT
- (E) CANOPY TO REMAIN - NO WORK PROPOSED
- (E) BUILDING TO BE REMODELED

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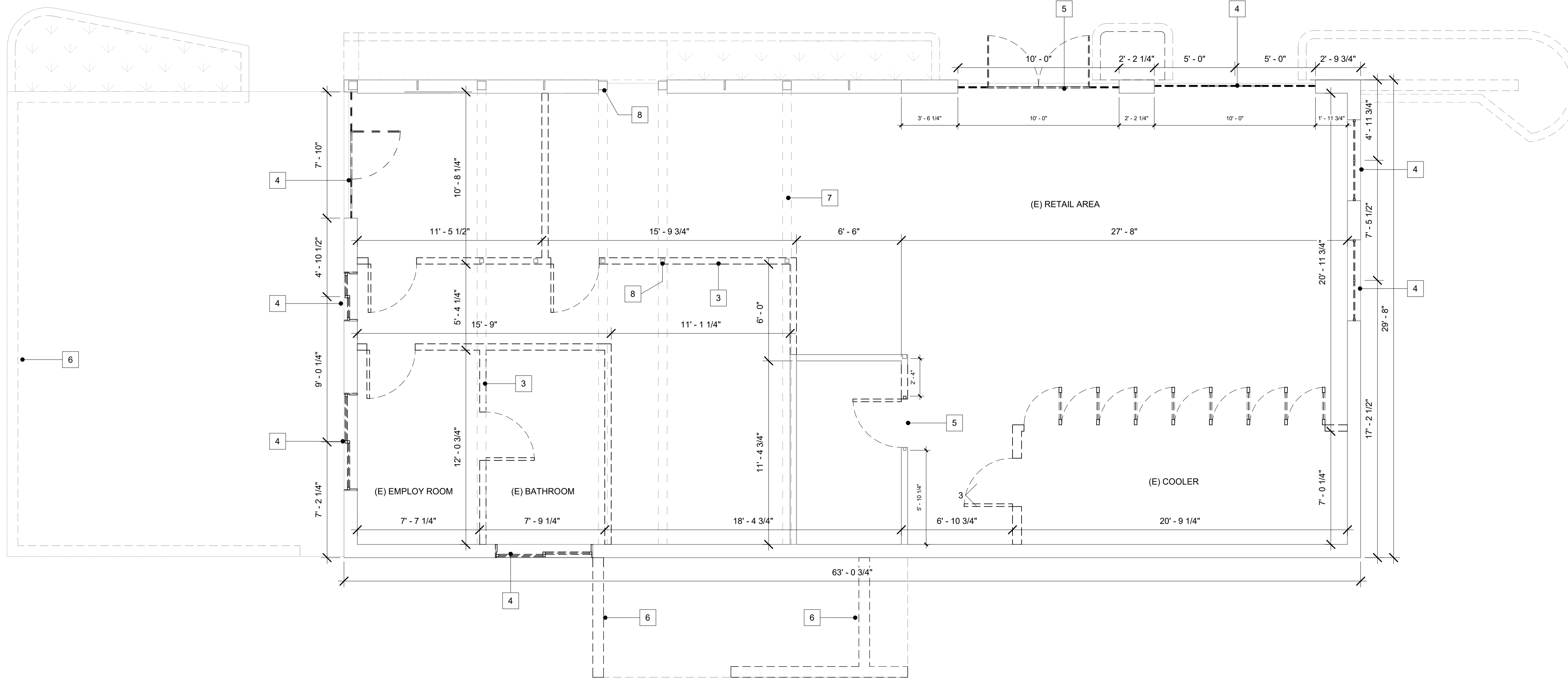
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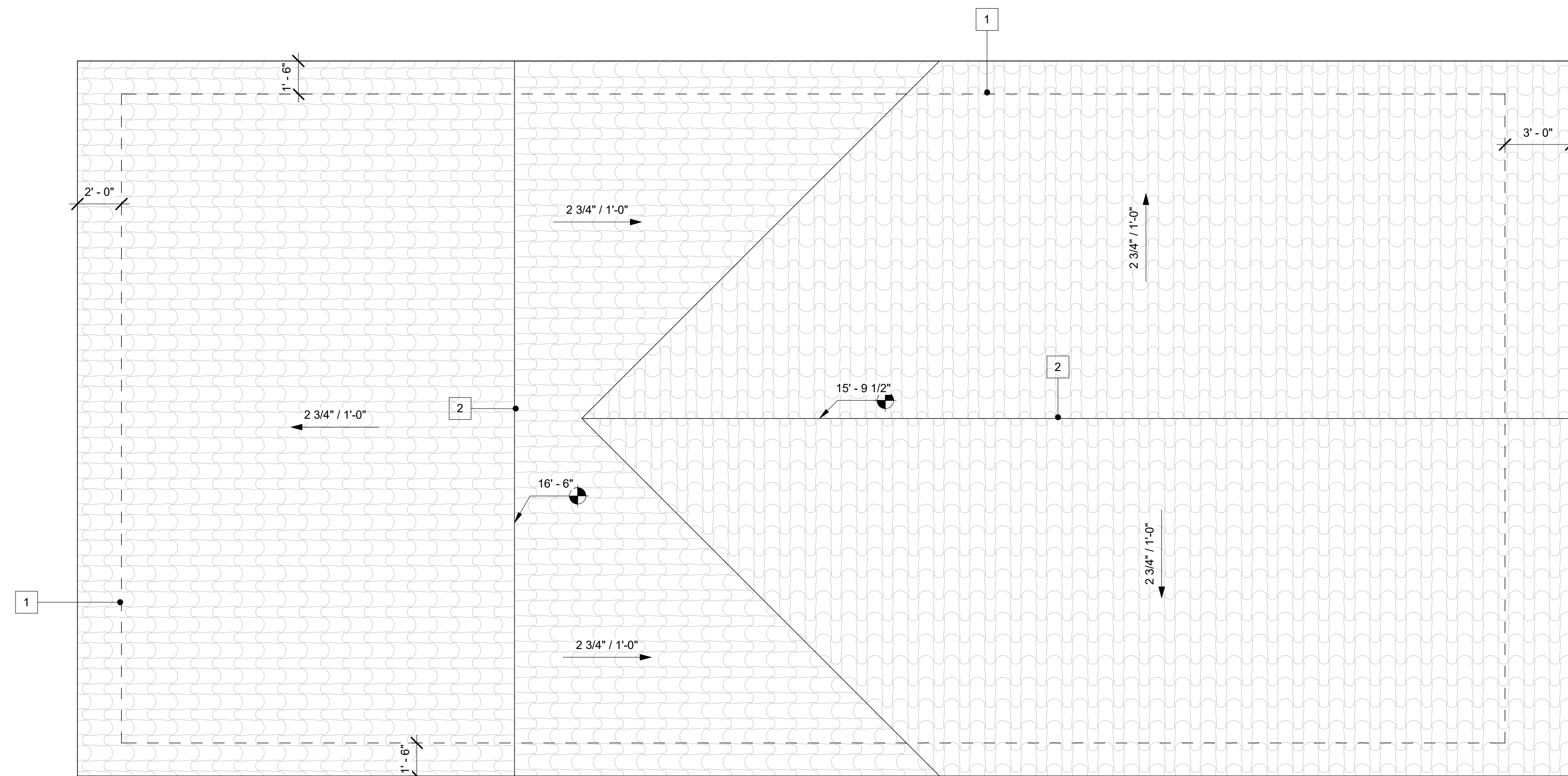
SUBMITTAL 01 08 APR 2024

SITE PLAN

Drawing No.
G102



EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"



EXISTING ROOF PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| | WALL / ITEM TO BE DEMOLISHED |
| | WALL / ITEM TO REMAIN |
| | DOOR TO BE DEMOLISHED |
| | DOOR TO REMAIN |
| | NEW WALL |

NOTE: CONTRACTOR TO PROVIDE PROTECTION FOR ALL WALLS AND BUILDING ELEMENTS TO REMAIN.

GENERAL NOTES

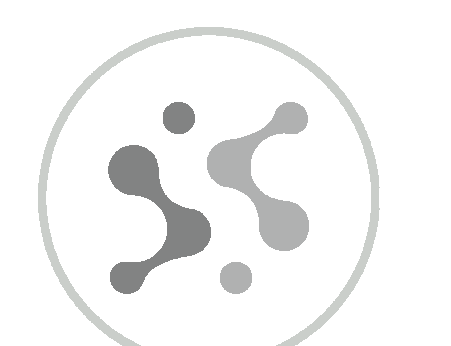
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.
- ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE OWNER.
- DO NOT SCALE DRAWINGS, DIMENSIONS PREVAIL.
- ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT.
- FRAMER SHALL LAYOUT ALL STUDS / CEILING JOISTS / RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS AND ANY OTHER ELECTRICAL / MECHANICAL FIXTURES.
- OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. CONTRACTOR SHALL OBTAIN BUILDING AND OTHER PERMITS FROM THE CITY OF JURISDICTION.
- FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2%.
- ALL NATURAL GAS APPLIANCES, THAT ARE INSTALLED IN THE BUILDING MUST BE EQUIPPED WITH APPROVED INTERMITTENT IGNITION DEVICES.
- ANY EXISTING STRUCTURE OR MATERIAL TO REMAIN THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS.
- CONTRACTOR SHALL UTILIZE WINDOW PRODUCTS WITH FULL U-VALUE LABELING BY THE WINDOW MANUFACTURERS CHOICE OF DEFAULT OR NFRC-U METHOD. ALL EXTERIOR WINDOWS AND DOORS SHALL BE SET IN SEALANT, WEATHERSTRIPPED AND LABELED AS COMPLYING WITH ANSI STANDARD.
- SUPPLY AND INSTALL GALVANIZED SHEET METAL ROOF JACKS FOR VENTING. VENTS SHALL BE GANGED TOGETHER AND ROUTED TO BACKSIDE OF ROOF TO PENETRATE ROOF AS DIRECTED, MIN. 18" FROM FASCIA & 18" MIN. FROM RIDGES.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
- ALTERNATIVE COMPLIANCE MEASURES FOR BRUSH MANAGEMENT; OPENINGS IN WALLS ADJACENT TO BRUSH MANAGEMENT ZONES, ALONG WITH A 10 FT. PERPENDICULAR RETURN, SHALL BE UPGRADED TO DUAL TEMPERED, DUAL-GLAZED PANES. REF. I.1.2.

KEYNOTES

- LINE OF WALL BELOW
- RIDGE
- (E) INTERIOR WALL TO BE DEMOLISHED
- (E) OPENING TO BE INFILL
- (E) DOOR/WINDOW TO BE DEMOLISH AND FILLED AS NEEDED
- (E) EXISTING BLOCK WALLS TO BE DEMOLISHED
- (E) BEAMNS ABOVE
- (E) STRUCTURE TO REMAIN

CAKE HOUSE COACHELLA

45800 DILLON RD
COACHELLA CA92236



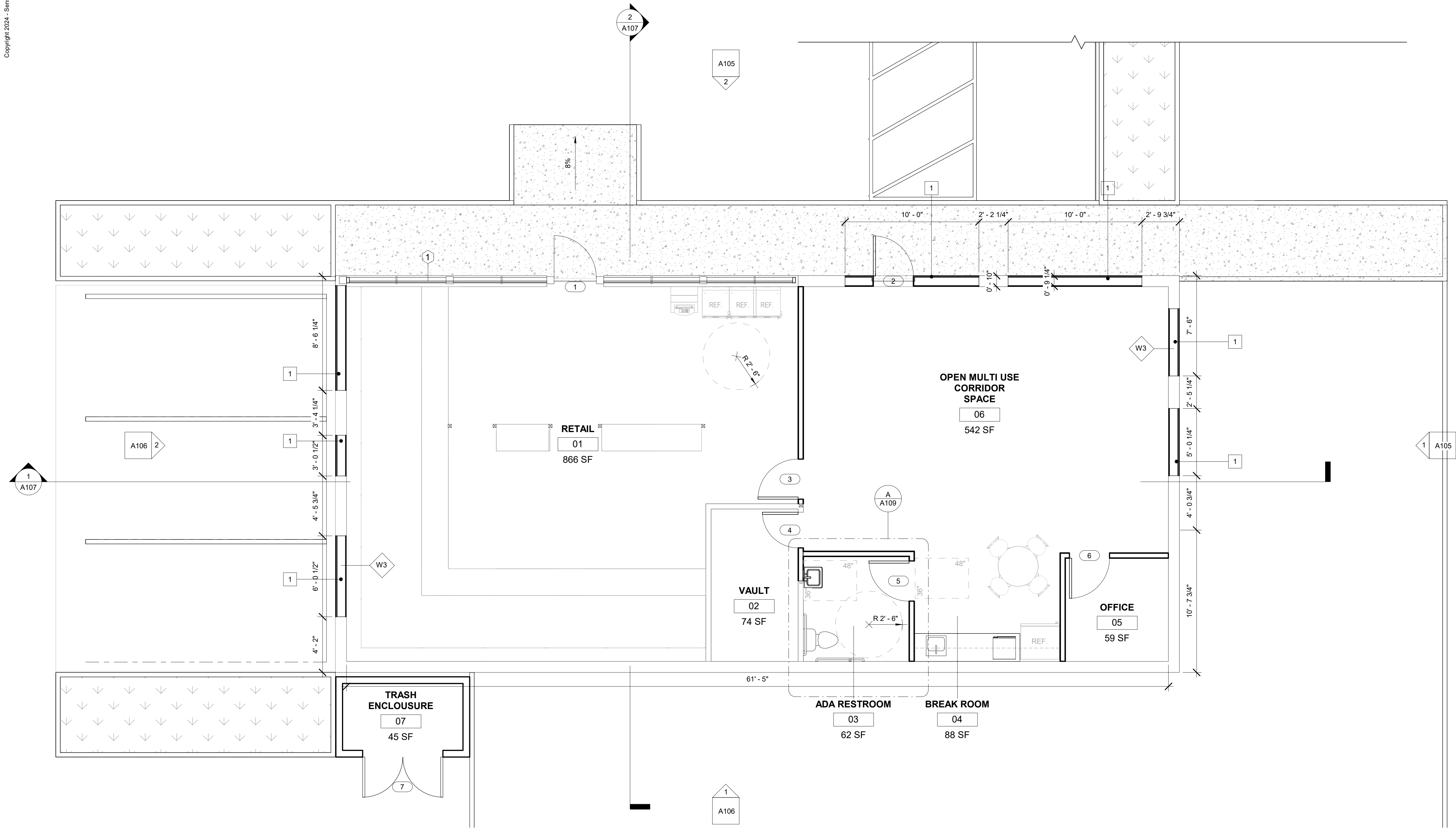
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EXISTING + DEMO FLOOR PLAN

Drawing No.
A001

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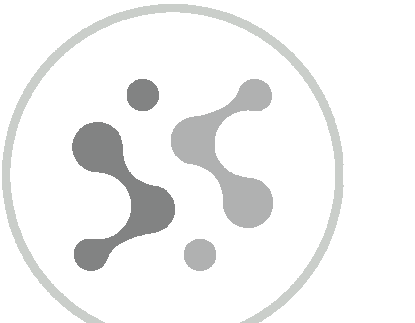


PROPOSED FLOOR PLAN
1/4" = 1'-0"

| KEYNOTES | GENERAL NOTES | FLOOR PLAN LEGEND |
|--|---|--|
| <p>1 INFILL GLASS WITH WOOD WALL W3 - PER ASSEMBLIE SCHEDULE</p> | <p>1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.</p> <p>2. ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE OWNER.</p> <p>3. DO NOT SCALE DRAWINGS. DIMENSIONS PREVAIL.</p> <p>4. ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT.</p> <p>5. FRAMER SHALL LAYOUT ALL STUDS / CEILING JOISTS / RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS AND ANY OTHER ELECTRICAL / MECHANICAL FIXTURES.</p> <p>6. OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. CONTRACTOR SHALL OBTAIN BUILDING AND OTHER PERMITS FROM THE CITY OF JURISDICTION.</p> <p>7. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2%.</p> <p>8. ALL NATURAL GAS APPLIANCES, THAT ARE INSTALLED IN THE BUILDING MUST BE EQUIPPED WITH APPROVED INTERMITTENT IGNITION DEVICES.</p> | <p>SYMBOL</p> <p>--- --- --- --- WALL / ITEM TO BE DEMOLISHED</p> <p>===== WALL / ITEM TO REMAIN</p> <p>--- --- --- DOOR TO BE DEMOLISHED</p> <p>--- --- --- DOOR TO REMAIN</p> <p>===== NEW WALL</p> <p>NOTE: CONTRACTOR TO PROVIDE PROTECTION FOR ALL WALLS AND BUILDING ELEMENTS TO REMAIN.</p> |
| | <p>9. ANY EXISTING STRUCTURE OR MATERIAL TO REMAIN THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS.</p> <p>10. CONTRACTOR SHALL UTILIZE WINDOW PRODUCTS WITH FULL U-VALUE LABELING BY THE WINDOW MANUFACTURERS CHOICE OF DEFAULT OR NFRC-U METHOD. ALL EXTERIOR WINDOWS AND DOORS SHALL BE SET IN SEALANT, WEATHERSTRIPPED AND LABELED AS COMPLYING WITH ANSI STANDARD.</p> <p>11. SUPPLY AND INSTALL GALVANIZED SHEET METAL ROOF JACKS FOR VENTING. VENTS SHALL BE GANGED TOGETHER AND ROUTED TO BACKSIDE OF ROOF TO PENETRATE ROOF AS DIRECTED, MIN. 18" FROM FASCIA & 18" MIN. FROM RIDGES.</p> <p>12. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)</p> <p>13. ALTERNATIVE COMPLIANCE MEASURES FOR BRUSH MANAGEMENT: OPENINGS IN WALLS ADJACENT TO BRUSH MANAGEMENT ZONES, ALONG WITH A 10 FT. PERPENDICULAR RETURN, SHALL BE UPGRADED TO DUALTEMPERED, DUAL-GLAZED PANES. REF. L1.2.</p> | |

CAKE HOUSE COACHELLA

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COACHELLA CA92236



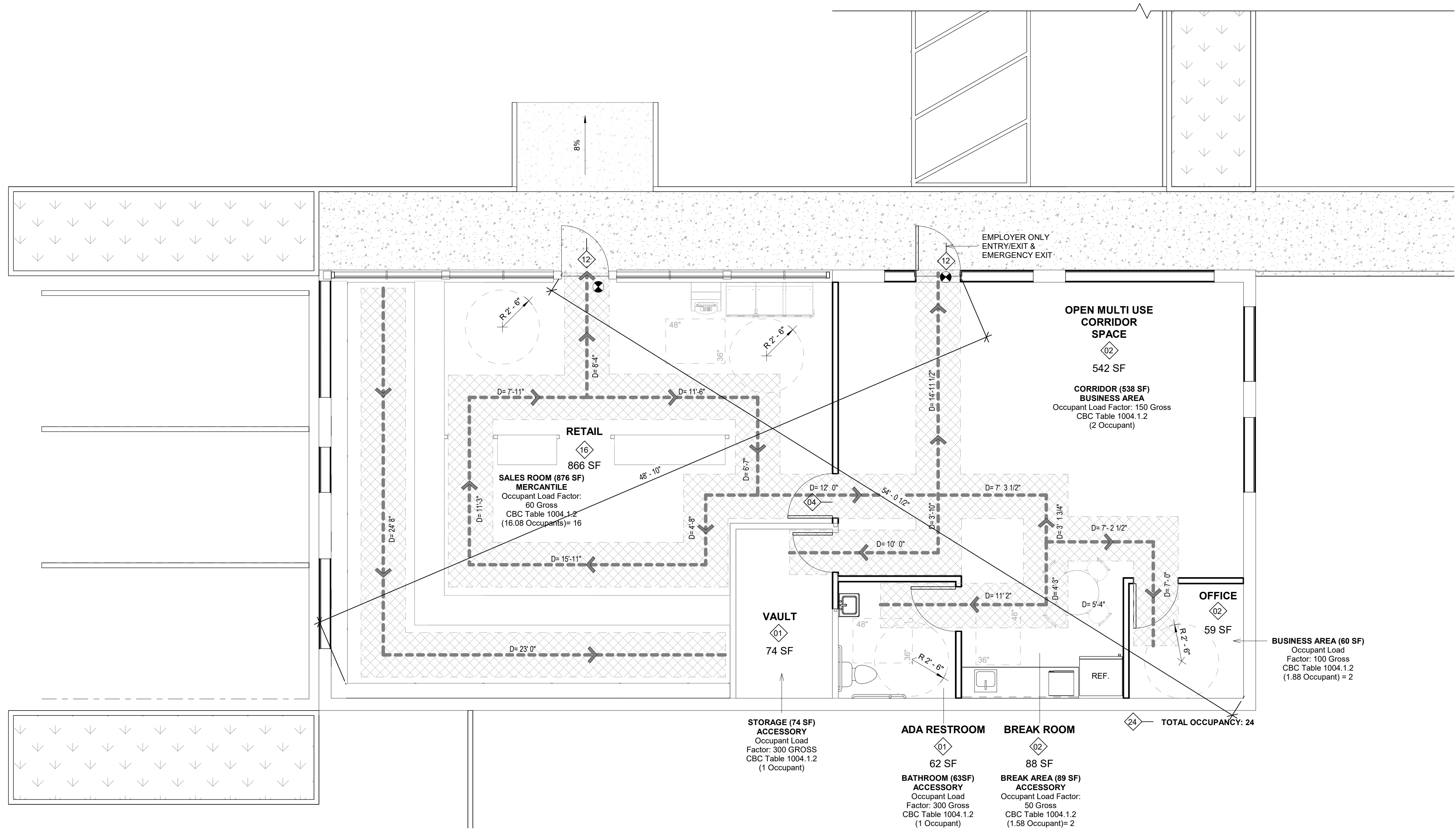
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PROPOSED FLOOR PLAN

Drawing No.
A101



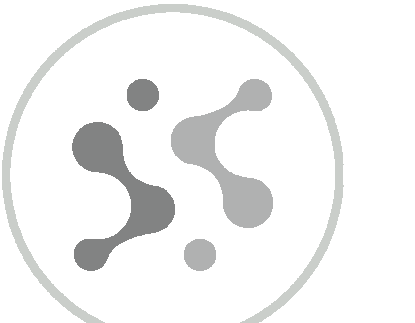
LEGEND

- 36" ACCESSIBLE PATH OF TRAVEL - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- ACCESSIBILITY CLEARANCES (SEE ACCESSIBILITY NOTES AND GENERAL CONDITIONS) ALL CLEARANCES SHALL COMPLY WITH CBC 2019 CHAPTER 11B.
- TACTILE EXIT SIGN - SEE DETAIL 2 / A112
- TACTILE EXIT ROUTE SIGN - SEE DETAIL 2 / A112
- WALL / CEILING MOUNTED EMERGENCY EXIT SIGN

EGRESS FLOOR PLAN
1/4" = 1'-0"

CAKE HOUSE COACHELLA

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SUBMITTAL 01 08 APR 2024

EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - ACCESSIBLE ROUTES SHALL COMPLY WITH CBC SECTION 11B-402. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH CBC SECTION 11B-403.5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER CBC SECTION 11B-403.3. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES (1118 MM) MINIMUM. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES (1219 MM) MINIMUM.

MEANS OF EGRESS - A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO A PUBLIC WAY. A MEANS OF EGRESS CONSISTS OF THREE SEPARATE AND DISTINCT PARTS: THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE. MEANS OF EGRESS SHALL COMPLY WITH CBC CHAPTER 10.

DESIGN OCCUPANT LOAD - THE NUMBER OF OCCUPANTS WHOM MEANS EGRESS ACILITIES SHALL BE PROVIDED. WHERE OCCUPANTS FROM ACCESSORY AREA EGRESS THROUGH A PRIMARY SPACE, THE CALCULATED OCCUPANT LOAD FOR THE PRIMARY SPACE SHALL INCLUDE THE TOTAL OCCUPANT LOAD OF THE PRIMARY SPACE PLUS THE NUMBER OF OCCUPANTS EGRESSING THROUGH IT FROM THE ACCESSORY AREA.

MINIMUM EGRESS WIDTH - THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES (MM) SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES (7.62 MM) PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES (5.08 MM) PER OCCUPANT FOR OTHER EGRESS COMPONENTS. MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS. (CBC SEC. 1005.1)

DOOR ENCROACHMENT - DOORS, WHEN FULLY OPENED, AND HANDRAILS SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH A MAXIMUM OF 1 1/2 INCHES (38 MM) ON EACH SIDE. (CBC SEC. 1005.7)

EXIT SIGNS - EXIT SIGNS SHALL BE INTERNALLY AND EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY LOSS. (CBC SEC. 1013.1, 1013.3, 1013.6.3)

EGRESS - EGRESS DOORS MUST BE READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CBC SEC. 1010.1.9) UNLATCHING ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC SEC. 1010.1.9.6)

EGRESS ILLUMINATION - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (CBC SEC 1008.2.1)

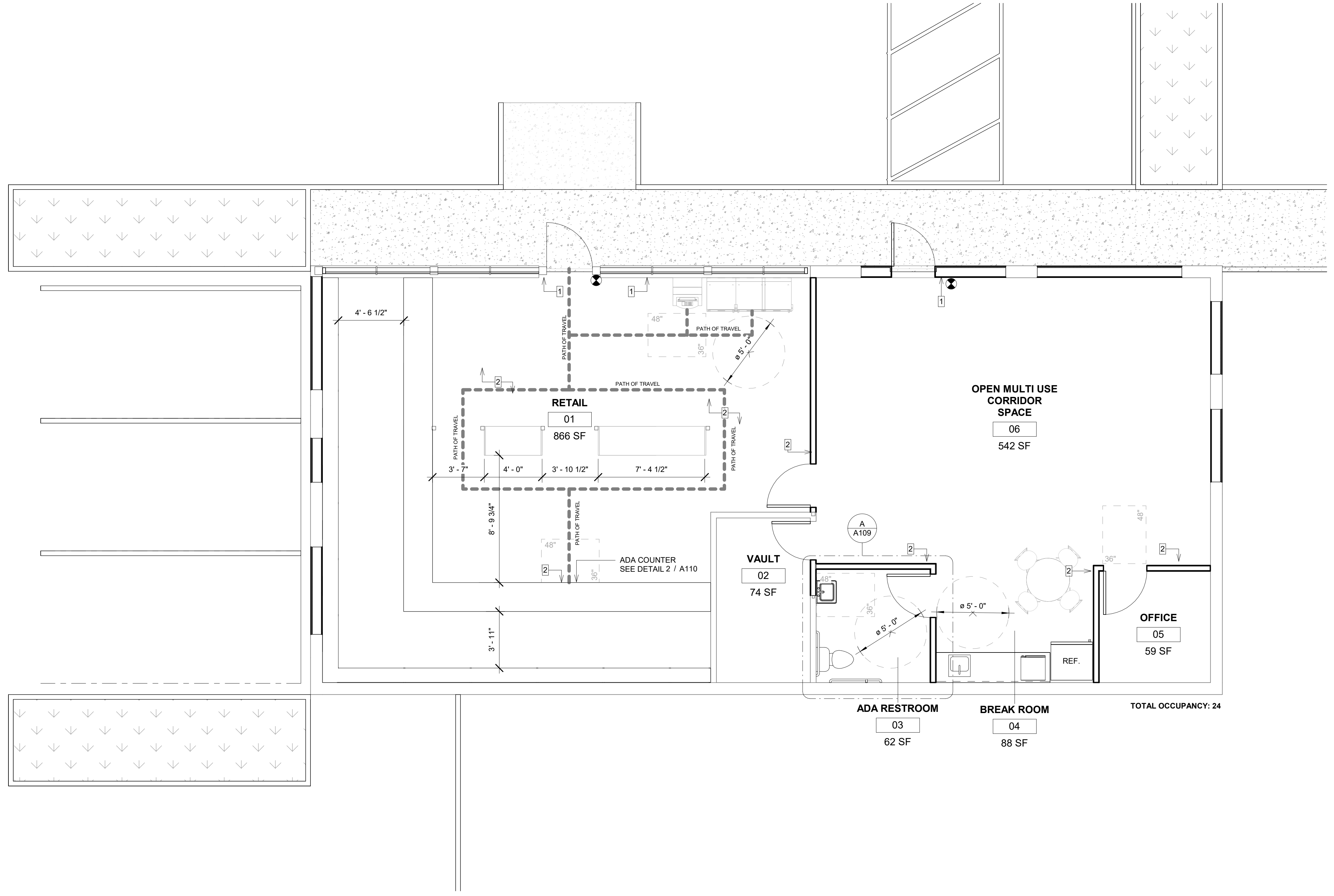
ILLUMINATION EMERGENCY POWER - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. (CBC SEC 1008.3)

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMP.
 2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMP.
 3. EXIT PASSAGEWAYS.
 4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH CBC SECTION 1028.1.
 5. EXTERIOR LANDINGS AS REQUIRED BY CBC SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. (CBC SEC. 1008.3.2)
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702. (CBC SEC 1008.3.4)
- ILLUMINATION LEVEL UNDER EMERGENCY POWER. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (CBC SEC. 1008.3.5).
- THIS FACILITY WILL NOT UTILIZE DELAYED EGRESS COMPONENTS OR SYSTEMS.

EGRESS FLOOR PLAN

Drawing No. **A102**



ACCESSIBILITY NOTES

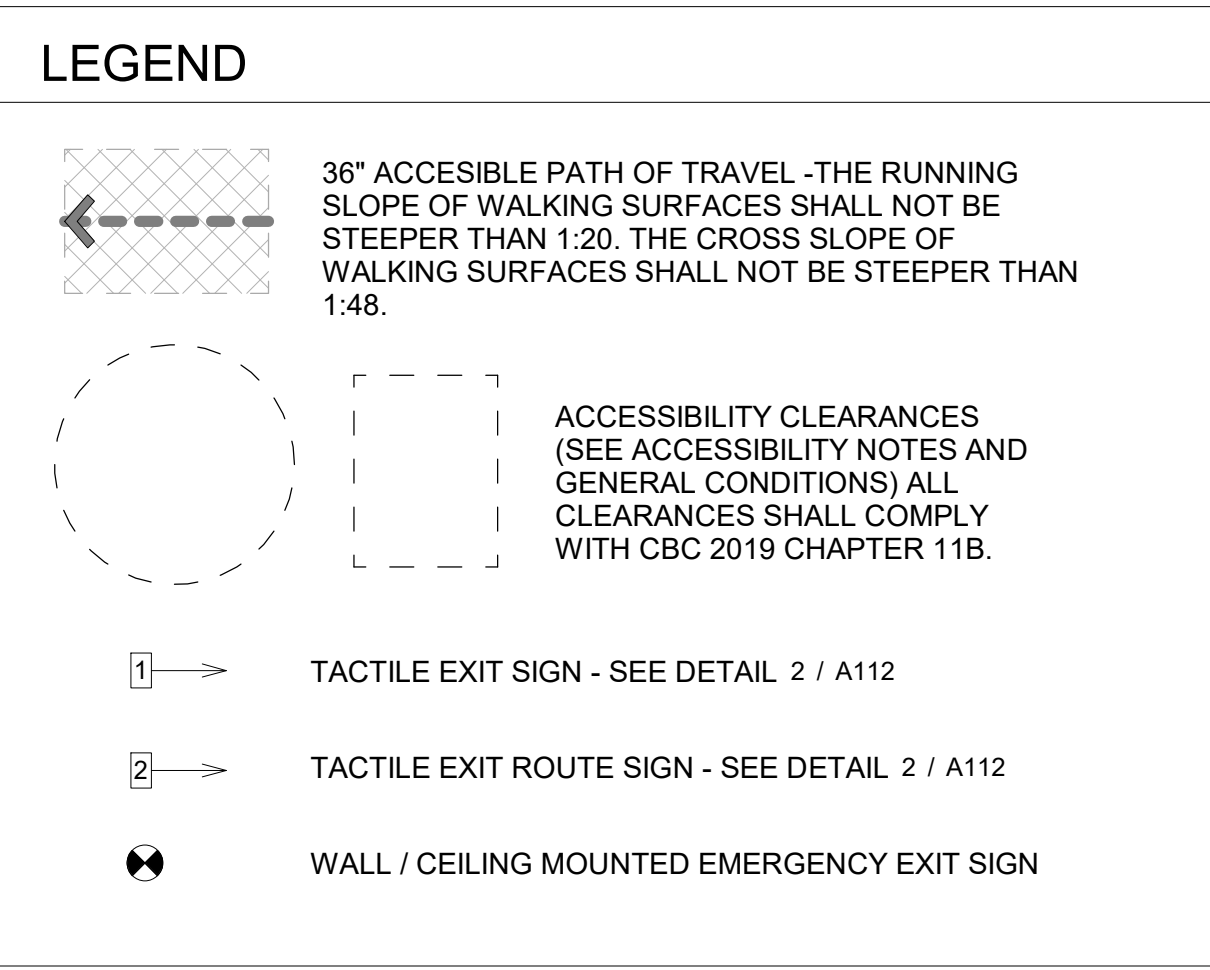
1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. (CBC SEC. 11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. (CBC SEC. 11B-206.2.2).
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH UNLESS EXEMPTED BY CBC 2019 SECTION 11B206.2.3 EXCEPTIONS 1 THROUGH 7. (CBC SEC. 11B-206.2.4)
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (CBC SEC. 11B-404.2.7)
5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. (CBC SEC. 11B-309.4)
6. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). (CBC SEC. 11B-404.2.3)
7. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B-404.2.4, FIGURE 11B-404.2.4.1 AND TABLE 11B-404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (CBC SEC. 11B-404.2.4)
8. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL BE STABLE, FIRM, AND SLIP RESISTANT IN COMPLIANCE WITH CBC SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. (CBC SEC. 11B-404.2.4.4)
9. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24 INCHES (610 MM) OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. (CBC SEC. 11B-404.2.4.3 AND FIG. 11B-404.2.4.3)
10. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE AS FOLLOWS: CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (CBC SEC. 11B-303.2) AND CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (CBC SEC. 11B-303.3)
11. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (CBC SEC. 11B-404.2.10)
12. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM; SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM; REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N); EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (CBC SEC. 11B-404.2.9)
13. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. (CBC SEC. 11B-403.5.1)
14. EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH CBC SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, AND 11B-404.2.3 UNLESS EXEMPTED BY OTHER PARTS OF THIS CODE. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. (CBC SEC. 11B-203.9)
15. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (813 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1219 MM) LONG MINIMUM AND 36 INCHES (914 MM) WIDE MINIMUM. (CBC SEC. 11B-403.5.1, EXCEPTION 1)
16. EXTERIOR EXIT DOORS SHALL HAVE A SIGN POSTED ABOVE STATING: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION & FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZED. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CBC SEC. 1010.1)
19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS. (CBC SEC. 1010.2)
20. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (CBC SEC. 11B-404.2.8.1)

ACCESSIBILITY FLOOR PLAN
1/4" = 1'-0"

NOTES

ALL ADA WORK PER NOTES ON THIS SHEET, CODE, DETAILS ON SHEETS, A109, A110, A111, A112.

ACCESSIBLE SIGNAGE & DETAILS REQUIREMENTS SEE A111 & A112.



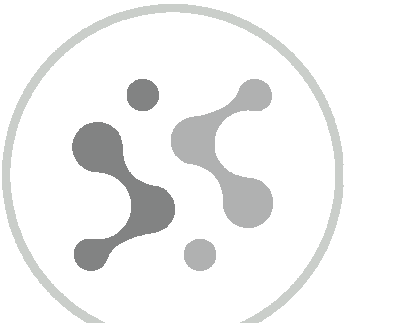
ACCESSIBLE REACH RANGES NOTES

1. REACH RANGES SHALL COMPLY WITH CBC SEC 11B-308
2. UNOBSTRUCTED FORWARD REACH:
 - 2.1. HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES AND LOW FORWARD REACH SHALL BE A MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.
3. OBSTRUCTED HIGH REACH:
 - 3.1. WHERE REACH DEPTH IS A MAXIMUM 20 INCHES, HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES ABOVE FINISHED FLOOR.
 - 3.2. WHERE REACH DEPTH EXCEEDS 20 INCHES, HIGH FORWARD REACH MAXIMUM SHALL BE 44 INCHES AND REACH DEPTH MAXIMUM SHALL BE 25 INCHES.
 - 3.3. CLEAR FLOOR SPACE EXTENDING UNDERNEATH OBSTRUCTION ELEMENTS FOR A DISTANCE NOT LESS THAN REQUIRED REACH DEPTH OVER OBSTRUCTION.
4. WHERE A PARALLEL APPROACH IS ALLOWED, UNOBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.1
 - 4.1. HIGH SIDE REACH SHALL BE A MAXIMUM OF 48 INCHES AND MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.
 5. WHERE PARALLEL APPROACH IS ALLOWED, OBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.2
 - 5.1. HEIGHT OF OBSTRUCTION 34 INCHES MAXIMUM.
 - 5.2. DEPTH OF OBSTRUCTION 24 INCHES MAXIMUM.
 - 5.3. WHERE REACH DEPTH IS A MAXIMUM OF 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE 48 INCHES.
 - 5.4. WHERE REACH DEPTH EXCEEDS 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE 46 INCHES AND REACH DEPTH MAXIMUM SHALL BE 24 INCHES.

16. EXTERIOR EXIT DOORS SHALL HAVE A SIGN POSTED ABOVE STATING: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION & FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZED. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CBC SEC. 1010.1)
19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS. (CBC SEC. 1010.2)
20. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (CBC SEC. 11B-404.2.8.1)

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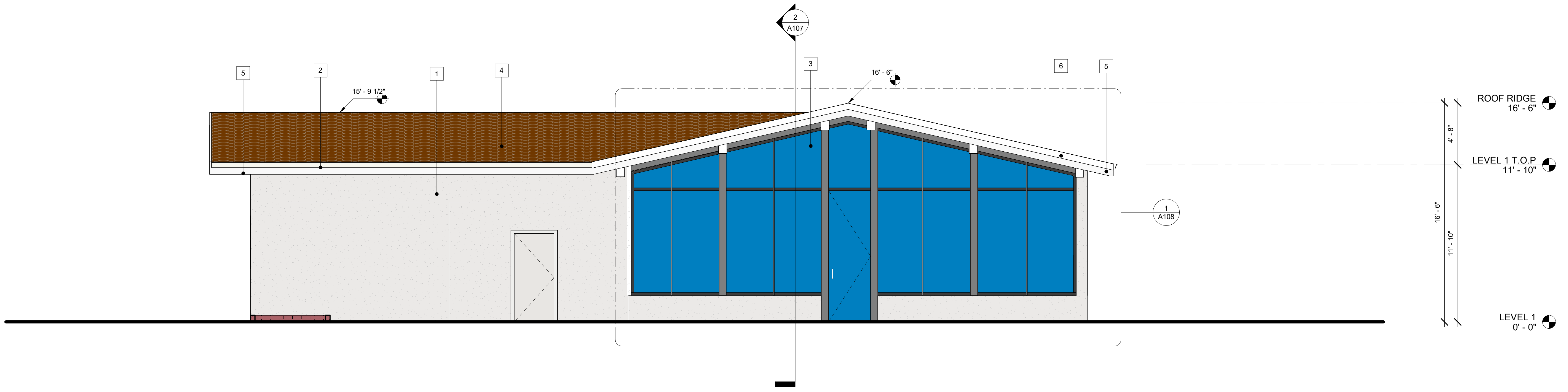
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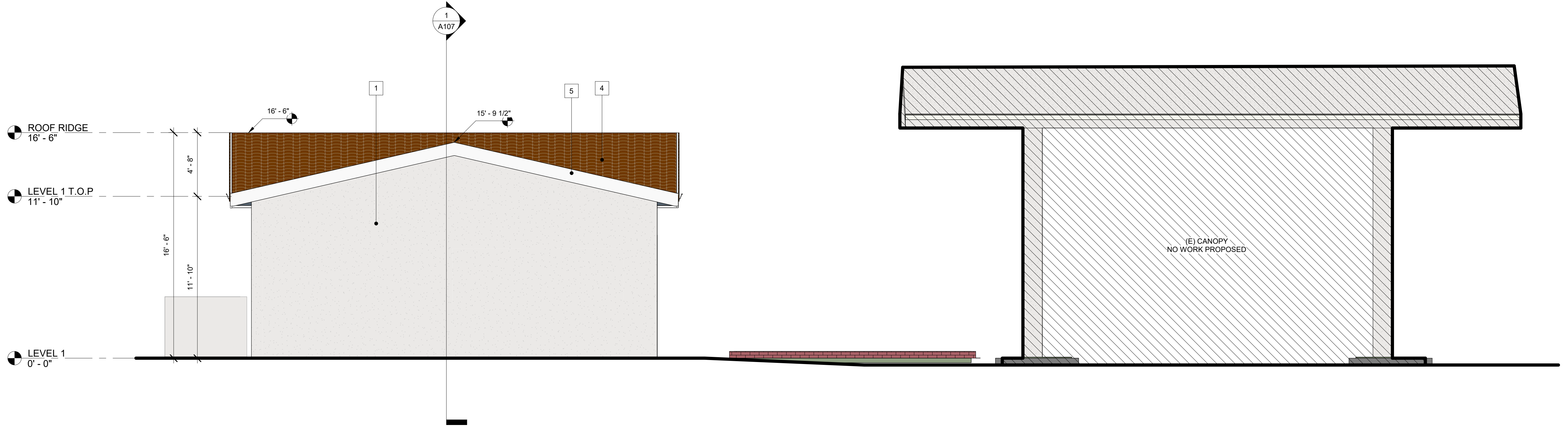
ACCESSIBILITY FLOOR PLAN

Drawing No. **A103**

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2 NORTH ELEVATION
1/4" = 1'-0"

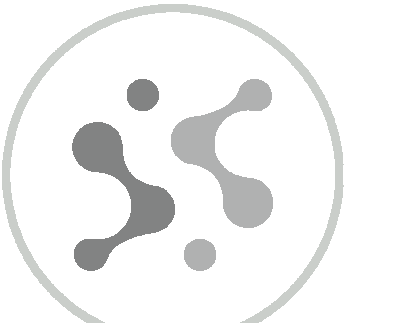


1 EAST ELEVATION
1/4" = 1'-0"

- KEYNOTES**
- 1 STUCCO FINISH - COLOR TBD
 - 2 (P) METAL 4X4 GUTTER - COLOR TO MATCH WINDOWS AND DOORS
 - 3 (P) GLASS CURTAIN WALL
 - 4 (E) ROOF TO REMAIN, REFINISH AS NEEDED
 - 5 (E) WOOD FASCIA TO BE PAINTED - COLOR TBD
 - 6 (E) SPANISH TILE FASCIA TO REMAIN

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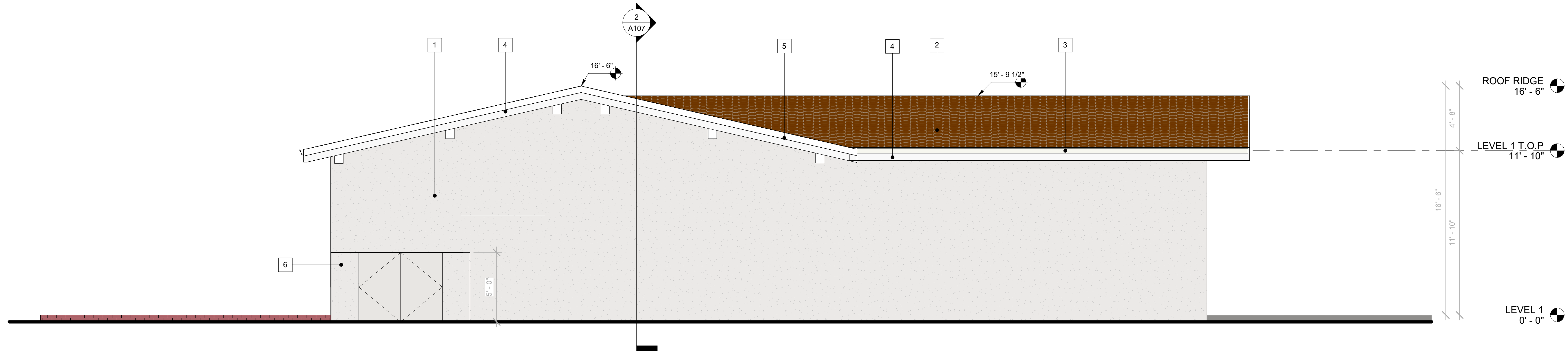
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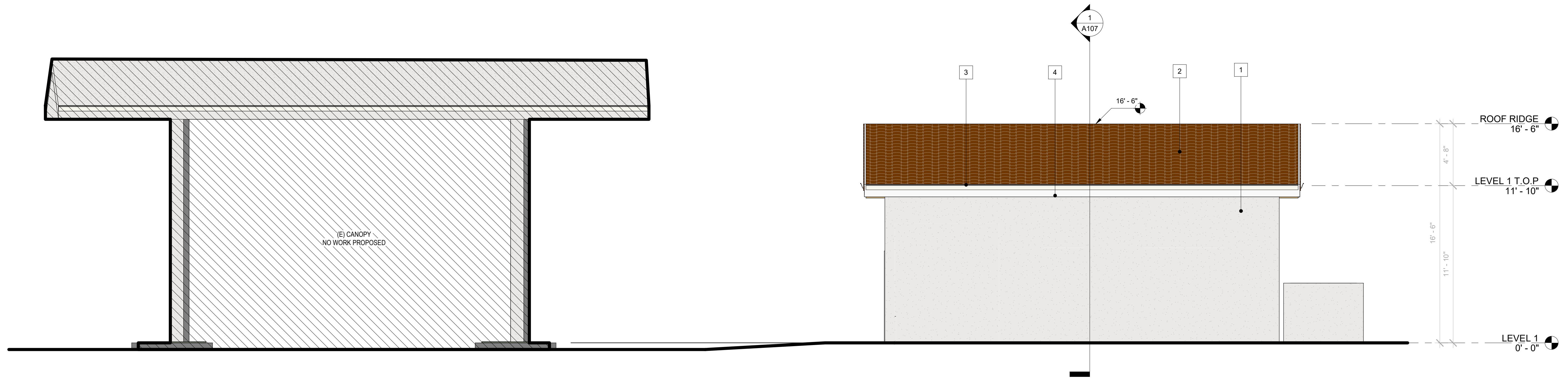
SUBMITTAL 01 08 APR 2024

ELEVATIONS

Drawing No.
A105



SOUTH ELEVATION
1/4" = 1'-0"



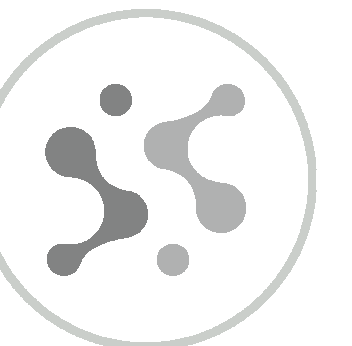
WEST ELEVATION
1/4" = 1'-0"

KEYNOTES

- 1 STUCCO FINISH - COLOR TBD
- 2 (E) ROOF TO REMAIN, REFINISH AS NEEDED
- 3 (P) METAL 4X4 GUTTER - COLOR TO MATCH WINDOWS AND DOORS
- 4 (E) WOOD FASCIA TO BE PAINTED - COLOR TBD
- 5 (E) SPANISH TILE FASCIA TO REMAIN
- 6 TRASH & RECYCLE CAN

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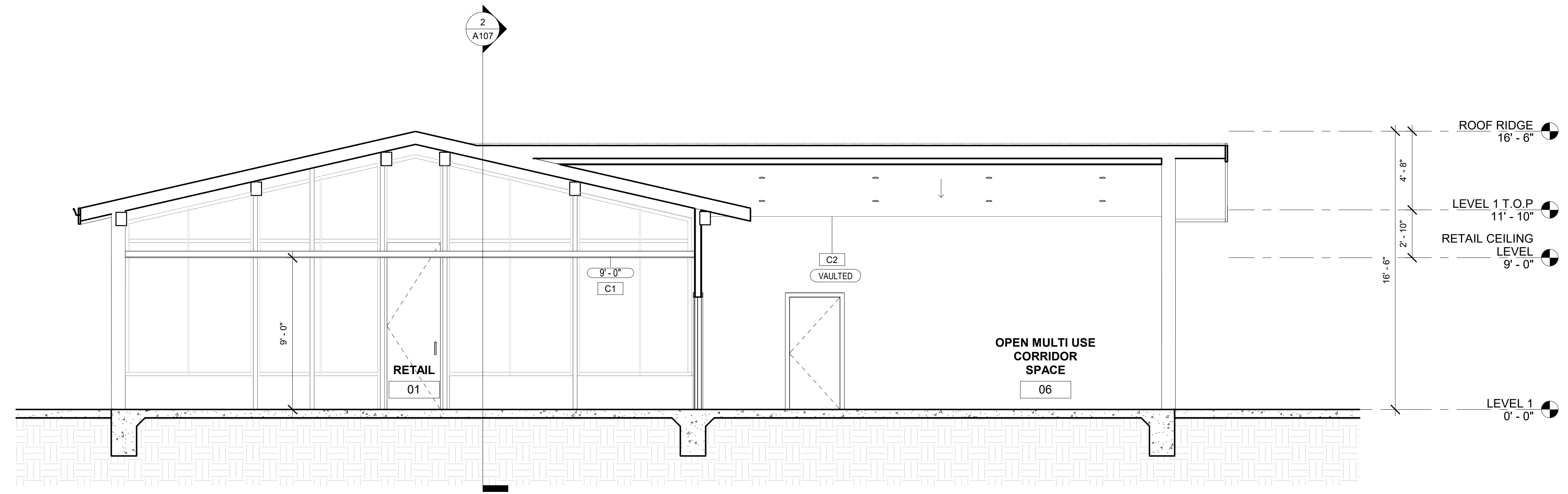
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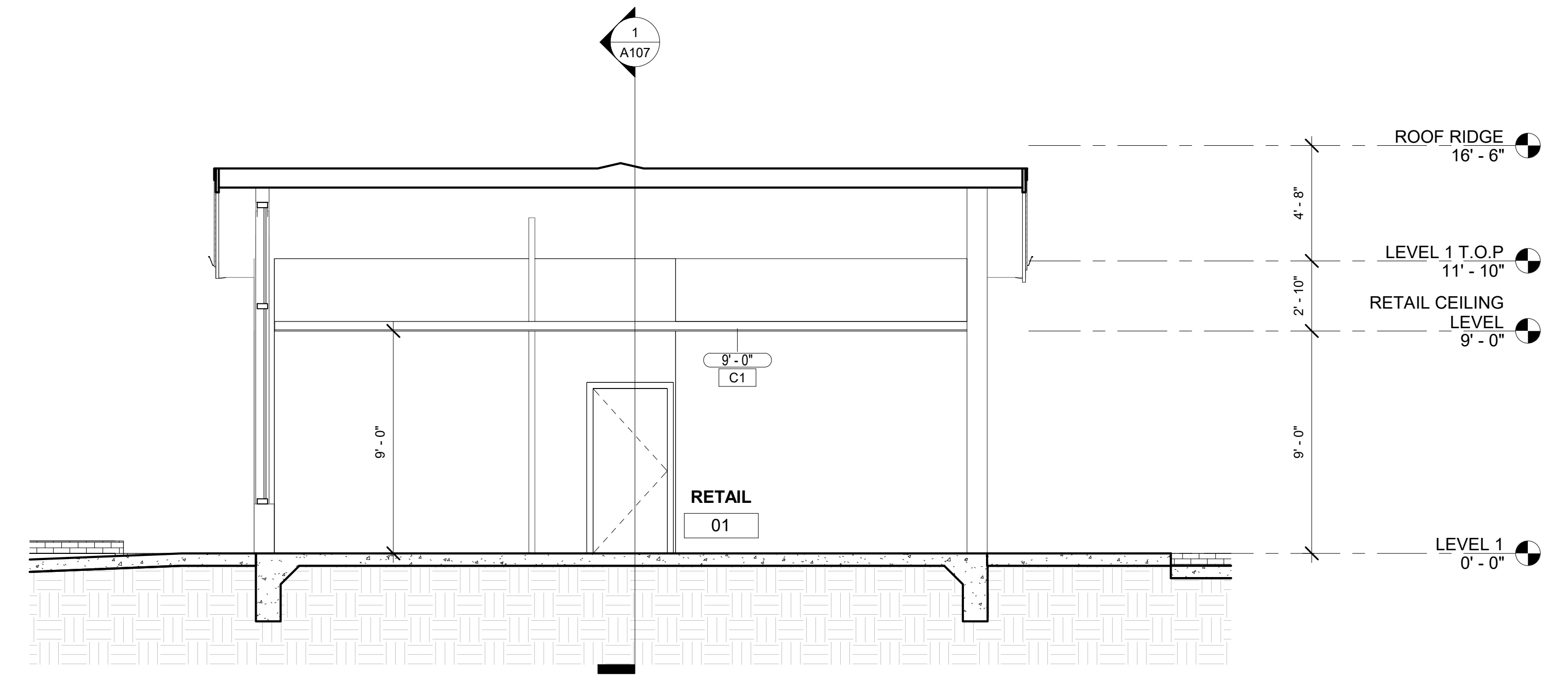
ELEVATIONS

Drawing No.

A106



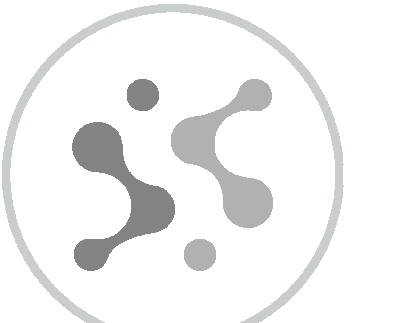
1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"

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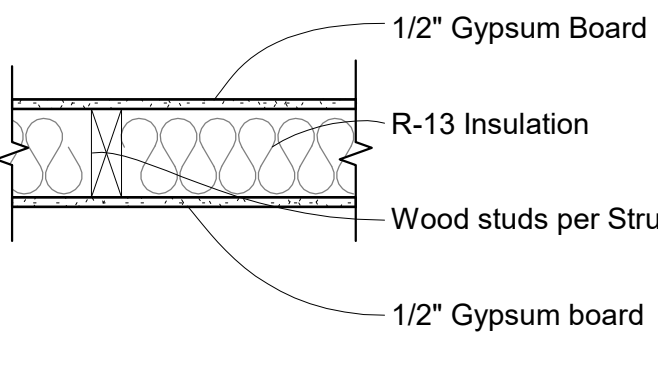
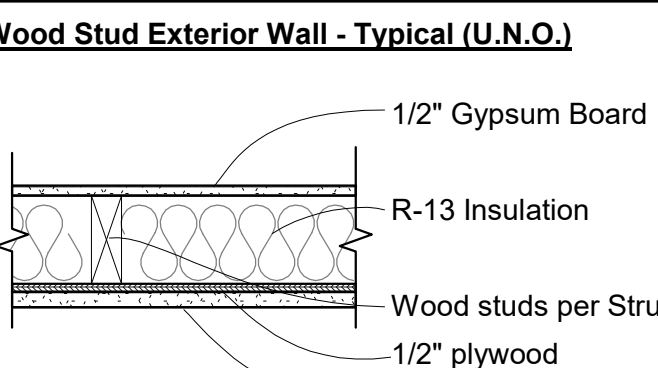
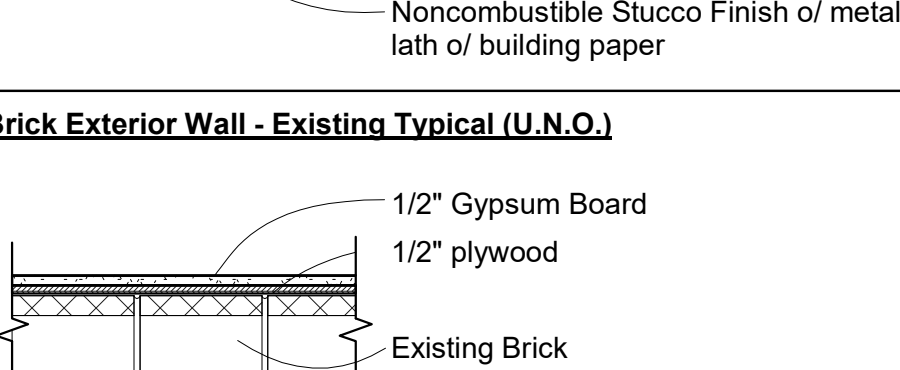
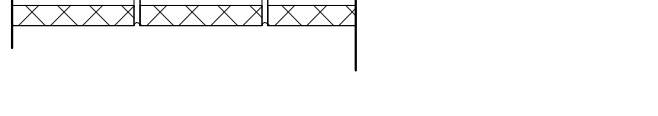
SUBMITTAL 01 08 APR 2024

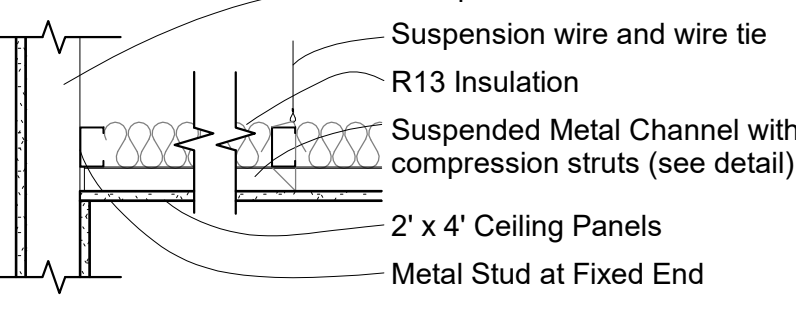
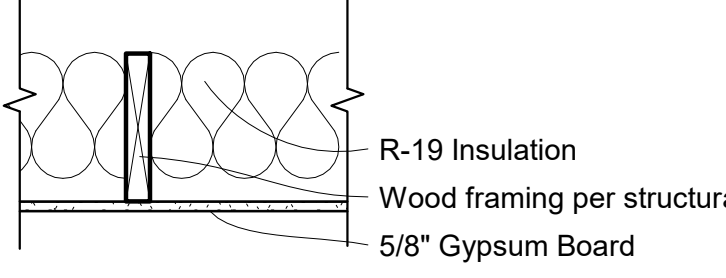
| INSULATION | |
|------------|--------|
| ROOF | R - 19 |
| WALL | R - 13 |

BUILDING
SECTIONS

Drawing No.
A107

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| Symbol | Wall Assemblies | Fire Rating | Sound Rating | Test Assembly | Description |
|------------------------------|---|-------------|--------------|---------------|-------------|
| W1 With 4" Studs | Wood Stud Interior Partition - Typical (U.N.O.)  | N/R | N/A | N/A | --- |
| W2 With 6" Studs | Wood Stud Interior Partition - Typical (U.N.O.)  | N/R | N/A | N/A | --- |
| W3 With 8" Studs | Wood Stud Exterior Wall - Typical (U.N.O.)  | N/R | N/A | N/A | --- |
| W4 Existing Brick 8" Wall | Brick Exterior Wall - Existing Typical (U.N.O.)  | N/R | N/A | N/A | --- |

| Symbol | Ceiling Assemblies | Fire Rating | Sound Rating | Test Assembly | Description |
|--------|---|-------------|--------------|---------------|-------------|
| C1 | 2' x 4' ACT SYSTEM CEILING  | N/A | N/A | N/A | --- |
| C2 | Ceiling Assembly  | N/A | N/A | N/A | --- |

| Door Schedule | | | | | | | | | |
|---------------|-----------|-------------|------------------|---------|----------|-----------|-----------------|-------------|----------|
| Mark | Type Mark | Description | Phase Created | Width | Height | Thickness | Tempered/Safety | Fire Rating | Comments |
| 1 | B | SWING | New Construction | 3' - 2" | 9' - 11" | 0' - 2" | YES | NO | |
| 2 | A | SWING | New Construction | 3' - 0" | 6' - 8" | 0' - 2" | | NO | |
| 3 | A | SWING | New Construction | 3' - 0" | 6' - 8" | 0' - 2" | | NO | |
| 4 | A | SWING | New Construction | 2' - 8" | 6' - 8" | 0' - 2" | | NO | |
| 5 | A | SWING | New Construction | 3' - 0" | 6' - 8" | 0' - 2" | | NO | |
| 6 | A | SWING | New Construction | 3' - 0" | 6' - 8" | 0' - 2" | | NO | |
| 7 | YY | | New Construction | 6' - 0" | 5' - 0" | 0' - 2" | | | |
| 8 | CCCC | | New Construction | 8' - 0" | 6' - 8" | | | | |

DOOR & WINDOW NOTES:

1. EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER COMPLYING WITH ONE OF THE FOLLOWING (COUNTY BUILDING CODE 92.1.708A.2):

A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDA/CSA 1011/S.2/A440.

B. GLASS BLOCK UNITS

C. MINIMUM 20-MINUTE FIRE-RESISTANCE-RATED (PROVIDE LISTING OR TEST REPORT)

D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

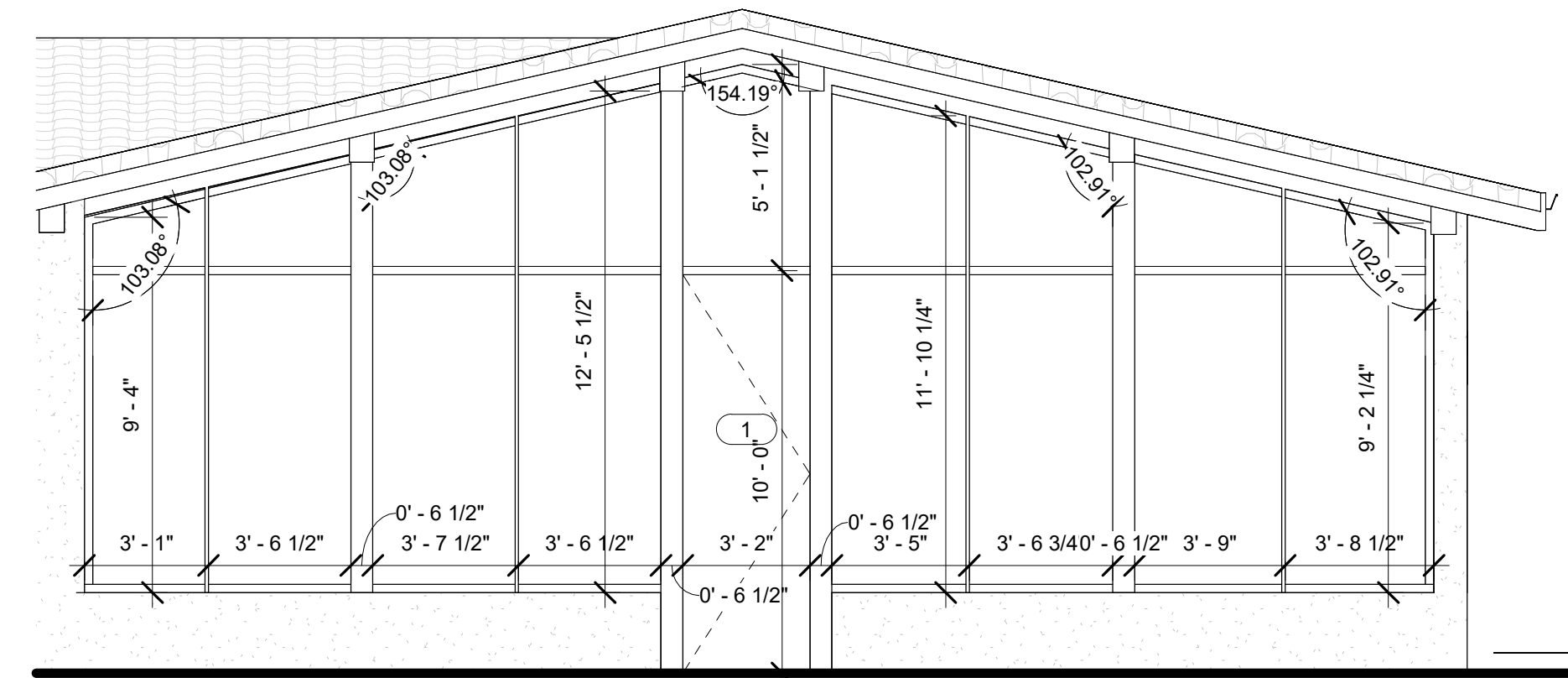
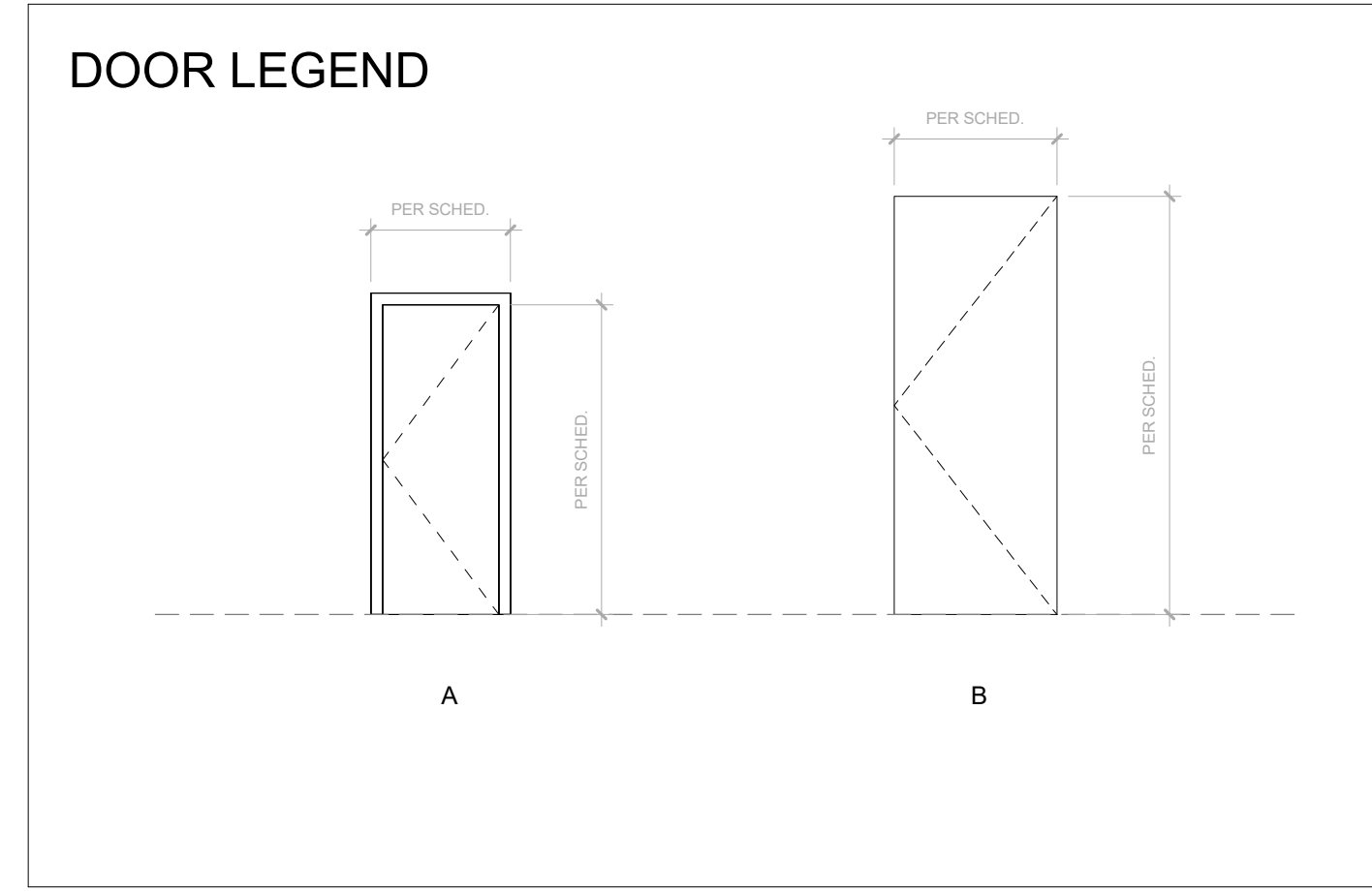
2. EXTERIOR DOORS IN COMPLIANCE WITH ONE OF THE FOLLOWING (COUNTY BUILDING CODE 92.1.708A.3):

A. EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL

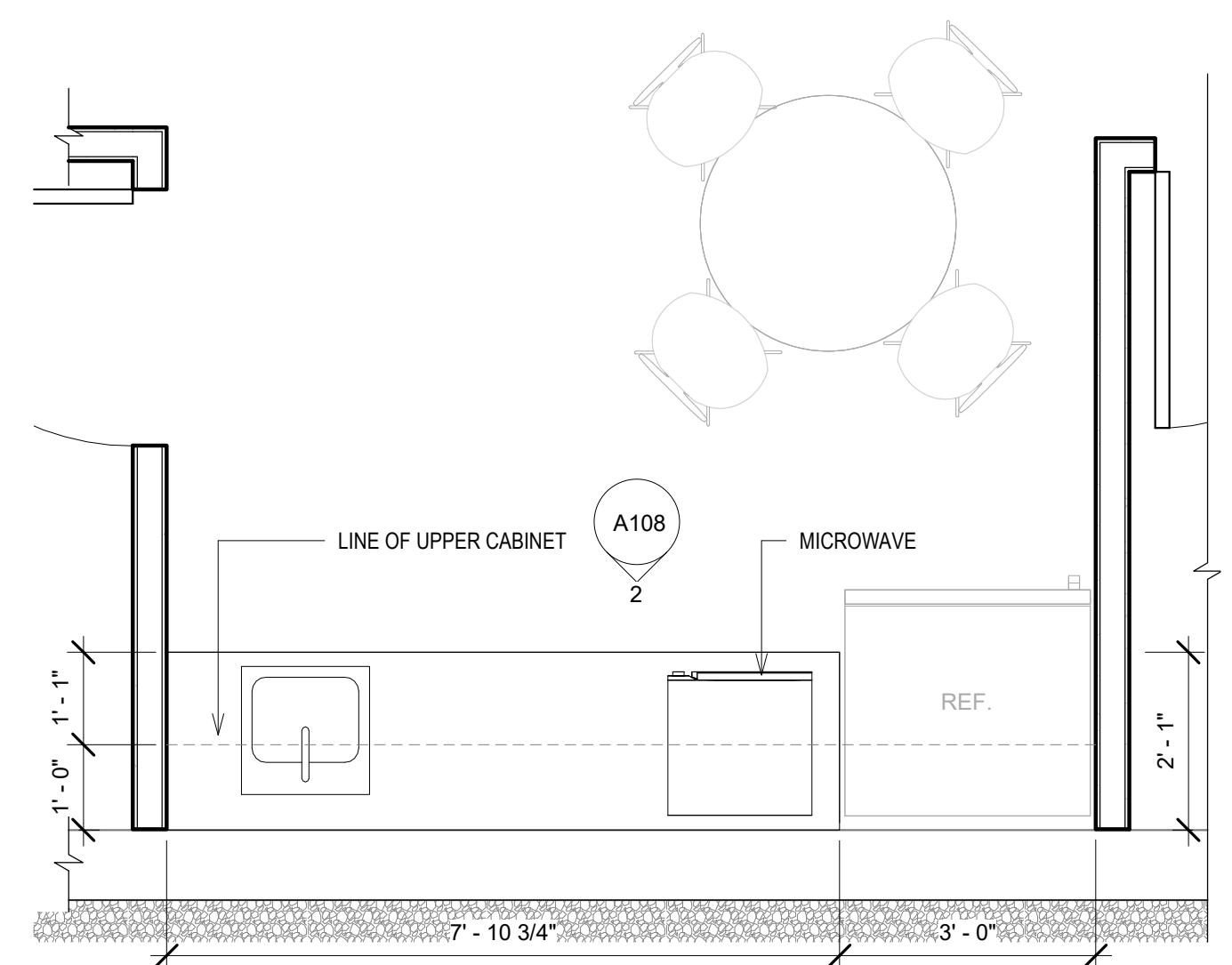
B. SOLID-CORE WOOD MINIMUM 1-3/8-INCH THICK

C. MINIMUM 20-MINUTE FIRE-RATED

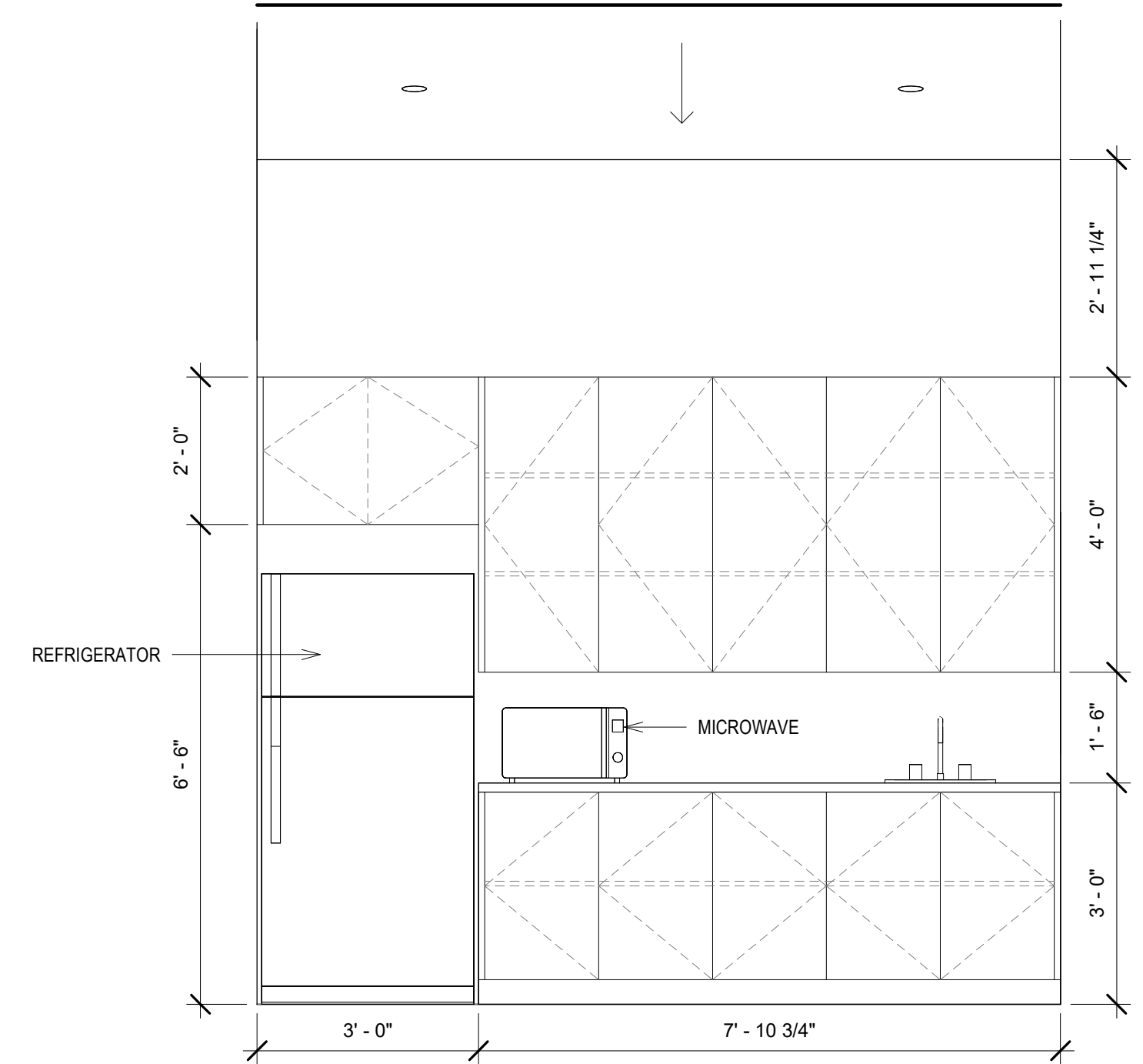
D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1



1 FRONT CURTAIN WALL
1/4" = 1'-0"



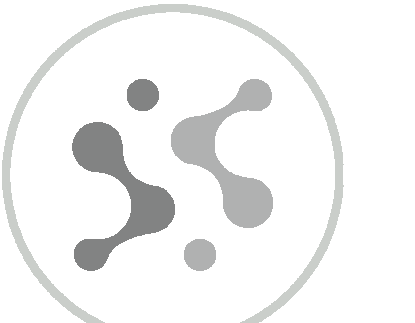
ENLARGED KITCHENETTE
1/2" = 1'-0"



2 KITCHENETTE ELEVATION
1/2" = 1'-0"

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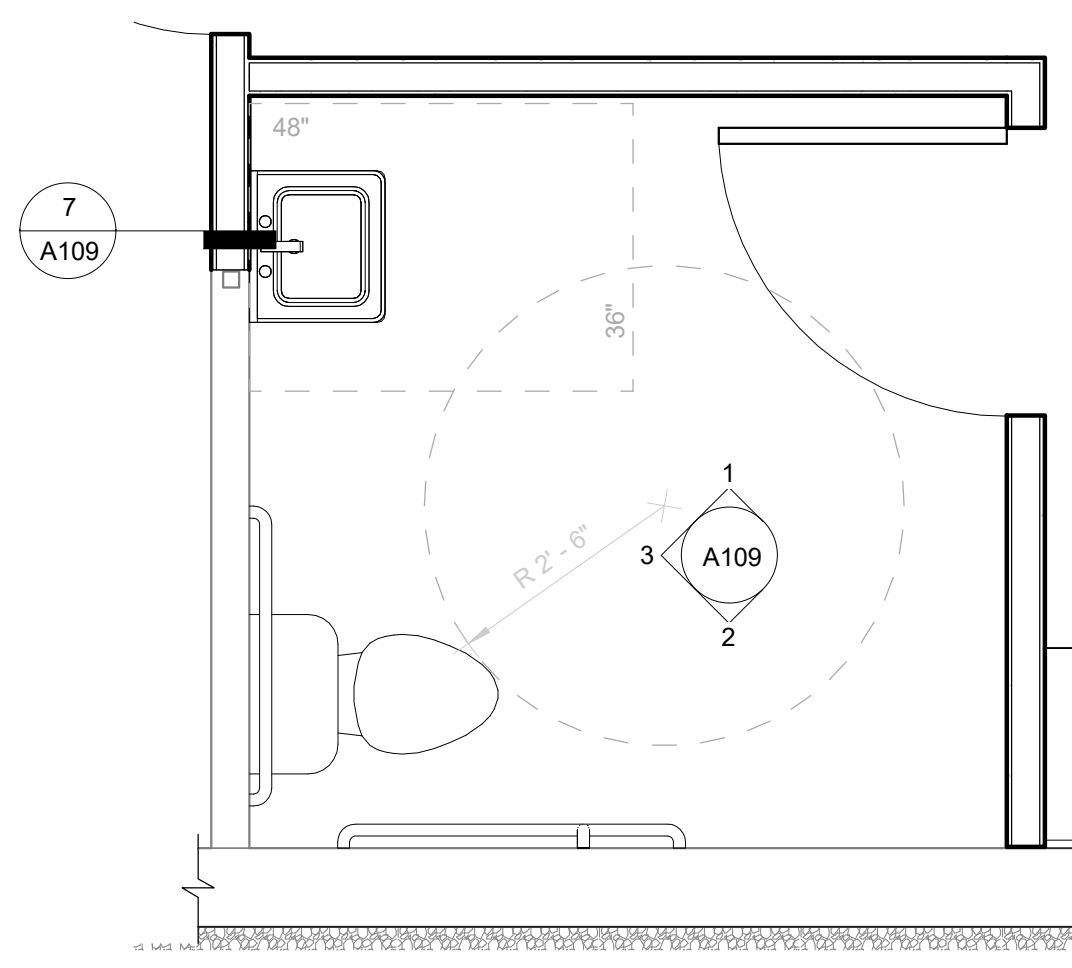
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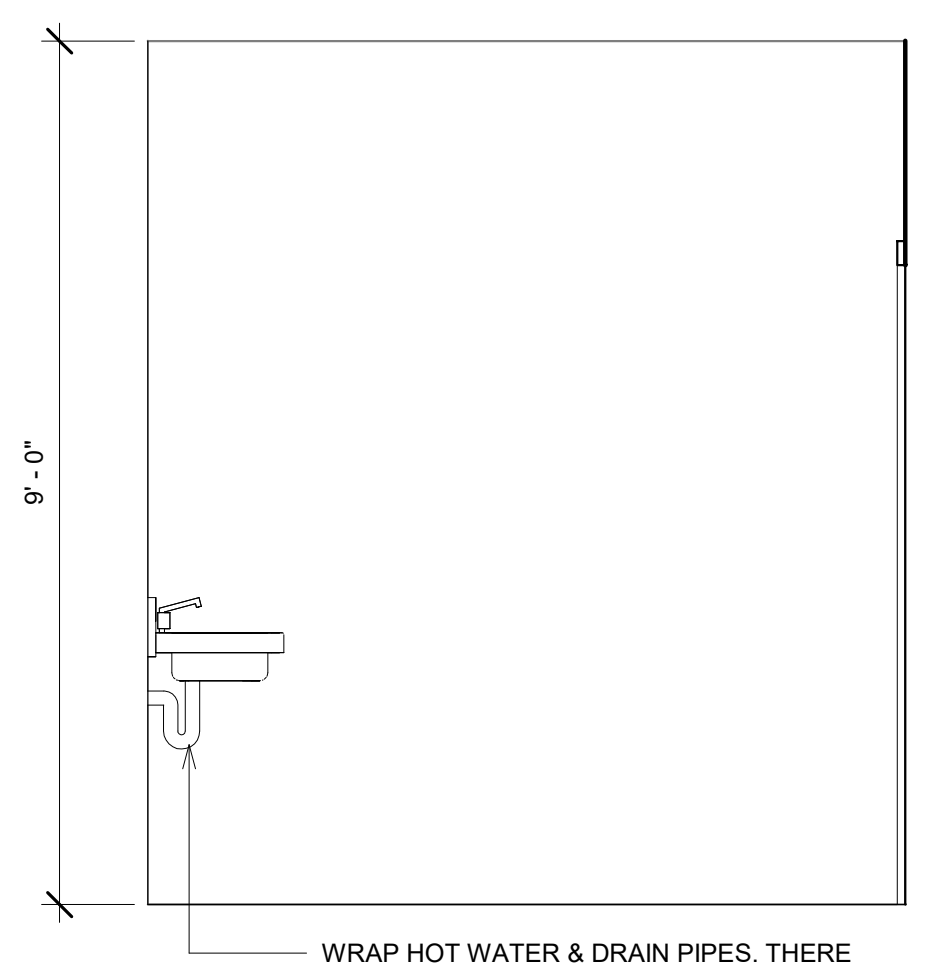
ASSEMBLIES & SCHEDULES

Drawing No.
A108

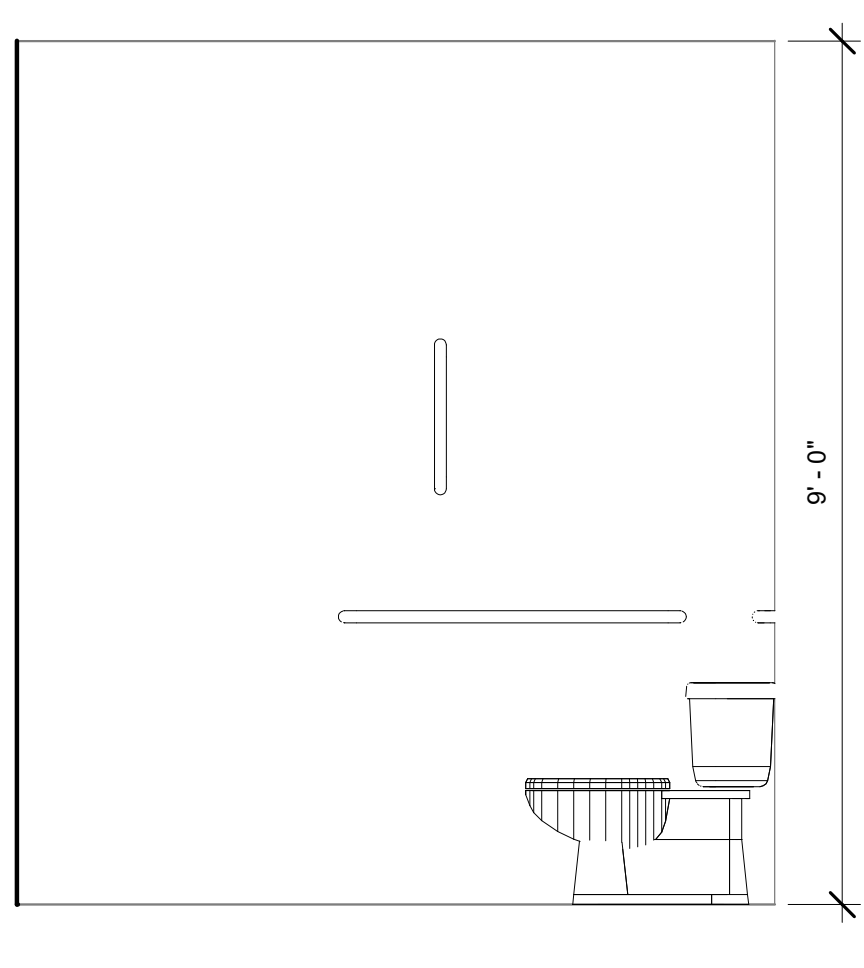
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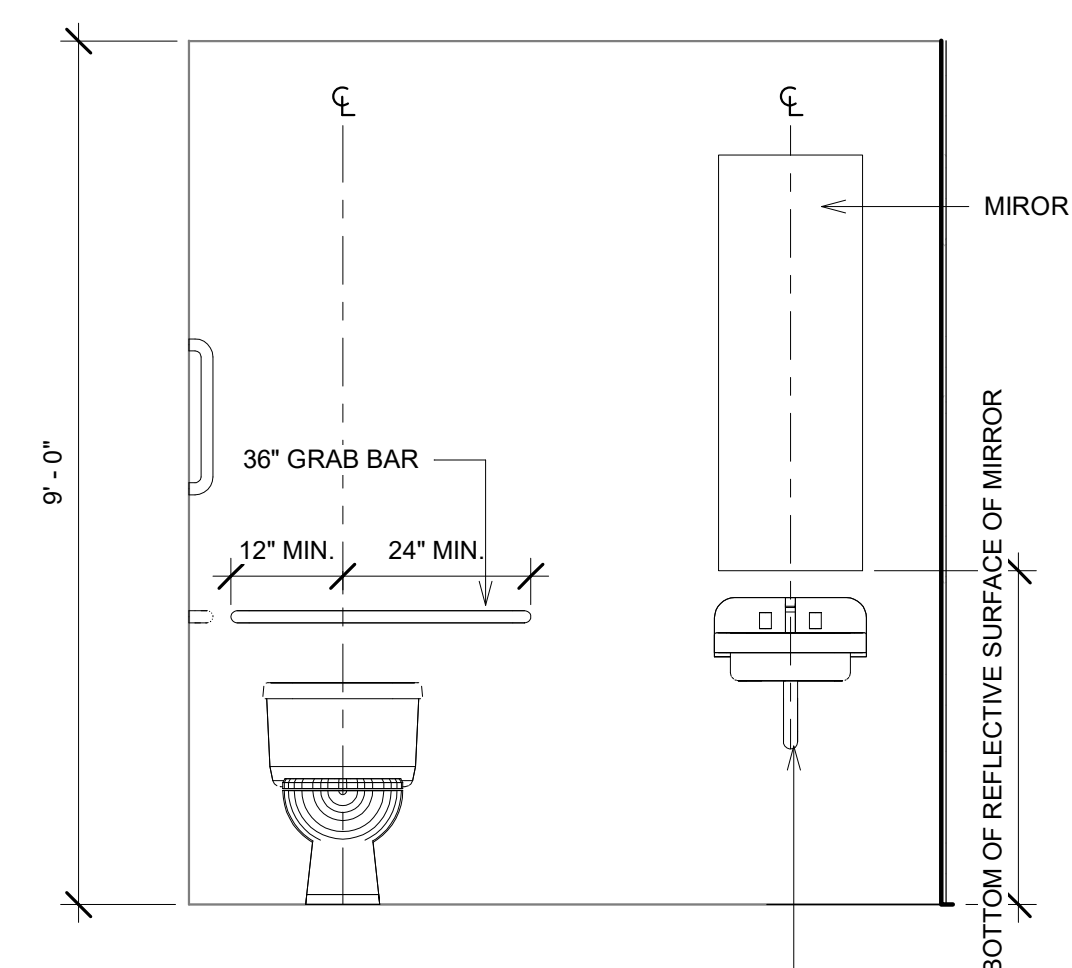
A ENLARGED ADA RESTROOM
1/2" = 1'-0"



1 ADA RESTROOM NORTH ELEVATION
1/2" = 1'-0"



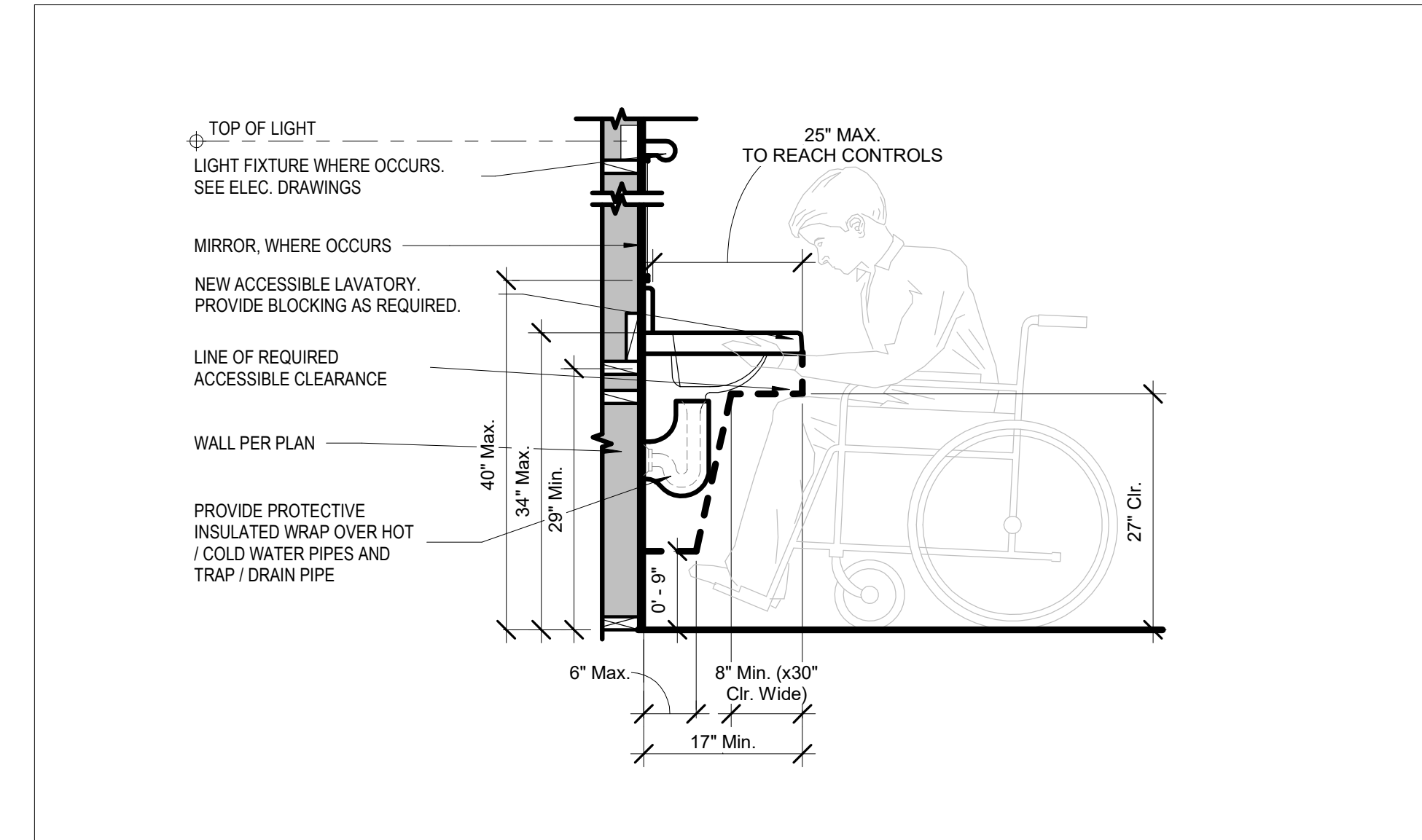
2 ADA RESTROOM SOUTH ELEVATION
1/2" = 1'-0"



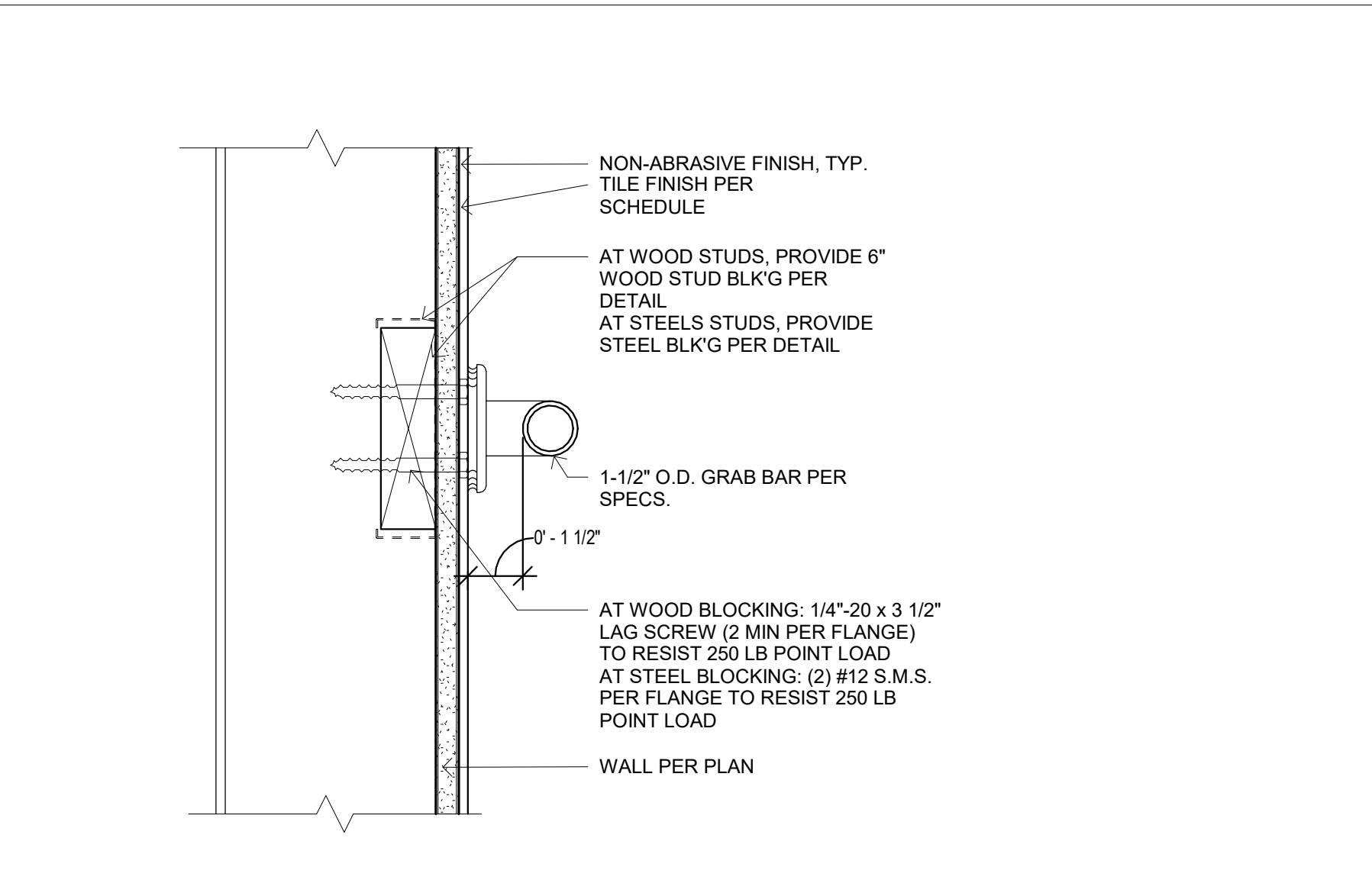
3 ADA RESTROOM WEST ELEVATION
1/2" = 1'-0"

FINISH LEGEND

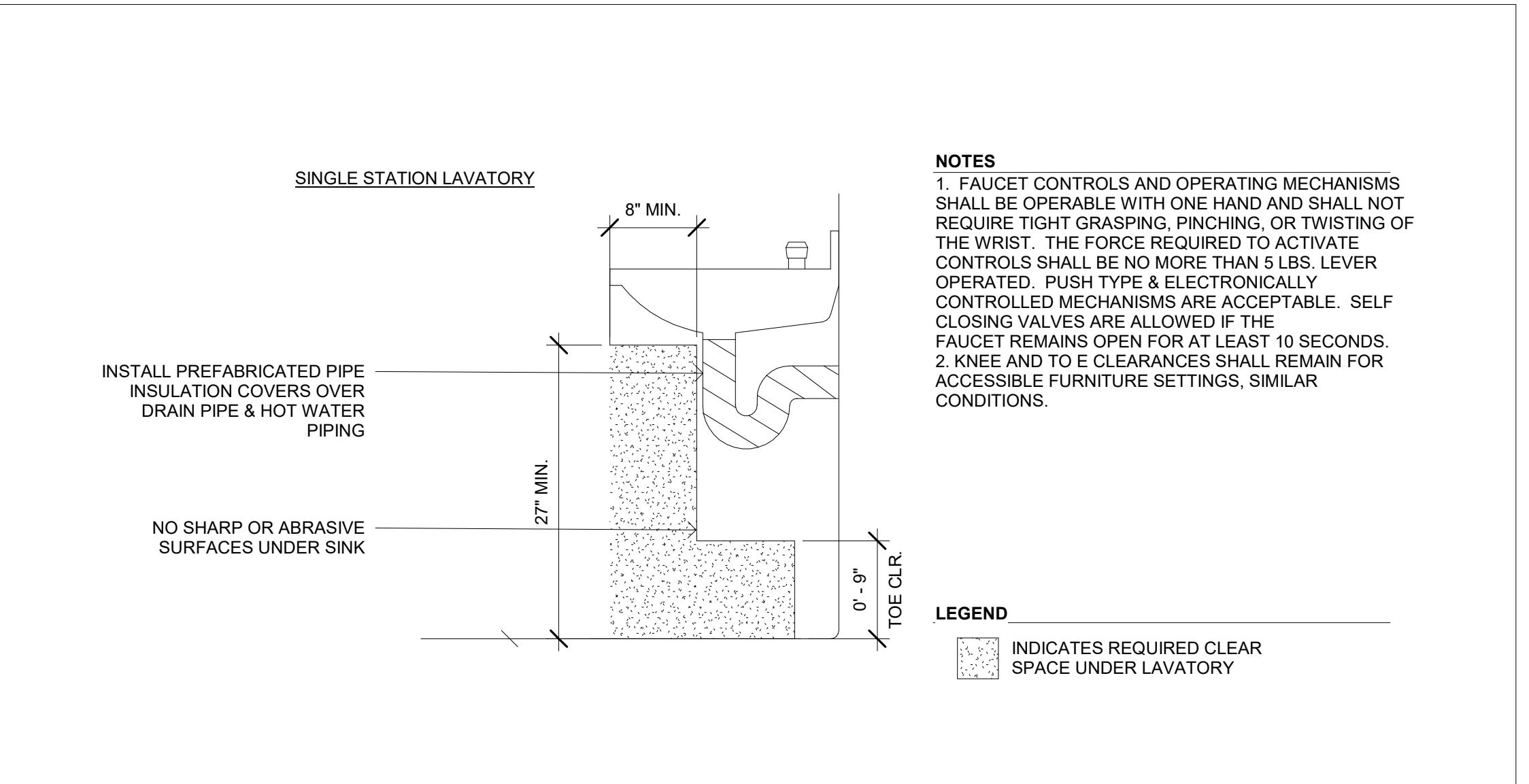
| | |
|---------|--------------|
| BASE | |
| B1 | CERAMIC TILE |
| FLOOR | |
| F1 | CERAMIC TILE |
| WALL | |
| W1 | CERAMIC TILE |
| CEILING | |
| C1 | CERAMIC TILE |



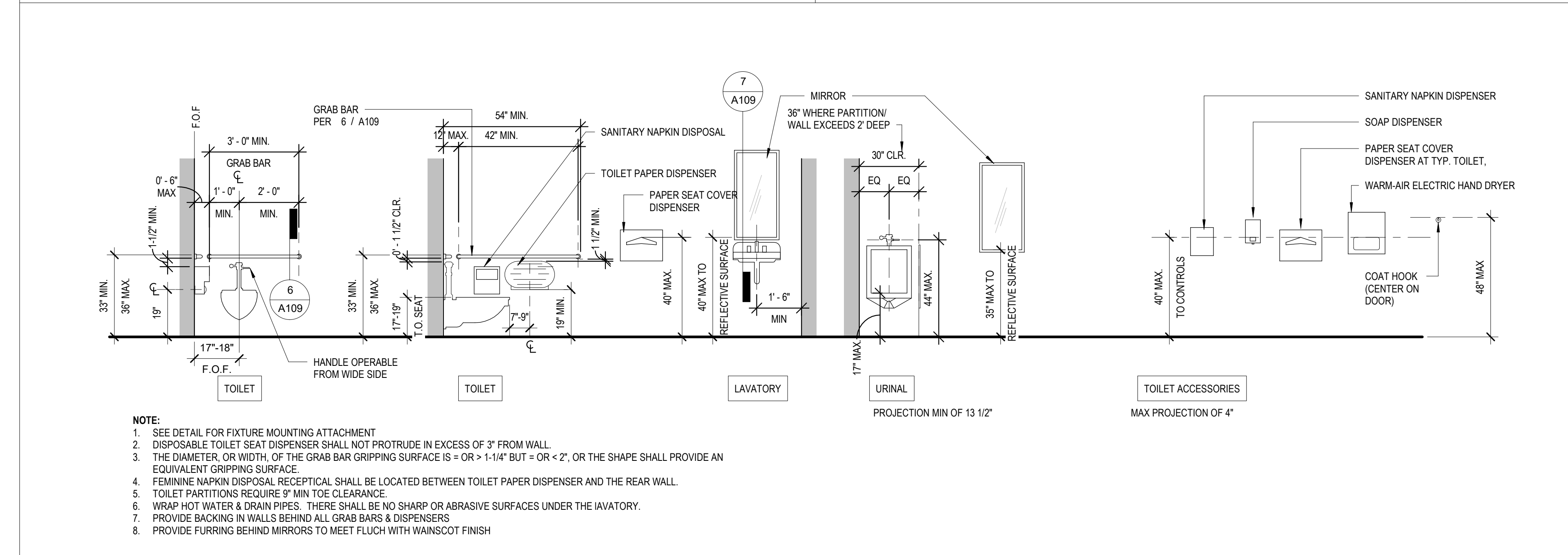
LAVATORY CLEARANCE
SCALE: 3/4" = 1'-0" **7**



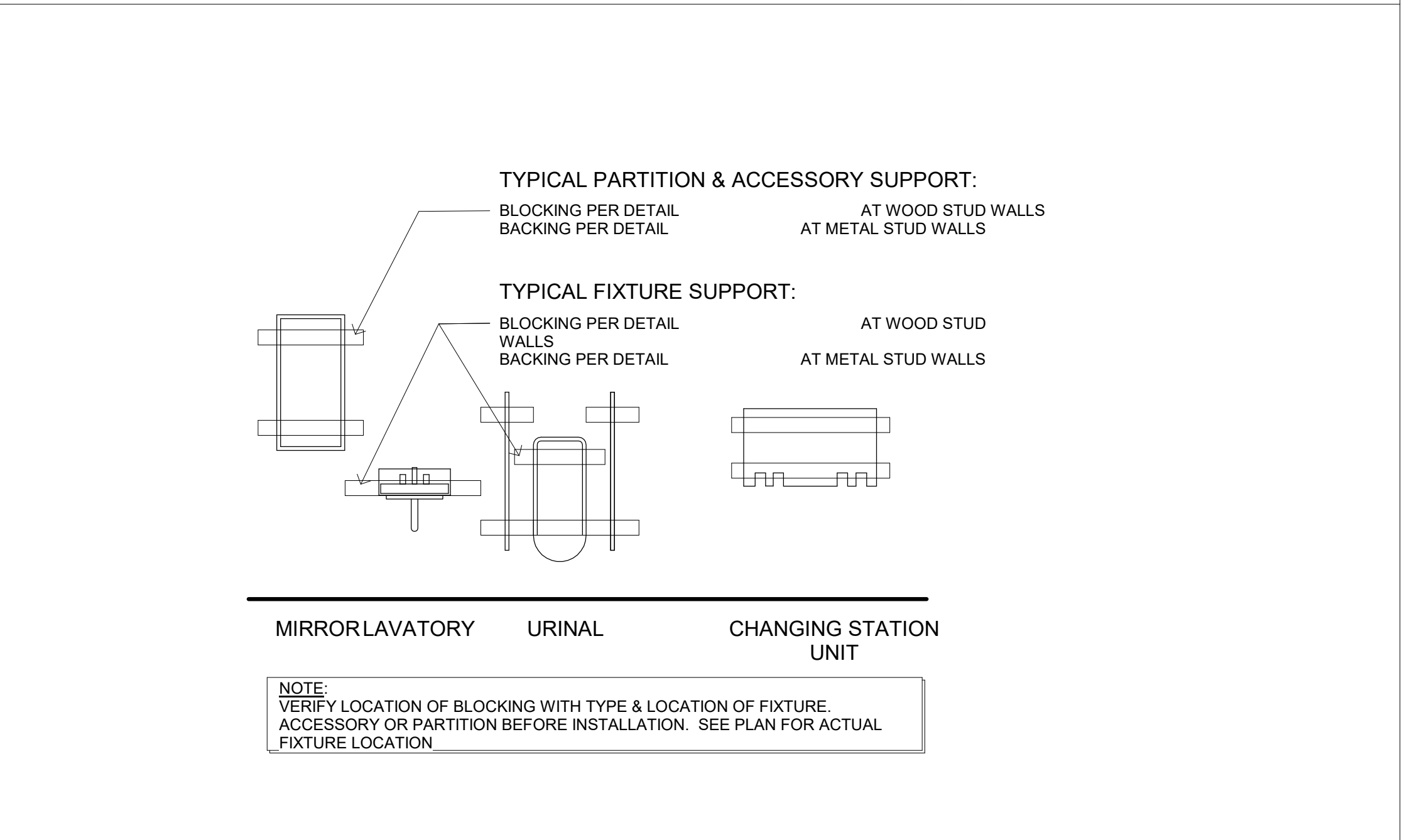
GRAB BAR
SCALE: 3" = 1'-0" **6**



TOE AND KNEE CLEARANCES
SCALE: 1" = 1'-0" **4**



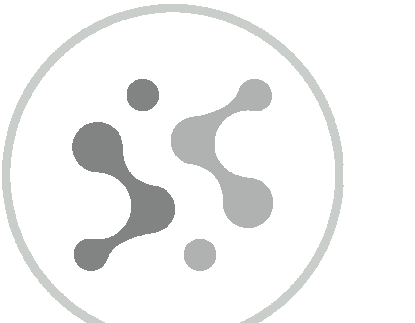
BATHROOM ACCESSORIES
SCALE: 3/8" = 1'-0" **8**



TOILET FIXTURE SUPPORT
SCALE: 3/8" = 1'-0" **5**

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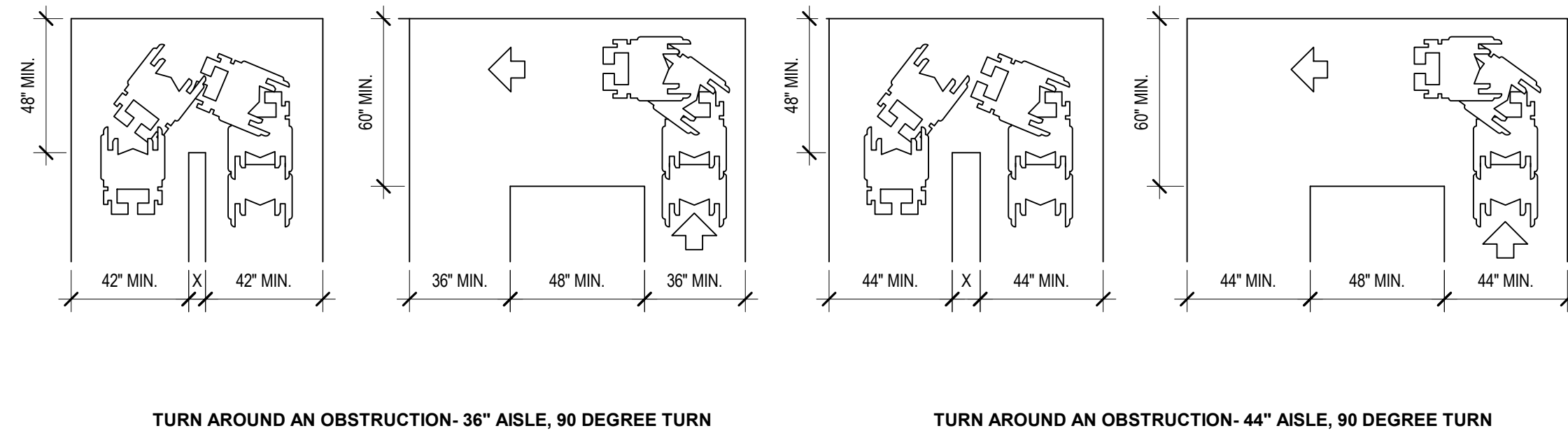
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RESTROOM & ACCESSIBILITY DETAILS

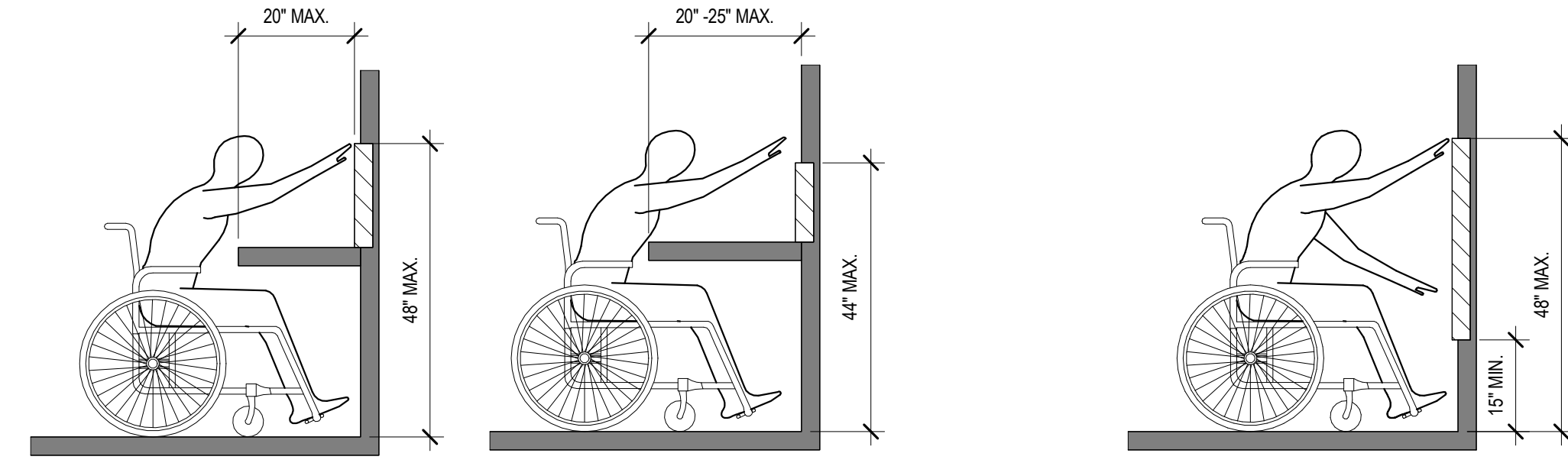
Drawing No.

A109



TURN AROUND AN OBSTRUCTION - 36" AISLE, 90 DEGREE TURN

TURN AROUND AN OBSTRUCTION - 44" AISLE, 90 DEGREE TURN



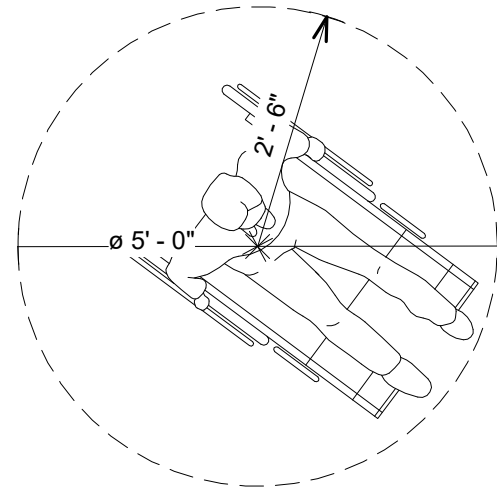
(a) FIG. 11B 308.2.2

(b) FIG. 11B 308.2.1

TURN AROUND AND OBSTRUCTION

SCALE: 1/4" = 1'-0" 4

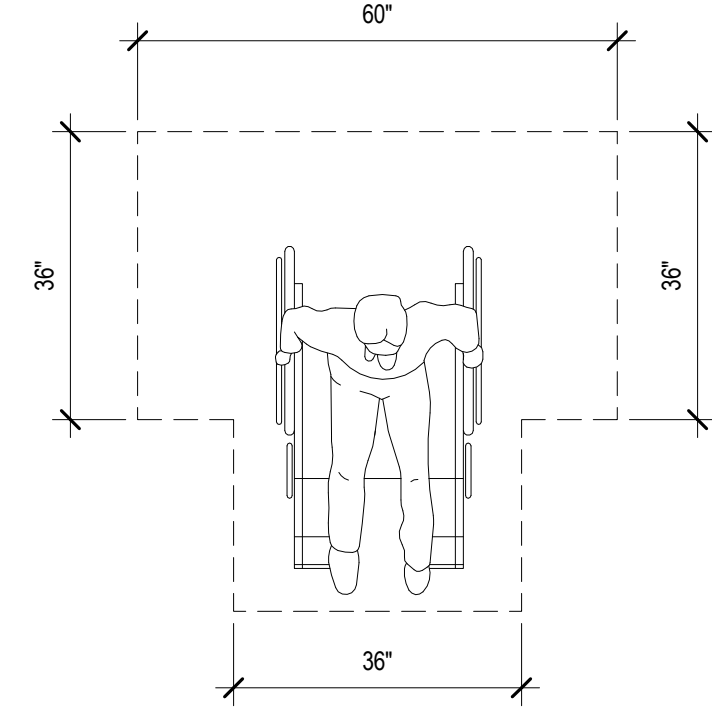
NOTES:
THE TURNING SPACE SHALL BE A SPACE OF 60" DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306



WHEEL CHAIR TURNING RADIUS PER CBC 11B-304.2.1

NOTES:

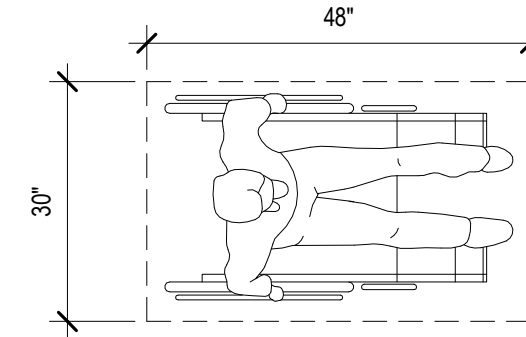
1. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60" SQUARE MINIMUM WITH ARMS AND BASE 36" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS. 12" MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTION 24" MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.
2. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACE.
3. FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.



T-SHAPED CLEARANCE PER CBC FIGURE 11B-304.3.2

NOTES:

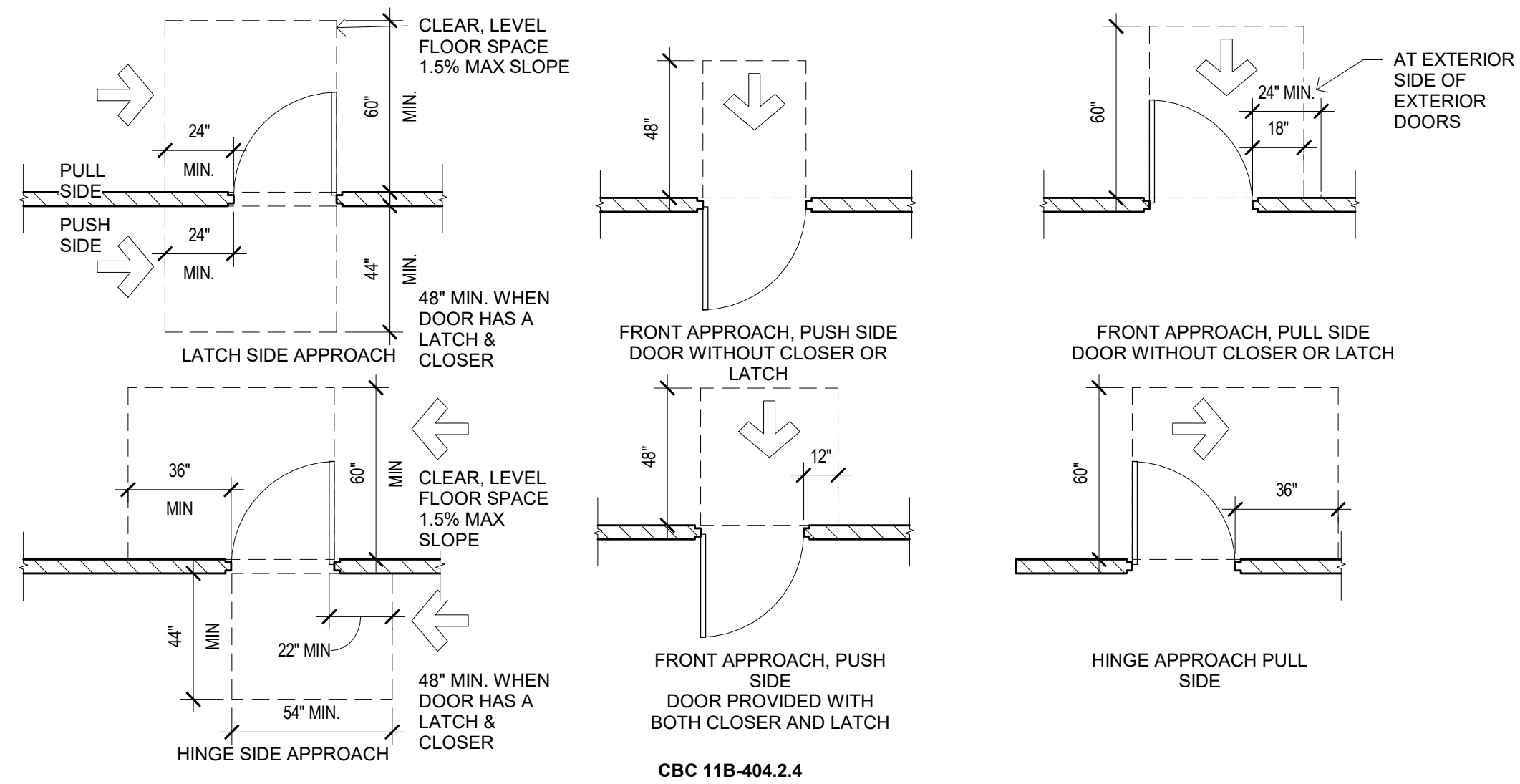
1. THE CLEAR FLOOR OR GROUND SPACE SHALL BE A 30" MINIMUM. FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
2. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.
3. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
4. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
5. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE.



PARALLEL / FORWARD APPROACH CLEAR FLOOR SPACE PER CBC FIGURE 11B-305.3

TURNING AND CLEAR FLOOR SPACE

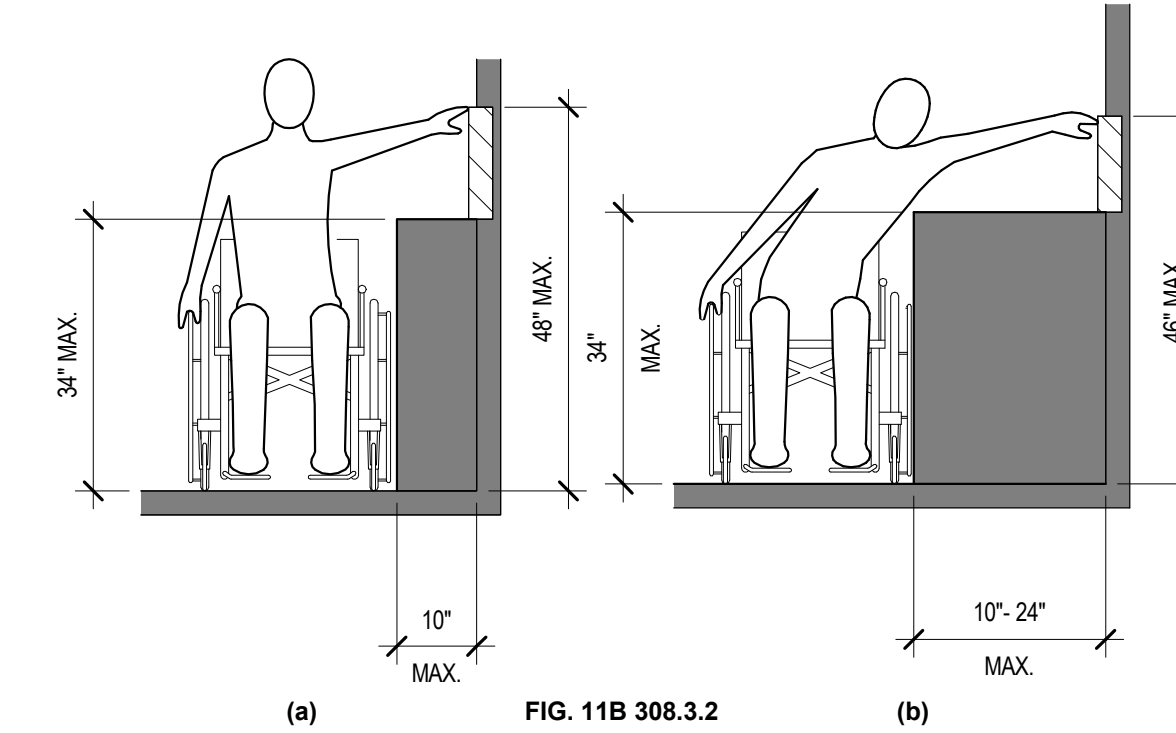
SCALE: 1/2" = 1'-0" 5



CBC 11B-404.2.4

FORWARD REACH

SCALE: 1/2" = 1'-0" 1



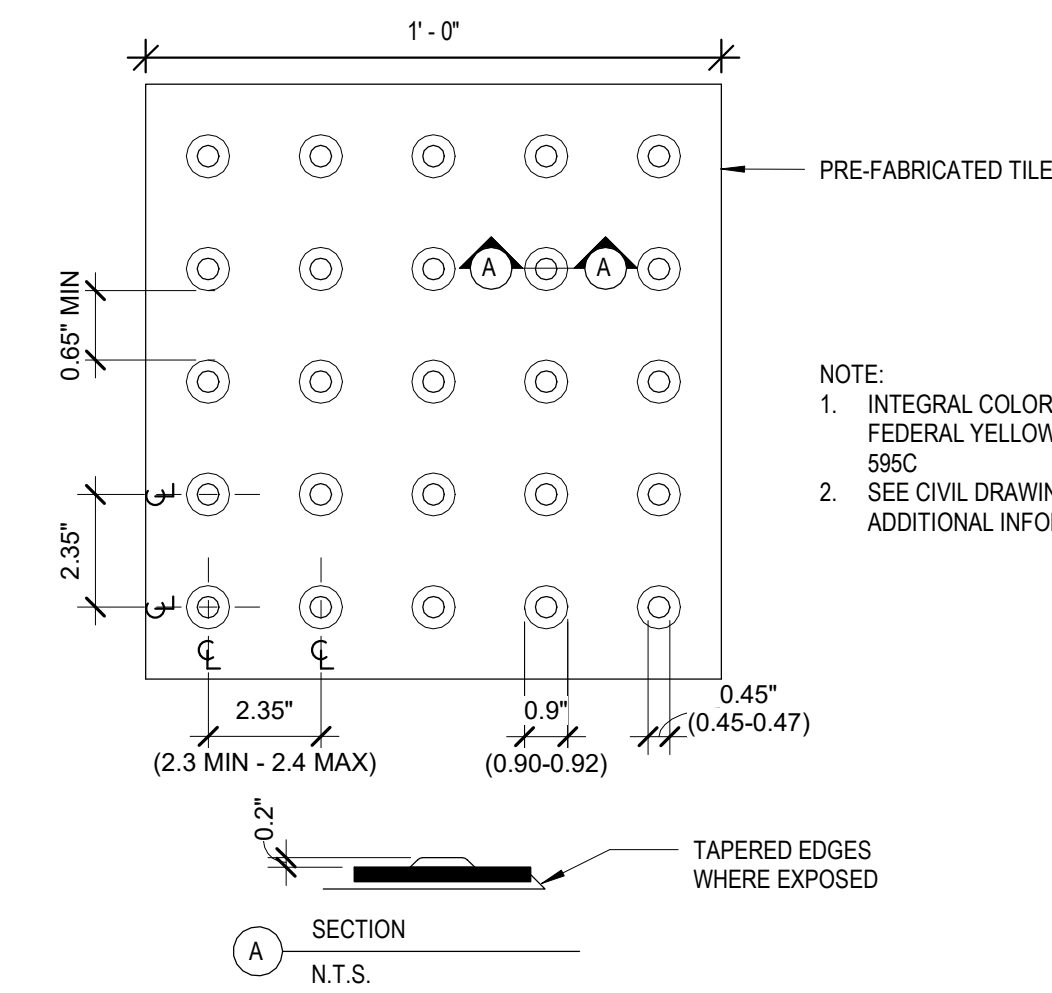
(a)

FIG. 11B 308.3.2

(b)

SIDE REACH

SCALE: 1/2" = 1'-0" 2



- NOTE:
1. INTEGRAL COLOR SHALL BE FEDERAL YELLOW FS 3538 58C
 2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

SECTION A N.T.S.

MANEUVERING CLEARANCES

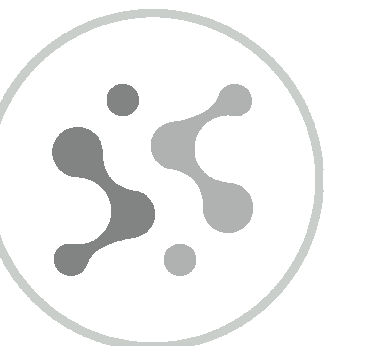
SCALE: 1/4" = 1'-0" 6

DETECTABLE WARNING TILE

SCALE: 3" = 1'-0" 3

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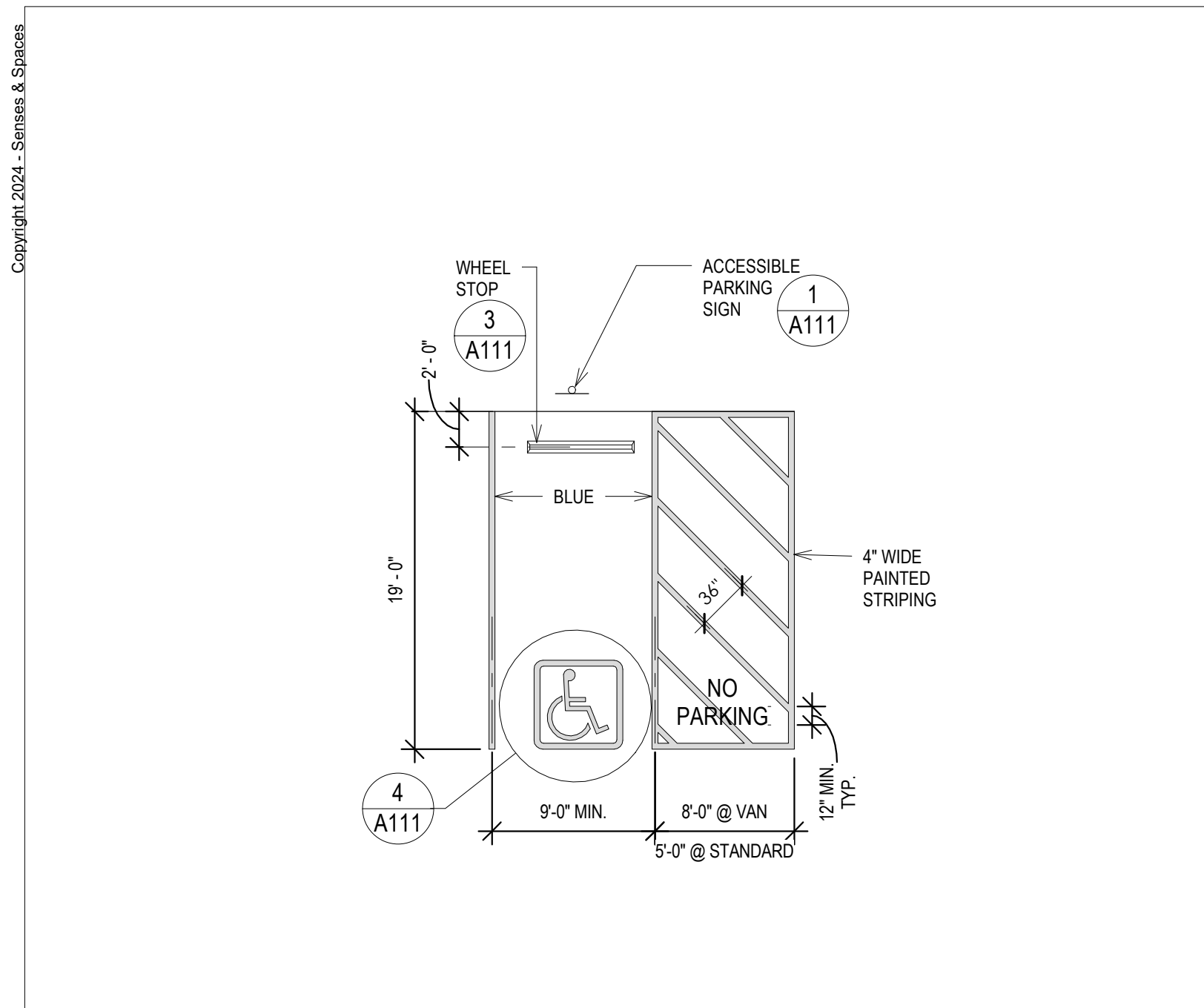
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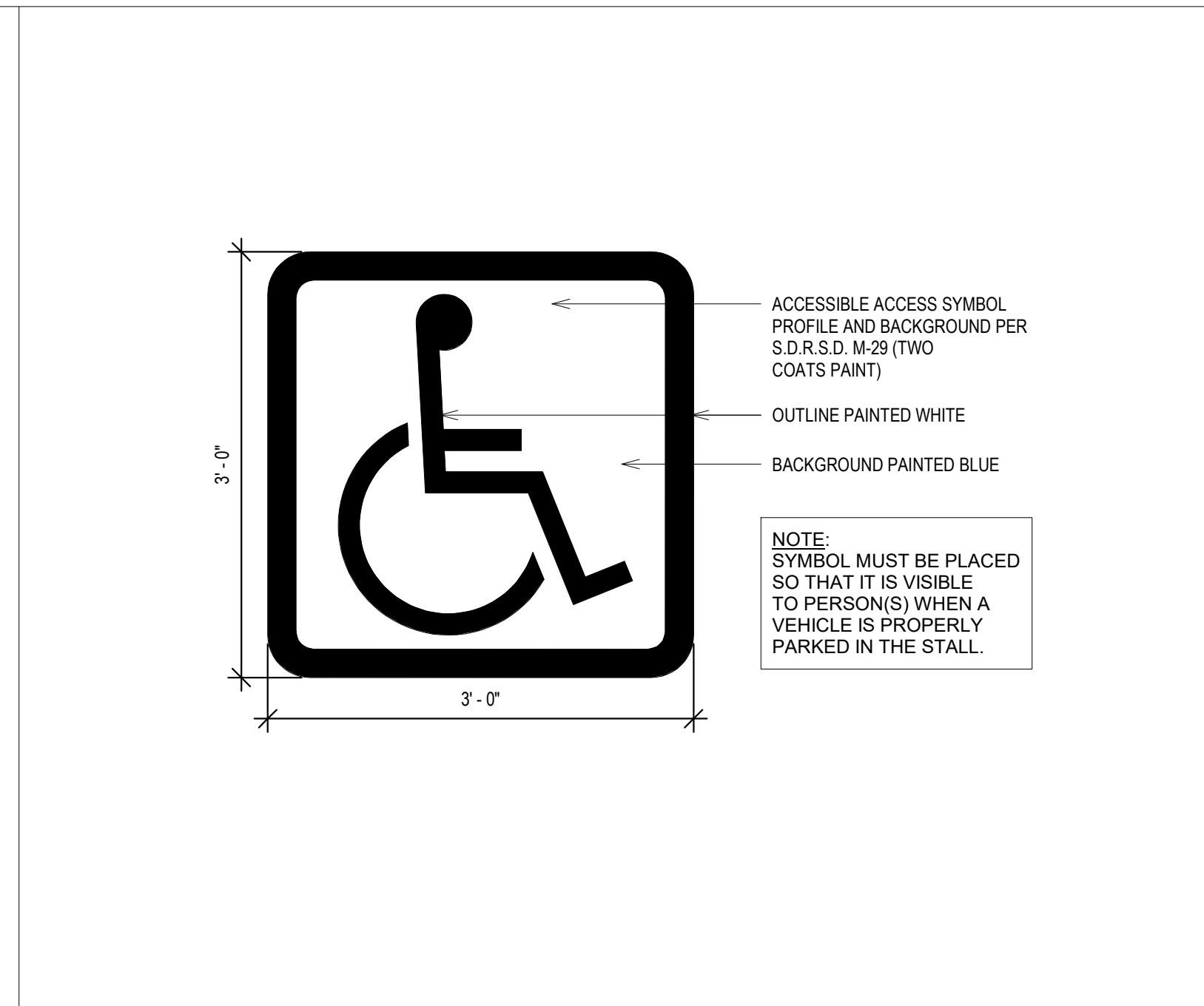
ACCESSIBILITY DETAILS

Drawing No.

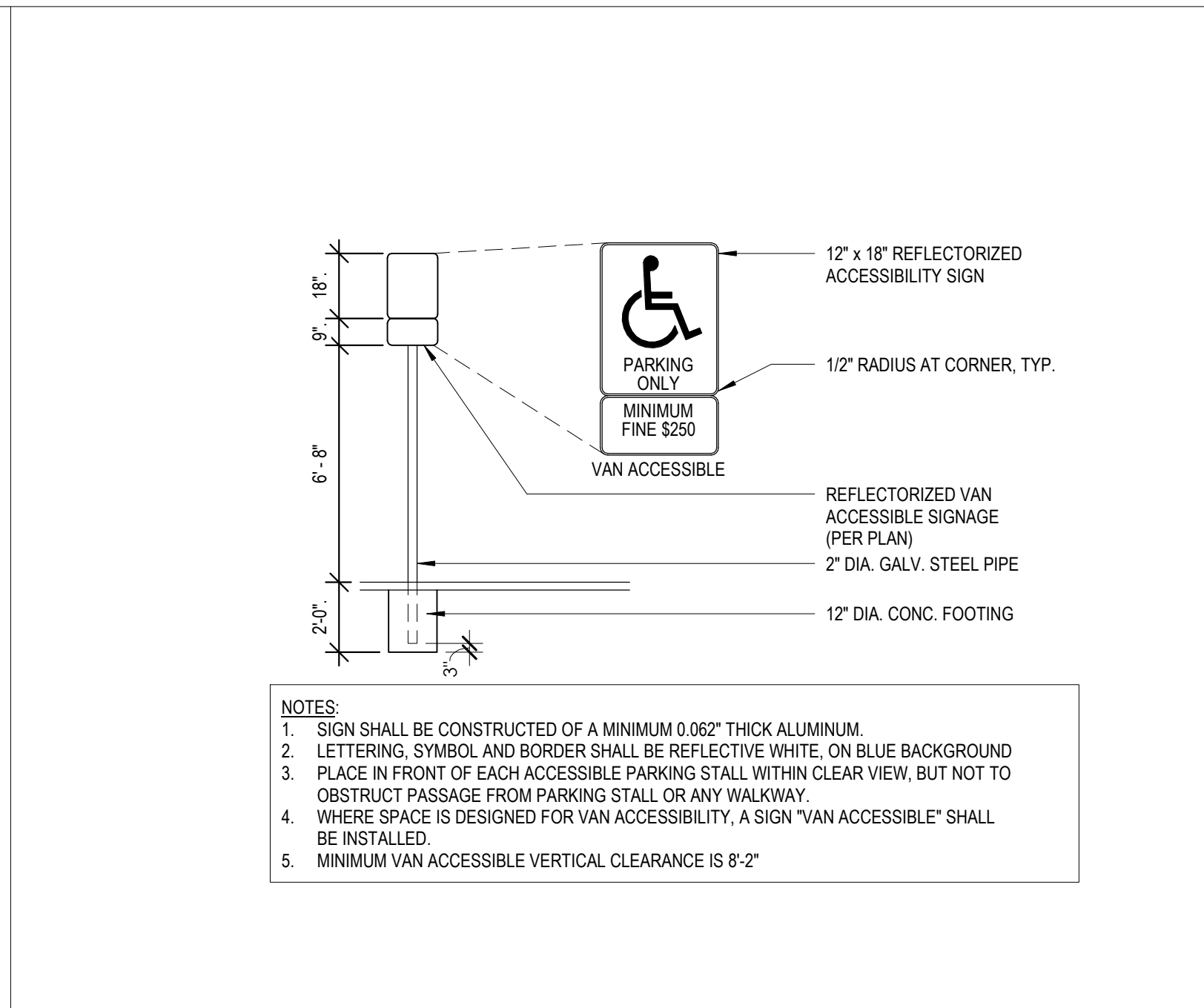
A110



ACCESSIBLE PARKING SCALE: 1/8" = 1'-0" 7



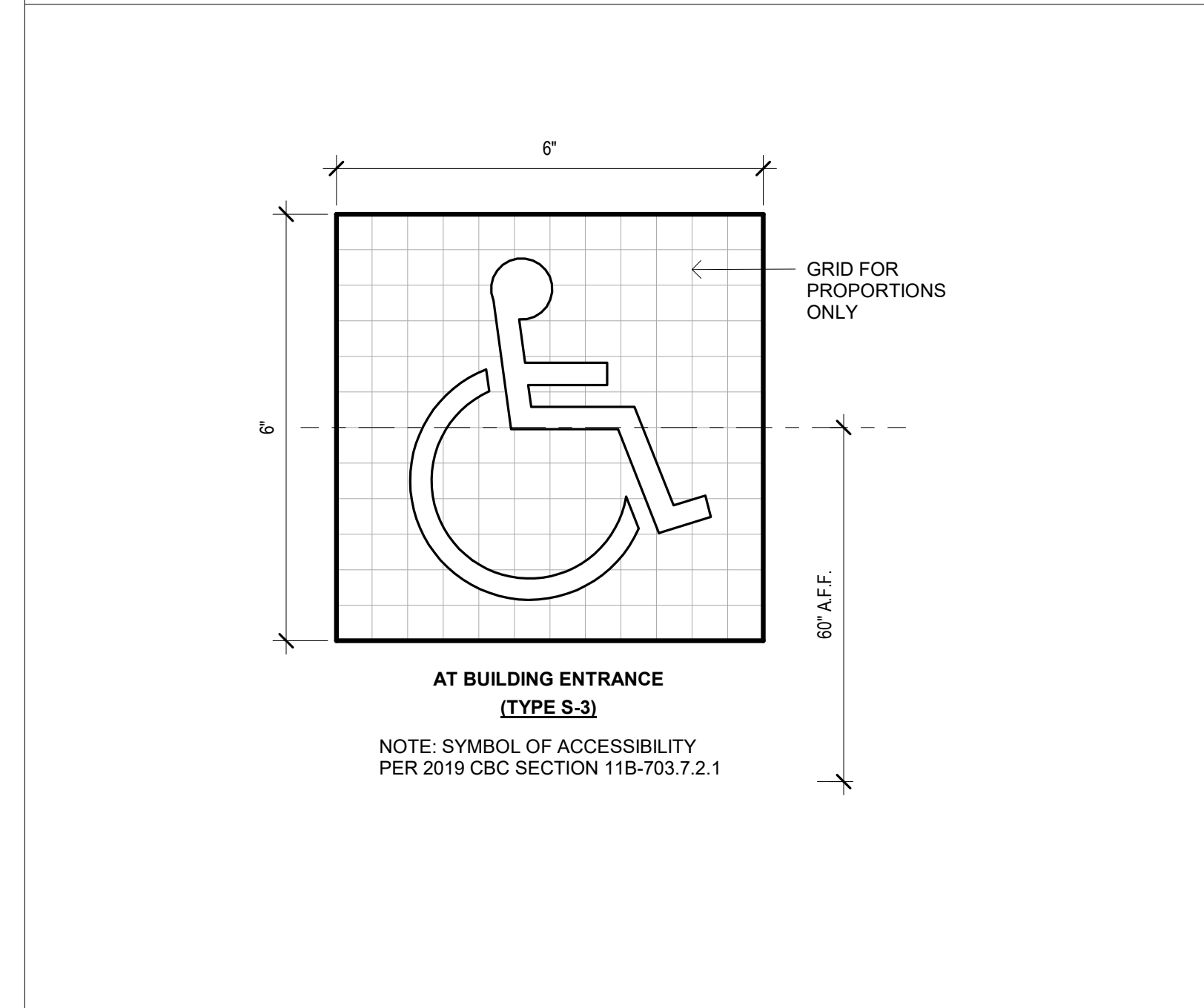
ACCESSIBLE PARKING SYMBOL SCALE: 1" = 1'-0" 4



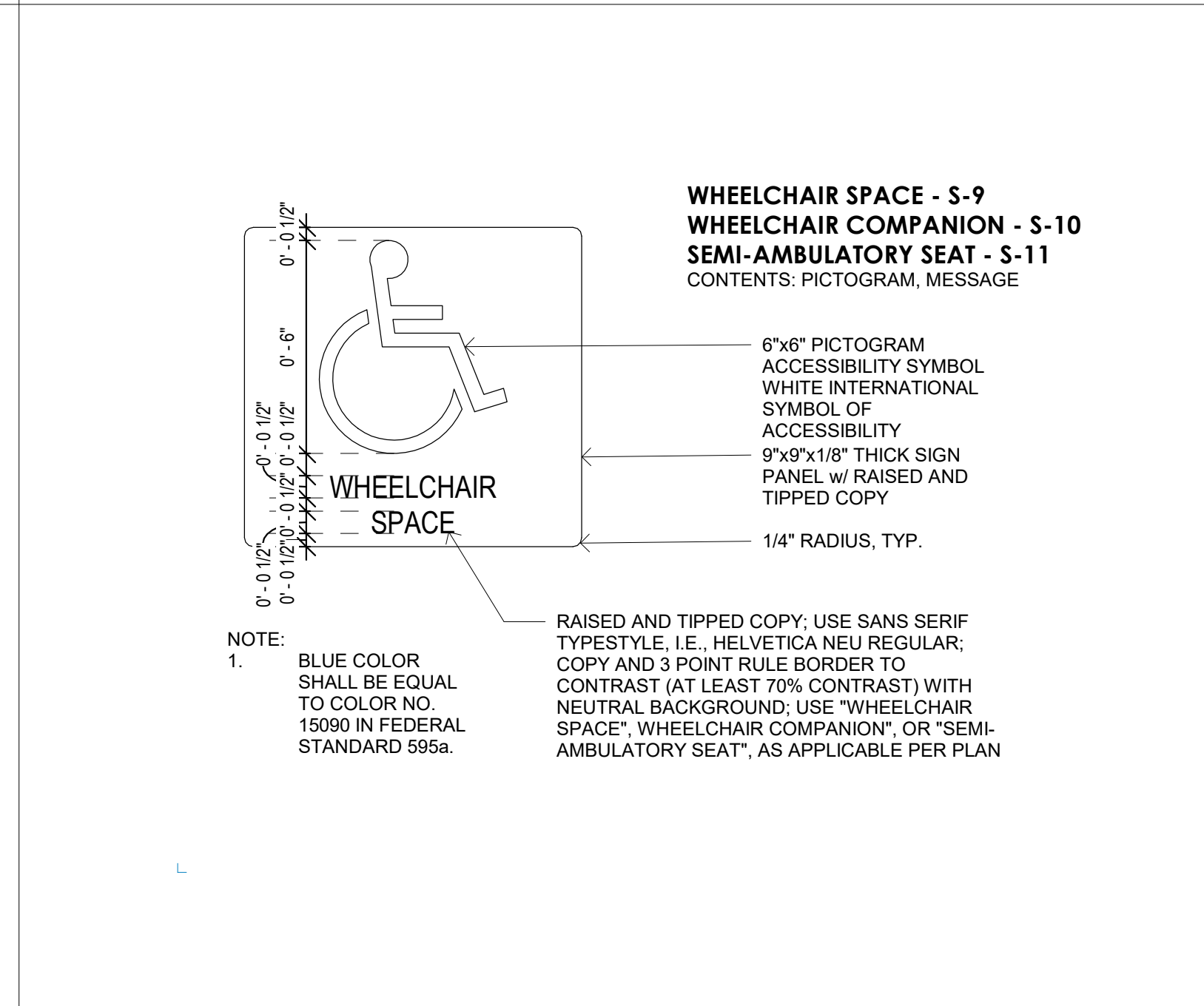
ACCESSIBLE PARKING SIGN SCALE: 1/4" = 1'-0" 1

SIGNS NOTES

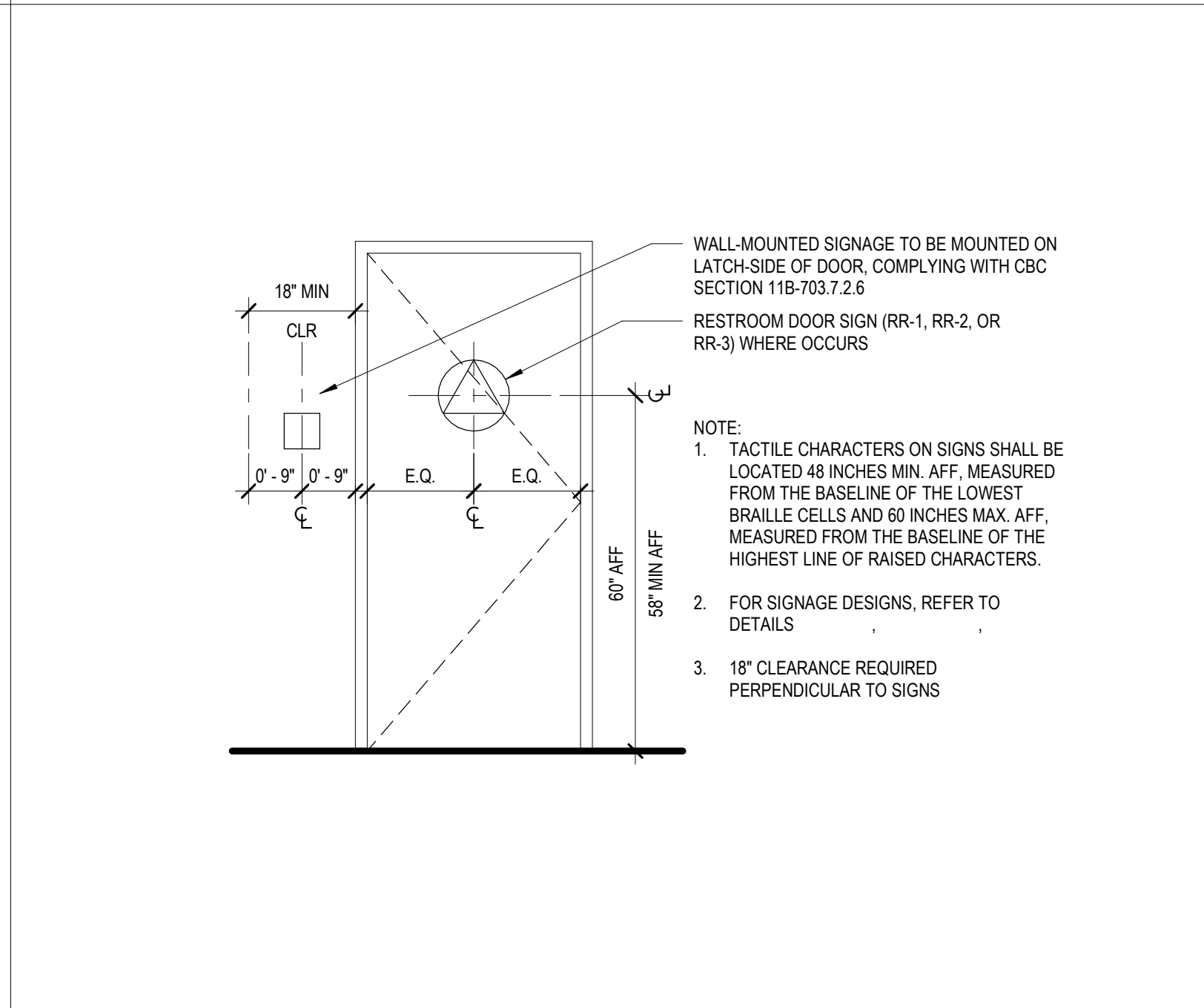
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 599B. (CBC SECTION 11B-703.7.2.1)
- CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" (CBC SEC. 11B-703.2.4), AND A STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER (CBC SEC. 11B-703.5.7).
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE I. LOWER CASE CHARACTERS ARE PERMITTED. (CBC TABLE 11B-703.5.5)
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (CBC SECTION 11B-703.7.1)
- WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING: (CBC SECTION 11B-703.2)
 - LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN. AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (CBC SECTION 11B-703.2)
 - PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MIN. OF 6" IN HEIGHT. (CBC SECTION 11B-703.6.1 & 11B-703.6.3)
 - TEXT SHALL BE IN A HORIZONTAL FORMAT. (CBC SECTION 11B-703.5.10)
 - BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM AND 1/2 INCH (12.7 MM) MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS. (CBC SEC. 11B-703.3.2)
- CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MIN. OF 1.40" ABOVE THE BACKGROUND. (CBC SECTION 11B-703.3)
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (CBC SECTION 11B-703.5 & 11B-216.6)
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTIONS 11B-703.2. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT (CBC SECTION 11B-703.4.2). TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1219 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES (1524 MM) MAXIMUM ABOVE THE FINISH 1100R OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. (CBC SECTION 11B-703.4.1)



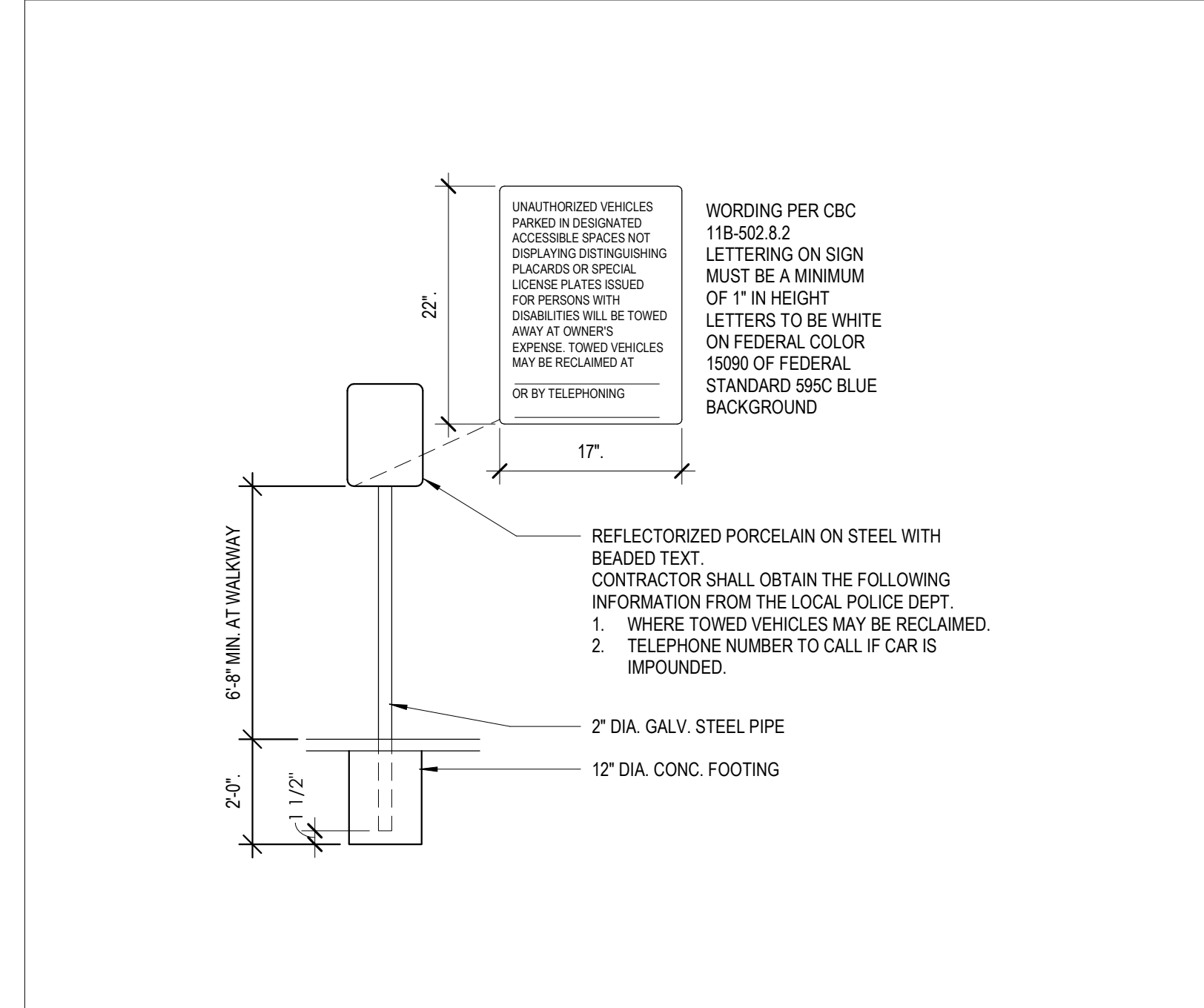
INTERNACIONAL SYMBOL OF ACCESSIBILITY SCALE: 6" = 1'-0" 8



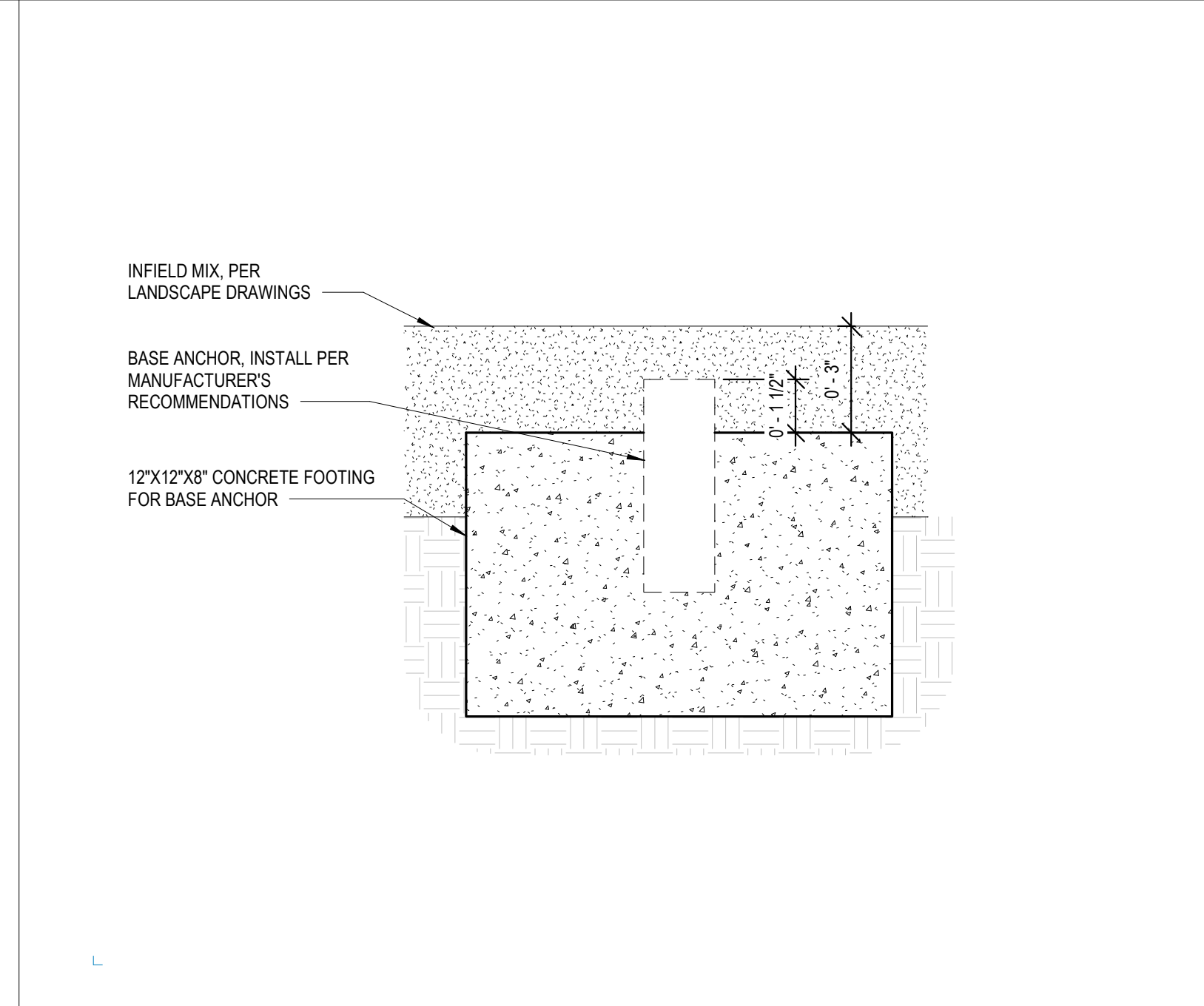
ACCESSIBLE FACEPLATE DETAIL SCALE: 3" = 1'-0" 5



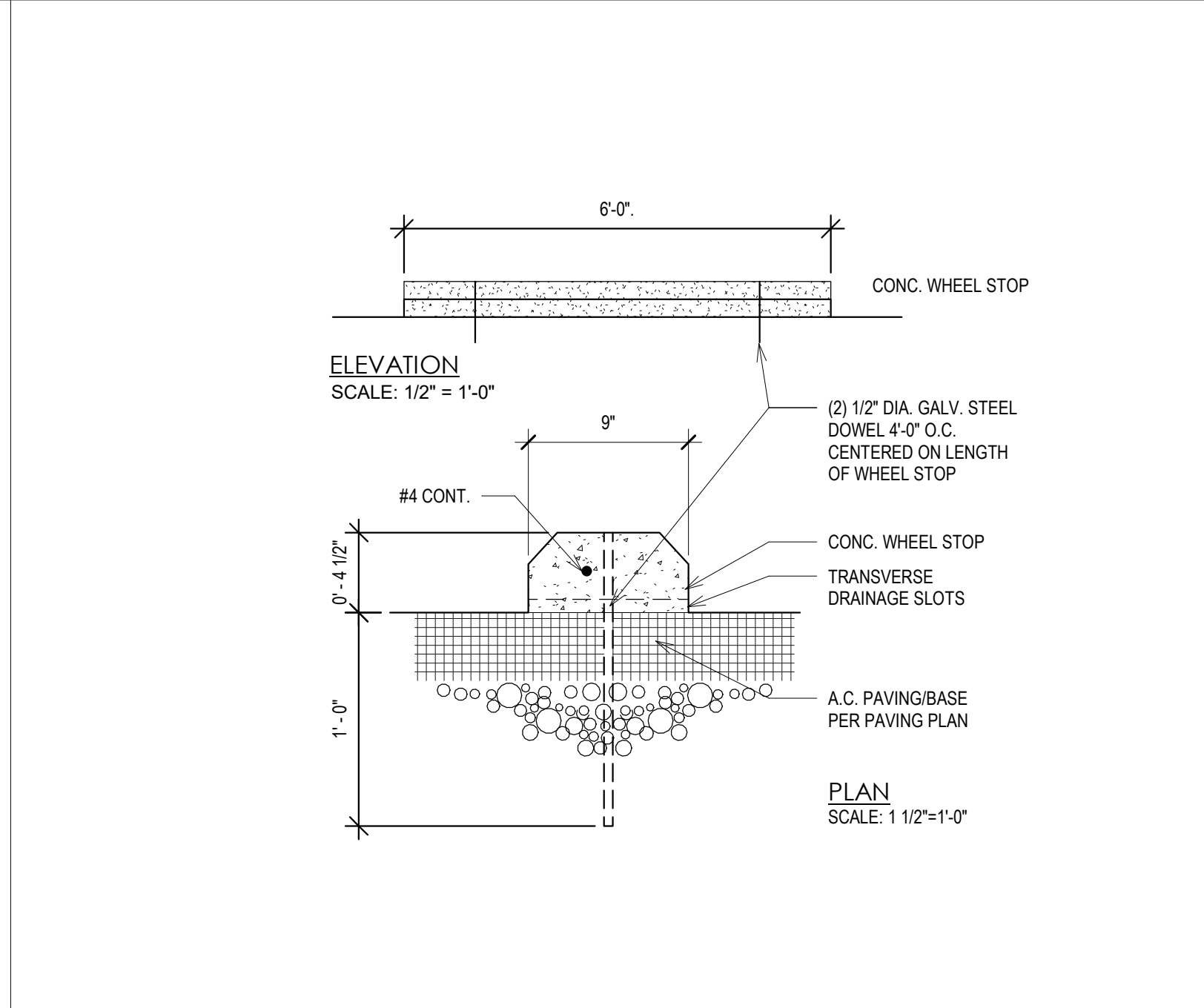
SIGNAGE MOUNTING DETAIL SCALE: 1/2" = 1'-0" 2



ACCESSIBLE ENTRANCE/TOW AWAY SIGN SCALE: 3/4" = 1'-0" 9



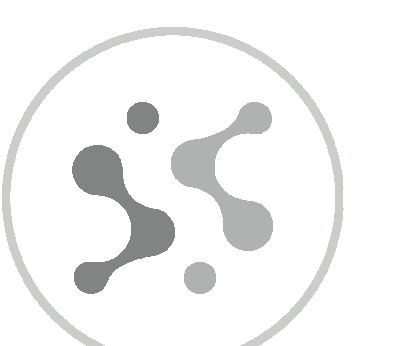
BASE ANCHOR SCALE: 3" = 1'-0" 6



WHEEL STOP SCALE: 1 1/2" = 1'-0" 3

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SENSES & SPACES

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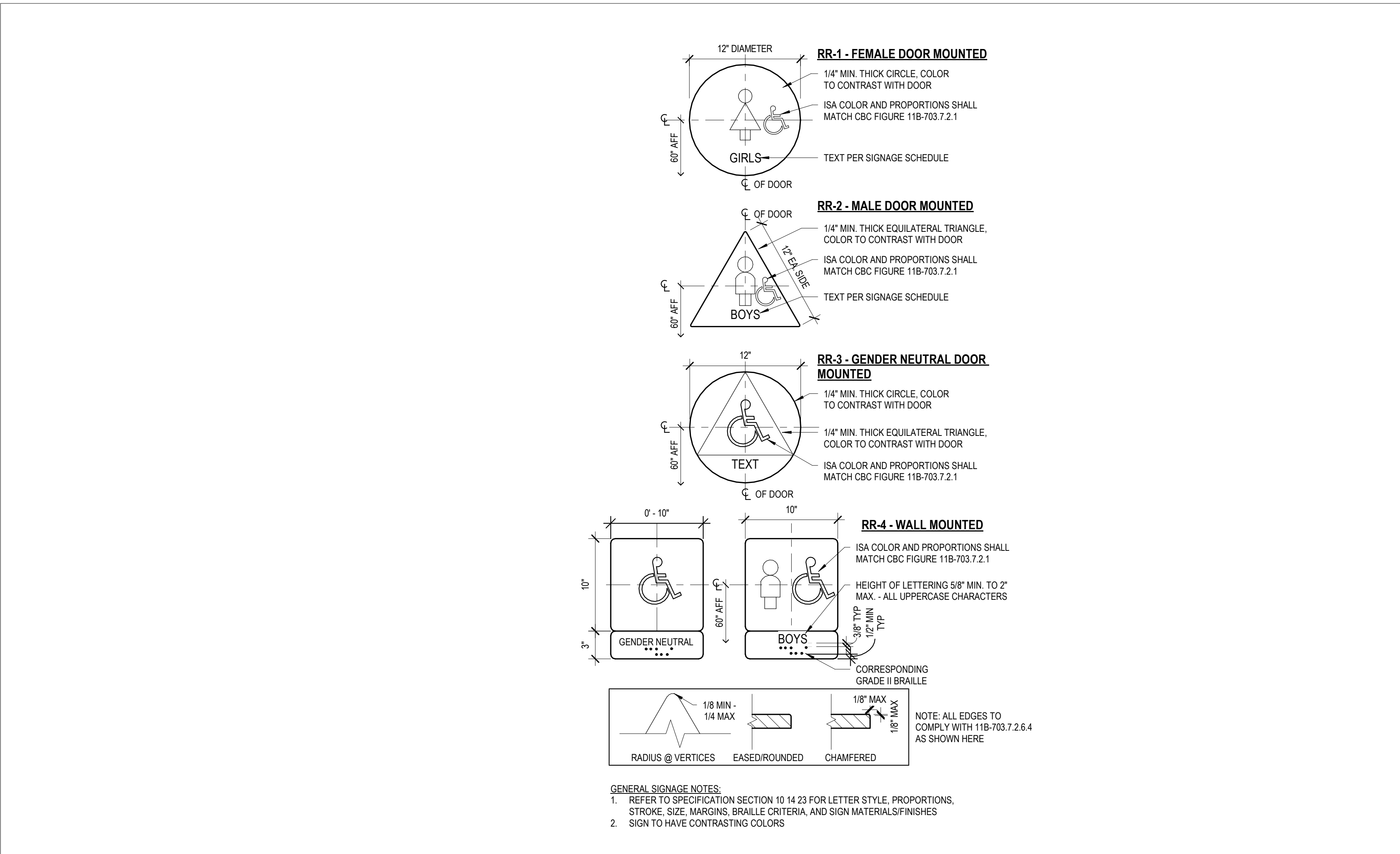
All ideas, designs, and arrangements indicated on these drawings are the property of Senses & Spaces and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the designer. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the designer.

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ADA SIGNAGE & DETAILS

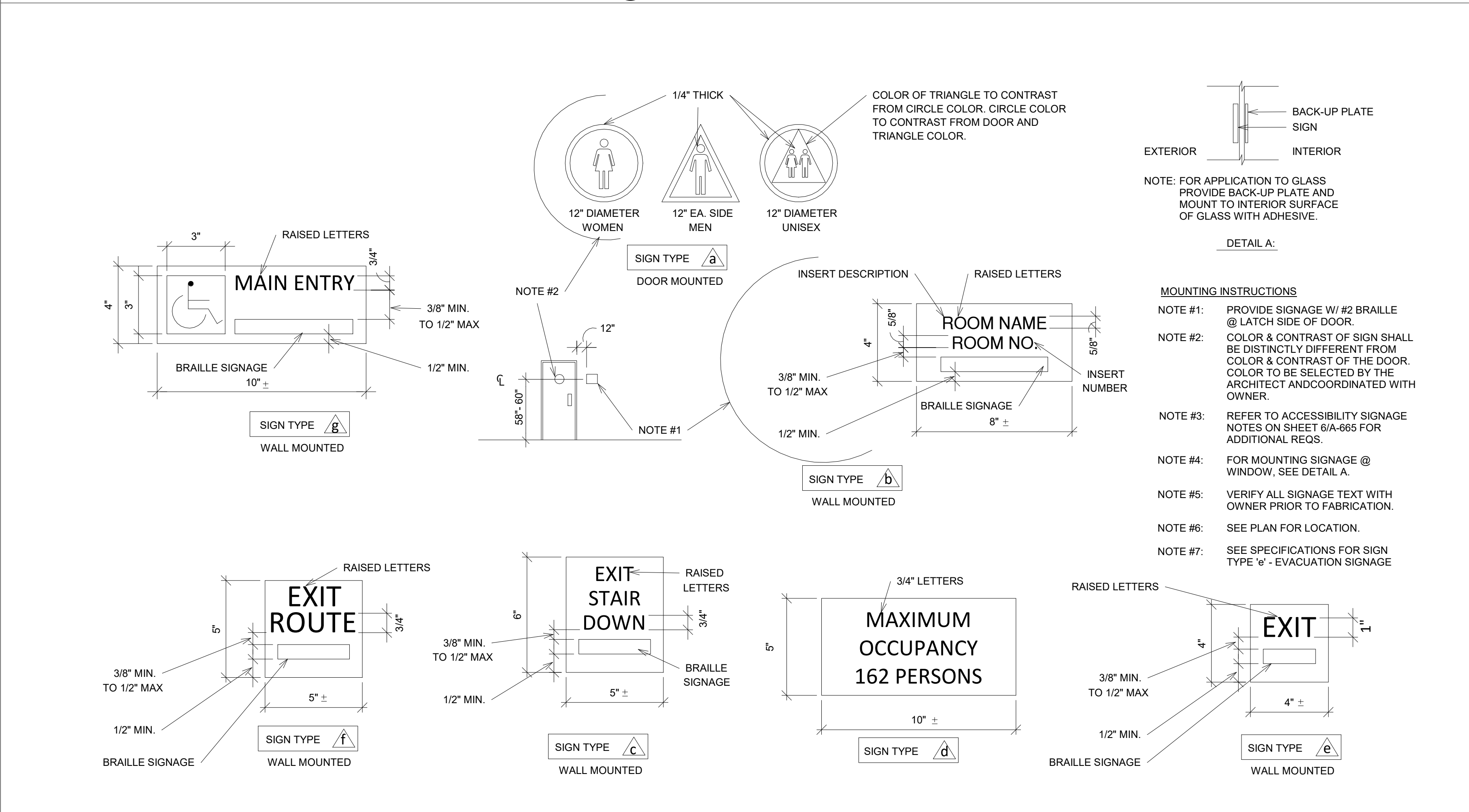
Drawing No.

A111



RESTROOMS SIGNAGE TYPES

SCALE: 1 1/2" = 1'-0" 1

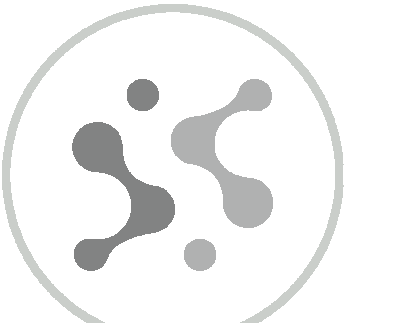


SIGNAGE MOUNTING AND ANCHORING

SCALE: 3" = 1'-0" 2

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ADA SIGNAGE & DETAILS

Drawing No. **A112**



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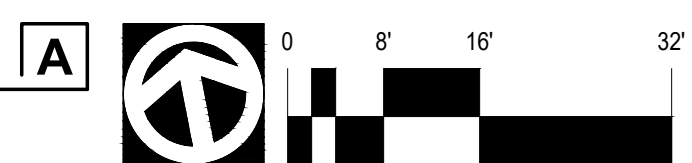
ILLUSTRATIVE
PLAN

SHEET

L-1



ILLUSTRATIVE PLAN
SCALE 1"=16'-0"



ALL DESIGN, LANDSCAPE ARCHITECTURE AND ARCHITECTURE SERVICES PROVIDED BY SOTELO LANDSCAPE ARCHITECTS AND ARCHITECTS. THIS PLAN IS THE PROPERTY OF SOTELO LANDSCAPE ARCHITECTS AND ARCHITECTS. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOTELO LANDSCAPE ARCHITECTS.

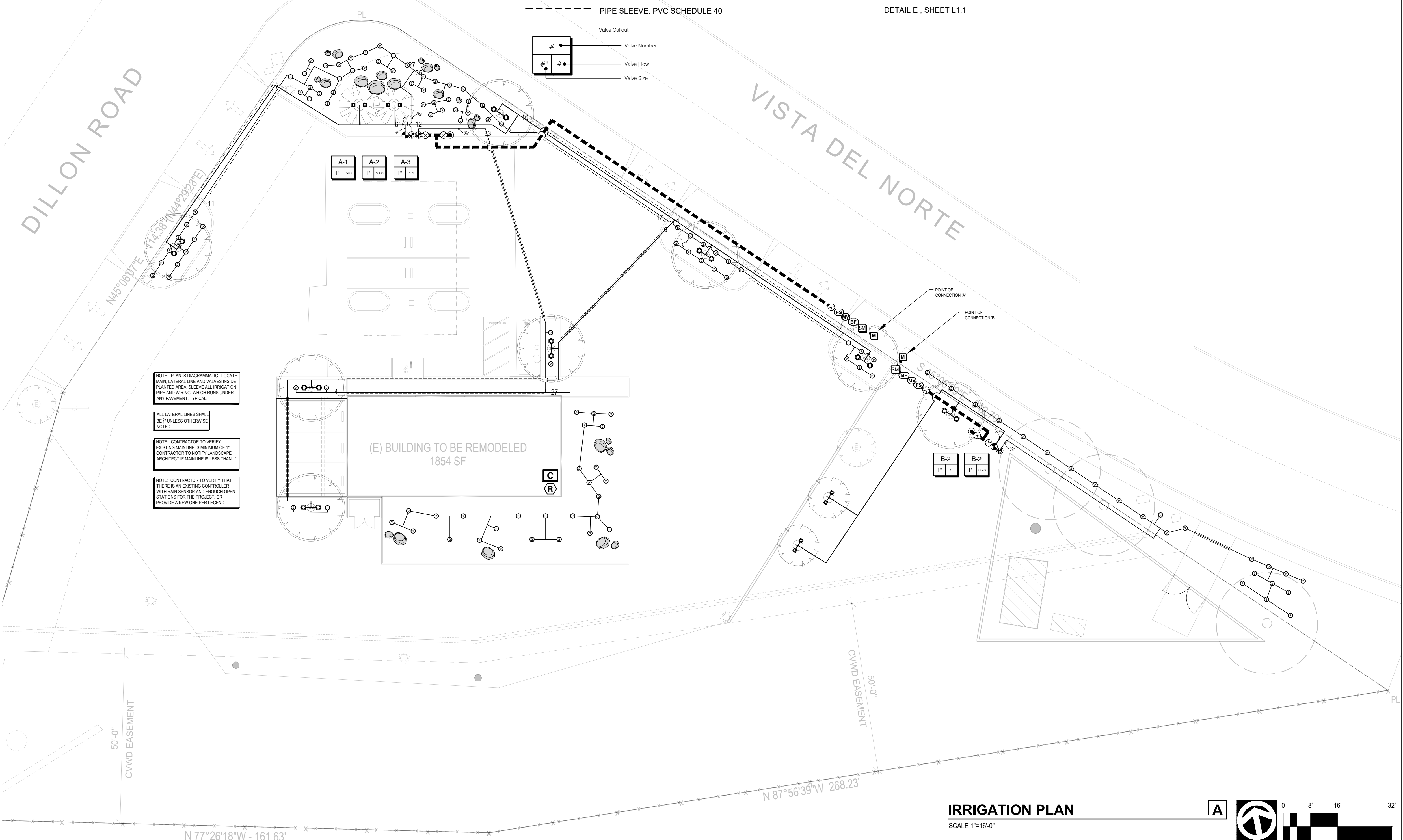
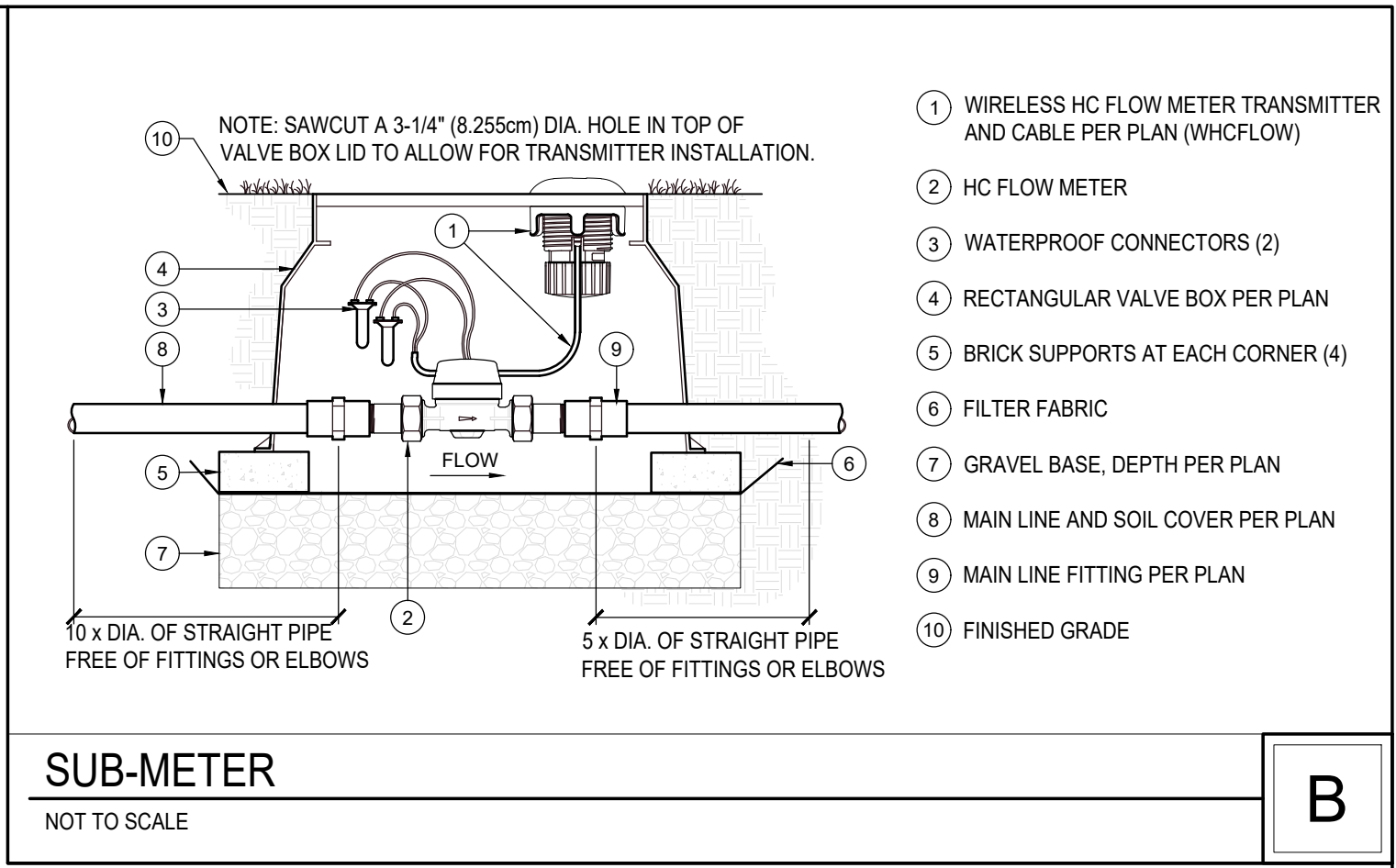
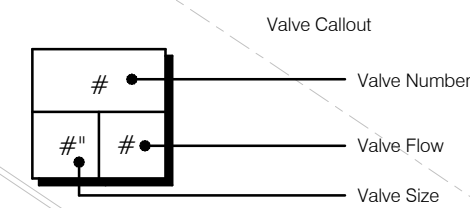
IRRIGATION NOTES

- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS THAT ARE COMPLETE AND FUNCTIONING IN EVERY WAY.
- PLANS ARE PRECISE, AND YET DIAGRAMMATIC. PRECISE LOCATION OF HEADS SHALL BE FIELD ADJUSTED TO MEET MINOR VARIATIONS IN PLAN.
- CONTRACTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.
- CONTRACTOR SHALL CHECK AND VERIFY WATER PRESSURE OF 75 PSI AT POINT OF CONNECTION (P.O.C.) NEAR SITE ENTRY PRIOR TO BEGINNING OF WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- POINT OF CONNECTION (P.O.C.) - REFER TO PLAN FOR LOCATIONS OF THE TWO EXISTING WATER METERS
- DIRECT BURIAL CONTROL WIRE SHALL BE 24 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS, UP, UL APPROVED, 14-GAUGE (MINIMUM) CONTROL WIRE, 12-GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. SIZE OF WIRE FOR RUNS OVER 1000' LONG SHALL BE PER MANUFACTURER'S SPECS.
- NEUTRAL WIRES: WHITE (#12 AWG), DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.
- PILOT WIRES: (#14 AWG) USE AS MANY AS NECESSARY.
- VALVE NO. VALVE NO. VALVE NO.
1. YELLOW STRIPE 7. YELLOW W/ BLACK STRIPE 13. ORANGE W/ RED STRIPE
2. ORANGE STRIPE 8. ORANGE W/ BLACK STRIPE 14. PURPLE W/ WHITE STRIPE
3. BLUE STRIPE 9. RED W/ BLACK STRIPE 15. BROWN W/ WHITE STRIPE
4. BLACK STRIPE 10. WHITE W/ RED STRIPE 16. YELLOW W/ WHITE STRIPE
5. BROWN STRIPE 11. YELLOW W/ RED STRIPE 17. BLUE W/ WHITE STRIPE
6. PURPLE STRIPE 12. BLUE W/ RED STRIPE 18. RED W/ WHITE STRIPE
- SPARE WIRES: TWO (2) RED (#14 AWG) FROM FURTHEST VALVE OR MANIFOLD TO EACH CONTROLLER. *COLORS REPEAT FOR VALVES BEYOND 18.
- CONTRACTOR TO PROVIDE TWO EXTRA CONTROL WIRES AT FURTHEST VALVE BACK TO THE CONTROLLER AND (ALT ITEM) ONE EXTRA WIRE FROM EACH VALVE BANK BACK TO CONTROLLER.
- IN-LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES, OR PLASTIC VALVE BOXES, WITH WATERPROOF SEALING PACKETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED. SLEEVEING SHALL BE MARKED AT EACH END OF FLATWORK OR WALLS BY A PAINT DOT.
- CONTRACTOR SHALL NOTE LOCATIONS OF TREES ON PLANTING PLAN AND SHALL ROUTE IRRIGATION PIPE AND PLACE HEADS TO PREVENT CONFLICTS WITH TREE PLANTING. GROUP VALVES IN BOXES, PARALLEL TO EACH OTHER, IN PLANTING AREAS. LOCATE PIPE ALONG EDGE OF PLANTING AREAS WHEREVER POSSIBLE.
- ALL PIPE AND WIRE UNDER VEHICULAR USE AREAS AND PAVING SHALL BE 30" DEEP AND INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.
- FLUSH ALL PIPES CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.
- ALL HEADS TO BE 3" MINIMUM FROM BROW DITCH OR WALLS.
- OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF DESIRED INSPECTION TIME.
- PROVIDE ANTI-DRAIN VALVES OF CORRECT LINE SIZE WHERE FIELD CONDITIONS DEMAND, PER PLANS, AND/OR AS REQUIRED.
- CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 8'-0" INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.
- ALL "DRIP" IRRIGATION DEVICES, SHALL HAVE VALVES THAT SERVICE "DRIP" IRRIGATION AND SHALL BE INSTALLED WITH AN APPROVED FILTER, PER PLAN.
- CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO COMPLETELY COVER PLANTING AREAS WHILE AVOIDING WALKS, BUILDINGS, POSTS, COLUMNS, AND WINDOWS.
- ALL TRENCHES SHALL BE WETTED AND RECOMPACTED TO 90% MINIMUM UNDER FLATWORK AND 85% IN PLANTING AREAS.
- SYSTEM CONTROLLER SHALL BE SUPPLIED WITH THE CORRECT BATTERY BACK UP AND CONNECTED TO A RAIN SENSOR SHUTOFF DEVICE AND MOISTURE SENSOR, PER PLAN.
- CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:
A. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.
B. PROVIDE PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER, MOUNT INSIDE EACH CONTROLLER.
C. CONTRACTOR SHALL MOUNT IRRIGATION SCHEDULING GUIDELINES (PROVIDED BY LANDSCAPE ARCHITECT) IN A PLASTIC SLEEVE IN THE CONTROLLER BOX. CONTRACTOR IS REQUIRED TO USE MULTIPLE STARTS FOR EACH VALVE TO ACHIEVE DEEP WATERING.
D. "AS-BUILT" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, AND BELOW GRADE HEADS, IF DIFFERENT THAN PLANS. LOCATE BY DIMENSIONING FROM TWO FIXED POINTS (CONTRACTOR MAY USE A BLUEPRINT OF THE SPRINKLER PLAN AND EDIT IN PERMANENT RED INK FOR THE AS-BUILT DRAWING.)
- PROVIDE THE FOLLOWING TOOLS AND MATERIALS AS PART OF THIS CONTRACT:
A. ALL EQUIPMENT OPERATION MANUALS AND GUARANTEES.
B. 1 PLASTIC SEALED DIAGRAM OF SYSTEM AREAS. GET REDUCED PRINT FROM LANDSCAPE ARCHITECT.
C. 1 AS-BUILT DRAWINGS.
D. 2 SETS OF AUTOMATIC CONTROLLER KEYS FOR EACH CONTROLLER.
E. 1 QUICK COUPLER VALVE KEYS AND 1 HOSE SWIVEL AND BIBB ASSEMBLIES.
F. 1 WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED.
G. 1 SCREWDRIVER FOR ADJUSTING EACH TYPE OF SPRINKLER HEAD SUPPLIED.
- ALL IRRIGATION IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

AN IRRIGATION AUDIT REPORT MAY BE REQUIRED PRIOR TO OCCUPANCY
PRIOR TO RELEASE OF SECURITY, THE APPLICANT SHALL SUBMIT A LANDSCAPE IRRIGATION AUDIT THAT VERIFIES WATER USE IS WITHIN THE PARAMETERS OF WHAT WAS APPROVED ON THE PROJECT. THE AUDIT SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON(S) WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE

IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI | GPM | DETAIL | SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | DETAIL |
|--------|---|-----|---------------|------------------------|--------|--|----------------------|
| ☒ | RAINBIRD 1400 FLOOD BUBBLER MULTI-STREAM BUBBLER, FIXED RISER, 0.5 GPM. | 30 | 0.50 | DETAIL N, SHEET L1.1 | SM | HUNTER HC FLOW 100 SUBMETER | DETAIL B, SHEET L1.0 |
| ☉ | RAINBIRD RWS-B-C 18" LONG RZWS WITH INSTALLED 0.50 GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE | 30 | 0.50 | DETAIL O, SHEET L1.1 | MV | RAIN BIRD 300-BPES GLOBE 3" 3" BRASS MASTER VALVE, WITH GLOBE CONFIGURATION. WITH A PATENTED NYLON SCRUBBER THAT SCRAPES A STAINLESS STEEL SCREEN TO PREVENT DEBRIS BUILD-UP AND CLOGGING. | DETAIL B, SHEET L1.1 |
| ☉ | RAIN BIRD LRV-075 3/4" LOW FLOW DV VALVE | | | DETAIL D, SHEET L1.1 | BF | ZURN 975XL2 1" WITH ZURN BRONZE 1" WYE STRAINER 1-SXL REDUCED PRESSURE BACKFLOW DEVICE AND ENCLOSURE. INSTALL IN AN APPROVED VANDAL-PROOF STRONG BOX BACKFLOW PREVENTER ENCLOSURE GREEN COLOR. | DETAIL A, SHEET L1.1 |
| ☉ | RAIN BIRD XT025 W/ XERI-BUG 20PC 1/2" FEMALE THREADED POINT SOURCE DRIP EMITTER. QUANTITY CODED EMITTERS WITH FLOW RATES OF 2.0 GPH EACH. RECOMMENDED PRESSURE FROM 20 PSI-50 PSI. 1 EMITTER FOR SMALL SHRUBS. TWO EMITTERS FOR LARGER SHRUBS. SEE PLAN. | 20 | 2.00 (GPH) | DETAIL J,K, SHEET L1.1 | C | RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES. | DETAIL M, SHEET L1.1 |
| ☉ | RAIN BIRD PGA GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE. | | | DETAIL F, SHEET L1.1 | R | RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER. | DETAIL L, SHEET L1.1 |
| ☉ | RAIN BIRD 3-RC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY. | | | DETAIL I, SHEET L1.1 | FS | RAIN BIRD FS-100-P 1" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXVM(P) LXDM LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX | DETAIL C, SHEET L1.1 |
| ☒ | SPEARS BALL VALVE 1/2", 3/4", 1", 1-1/4", 1-1/2", 2" THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE. | | | DETAIL H, SHEET L1.1 | M | WATER METER TO REMAIN | |
| | | | | | | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 | DETAIL E, SHEET L1.1 |
| | | | | | | MAINLINE: PVC SCHEDULE 40 | DETAIL E, SHEET L1.1 |
| | | | | | | PIPE SLEEVE: PVC SCHEDULE 40 | DETAIL E, SHEET L1.1 |



IRRIGATION PLAN

SCALE 1"=16'-0"



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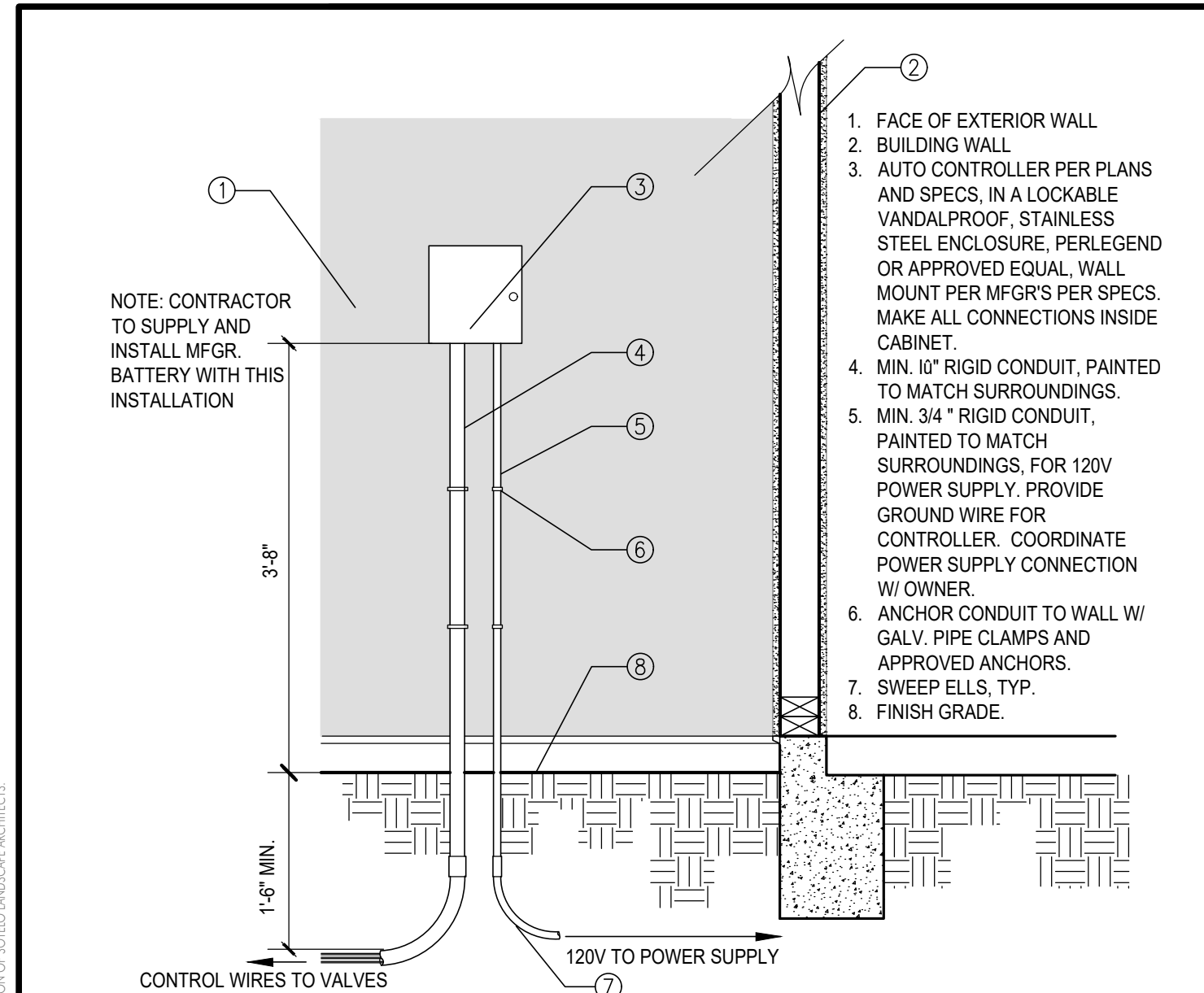


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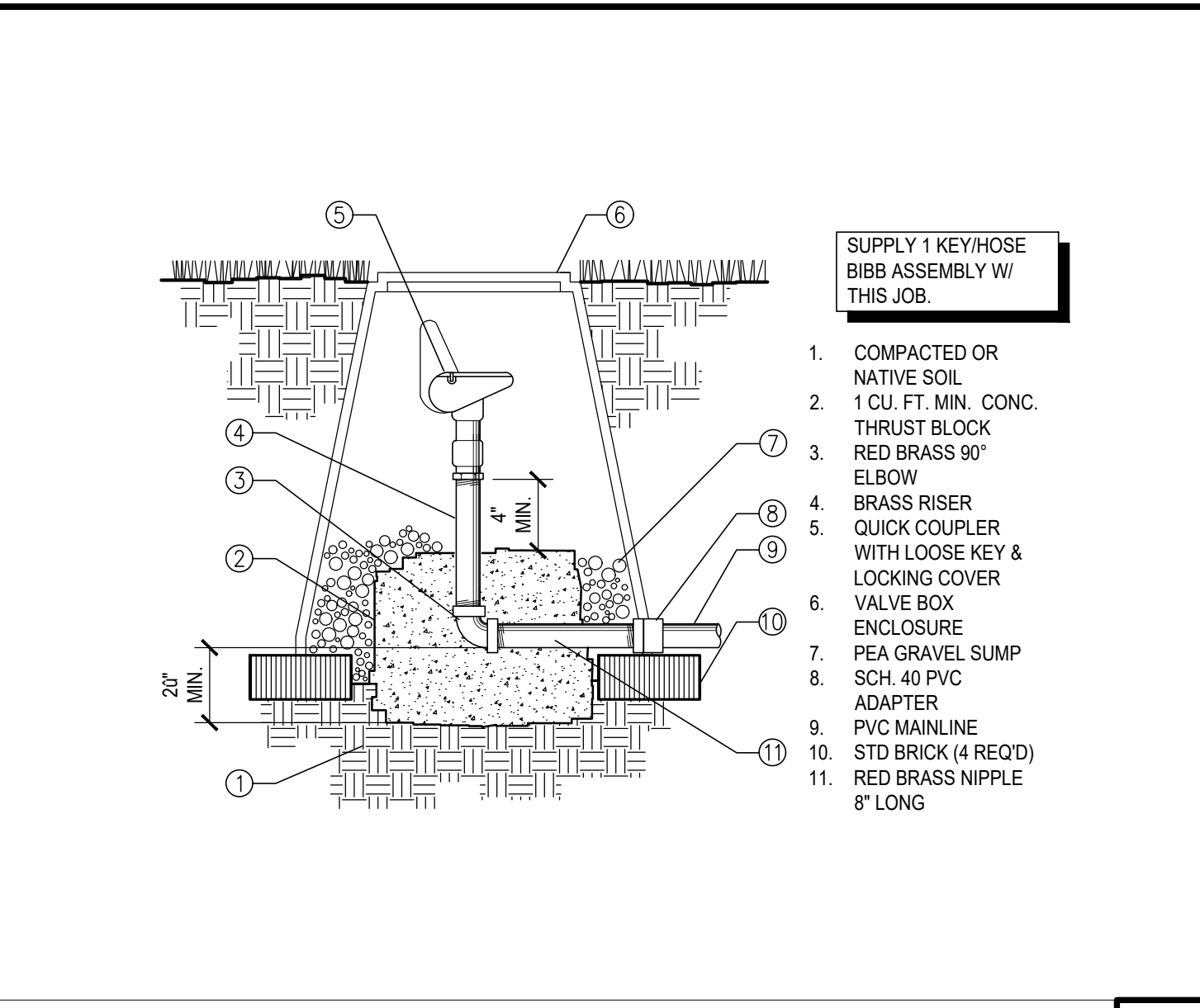
SUBMITTAL 05.14.24

**IRRIGATION
PLAN**

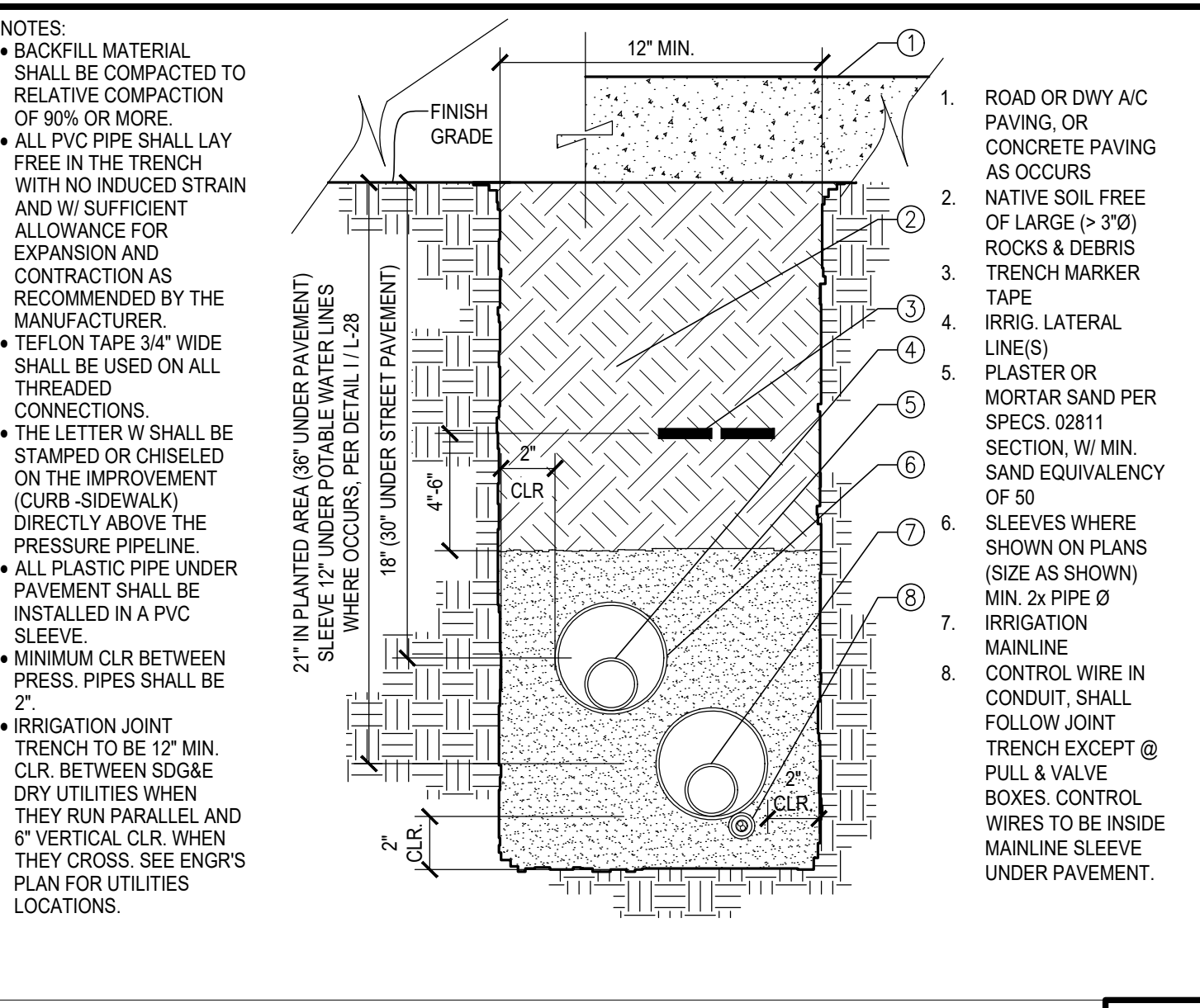
SHEET
L1.0



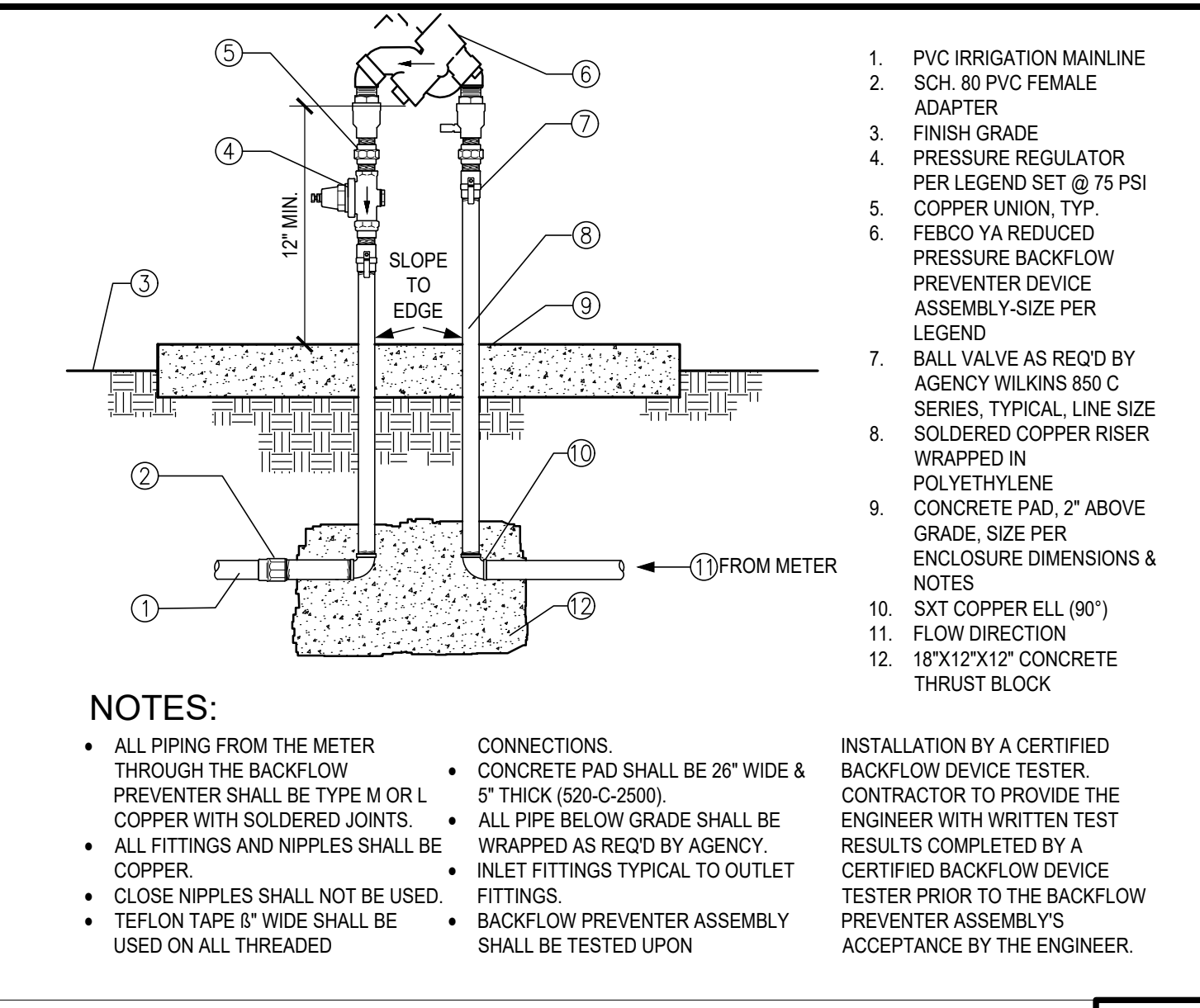
AUTOMATIC CONTROLLER
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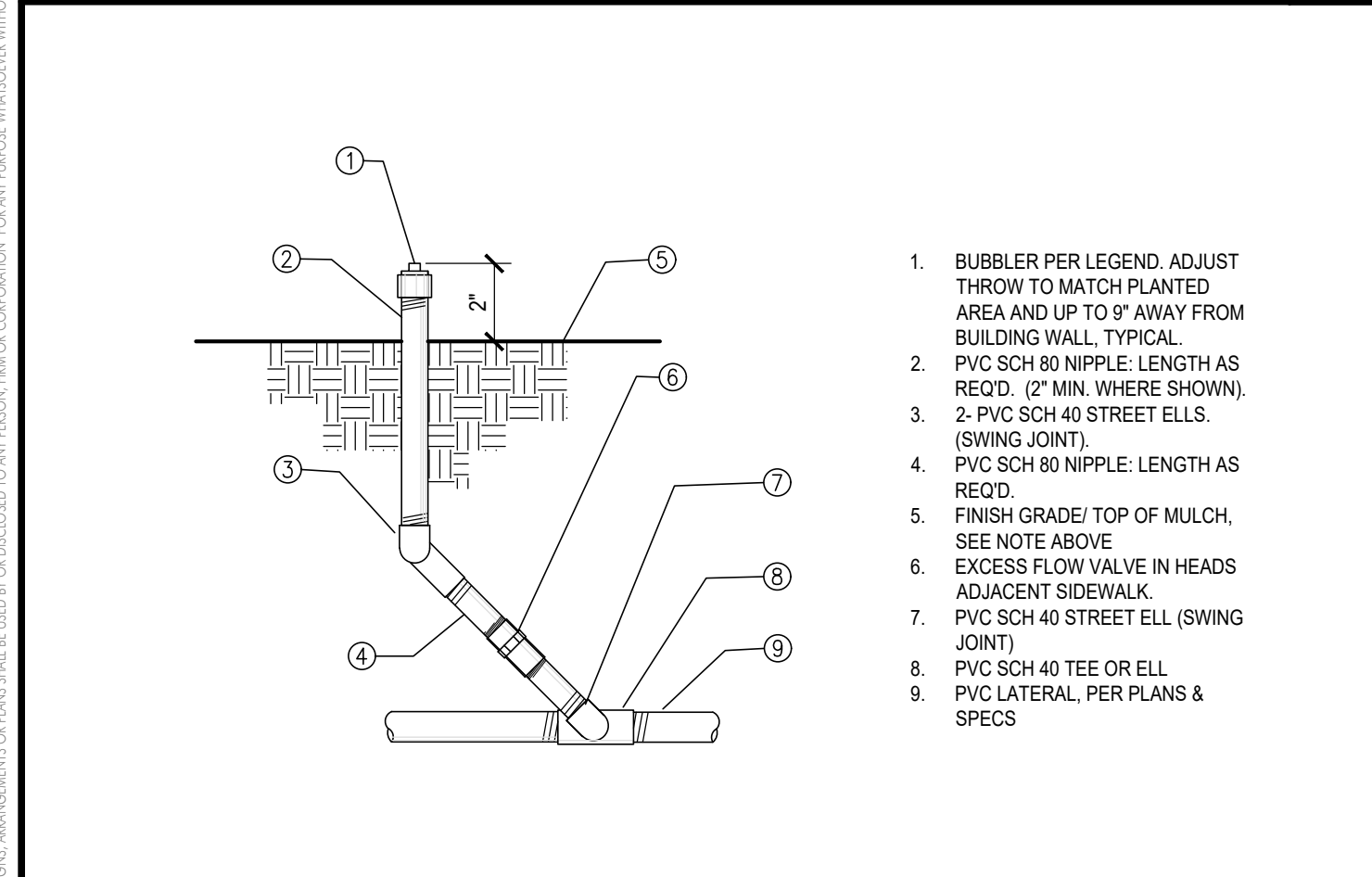
QUICK COUPLER VALVE IN BOX
NOT TO SCALE



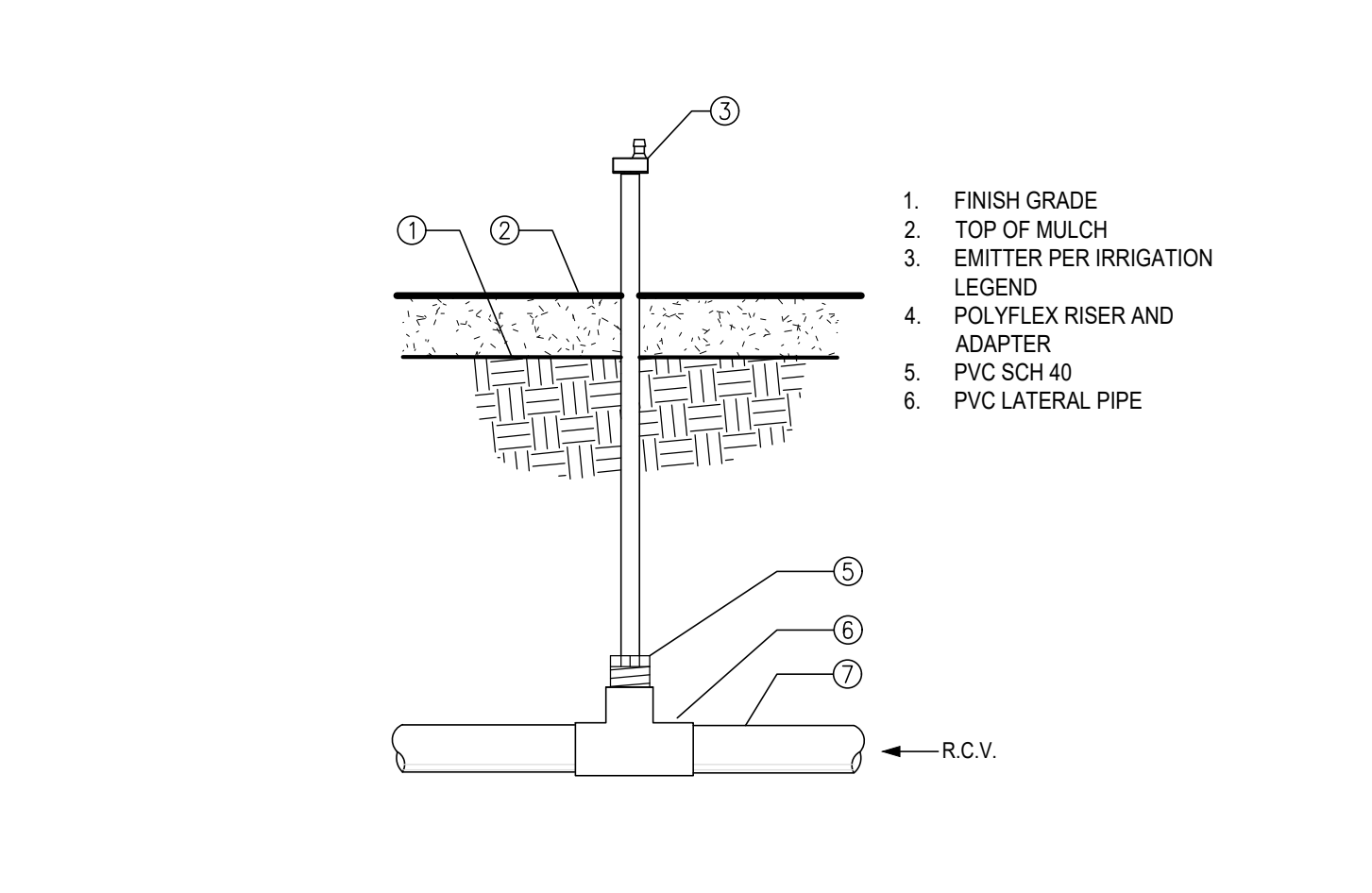
JOINT TRENCH
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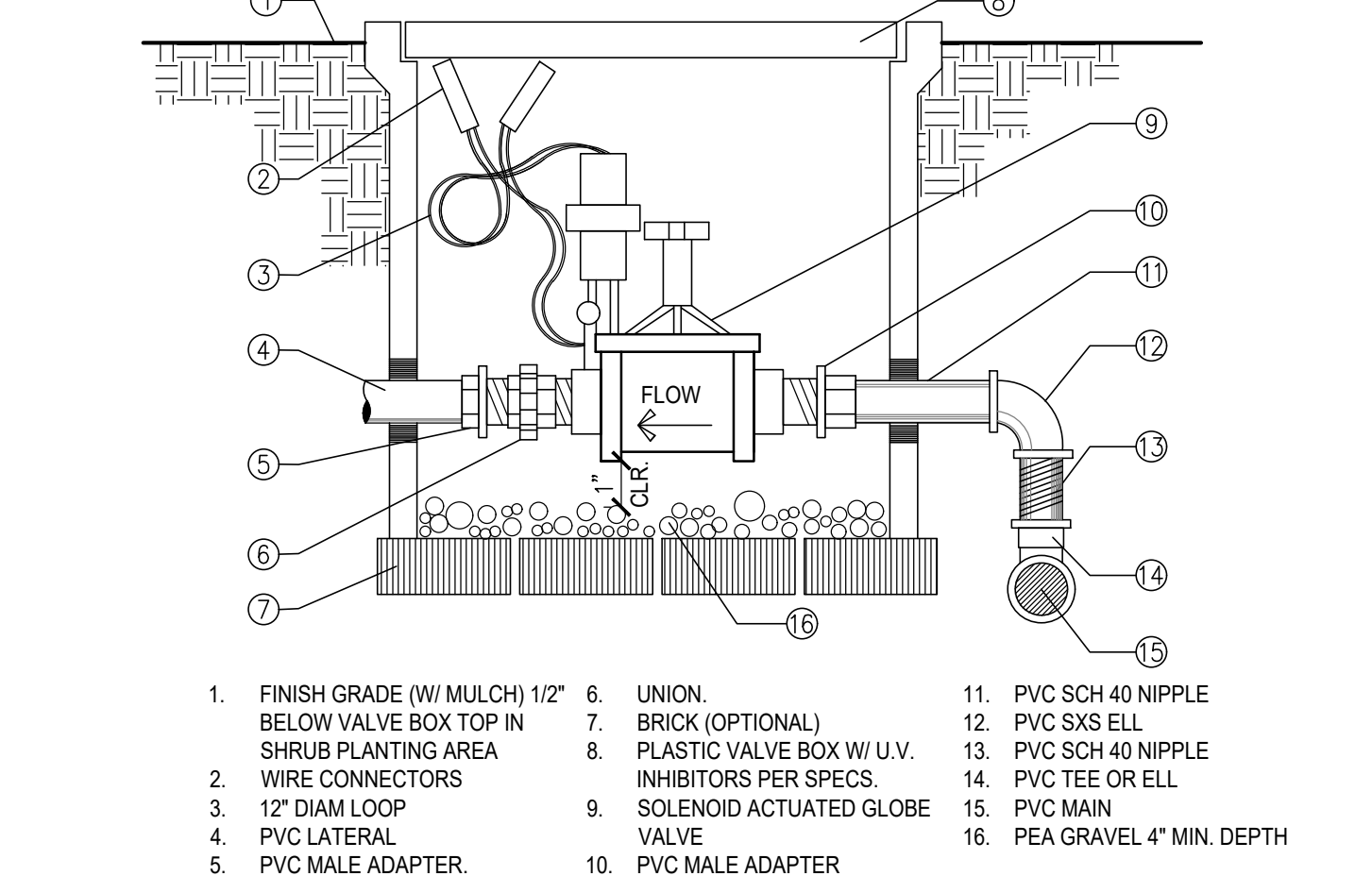
REDUCED PRESSURE BACKFLOW PREVENTER
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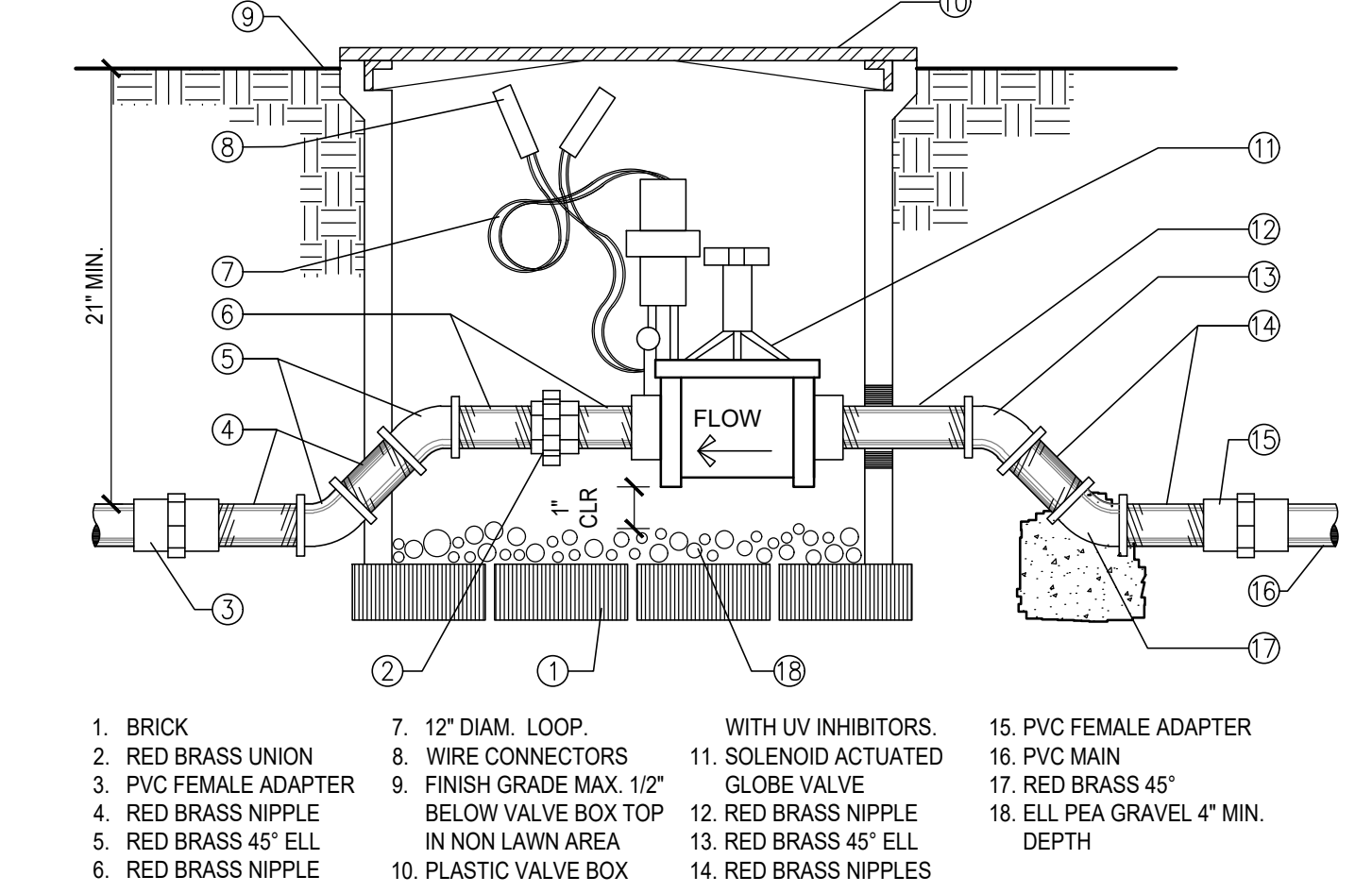
BUBBLER
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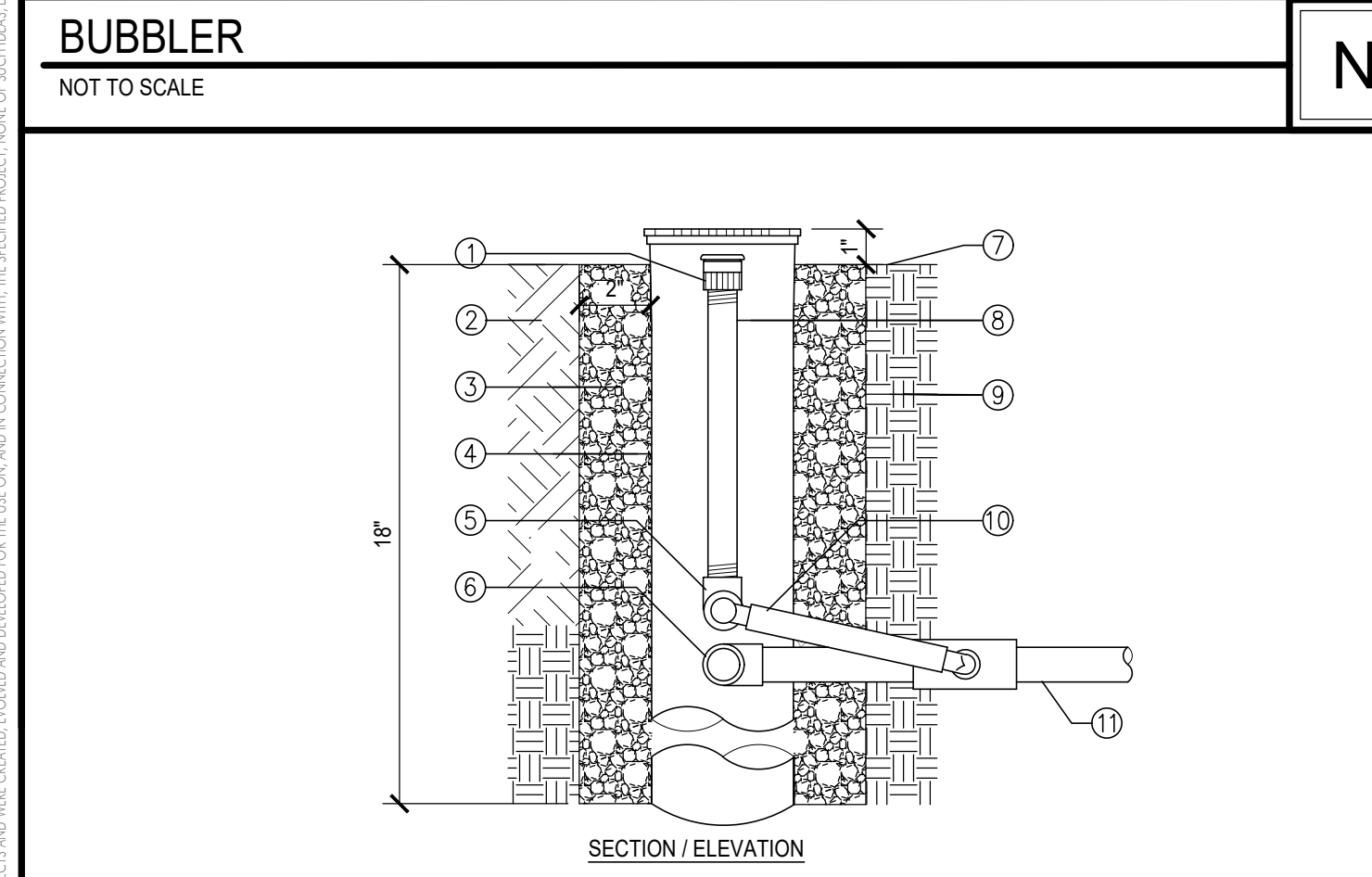
THREADED EMITTER DOWNHILL FROM R.C.V.
NOT TO SCALE



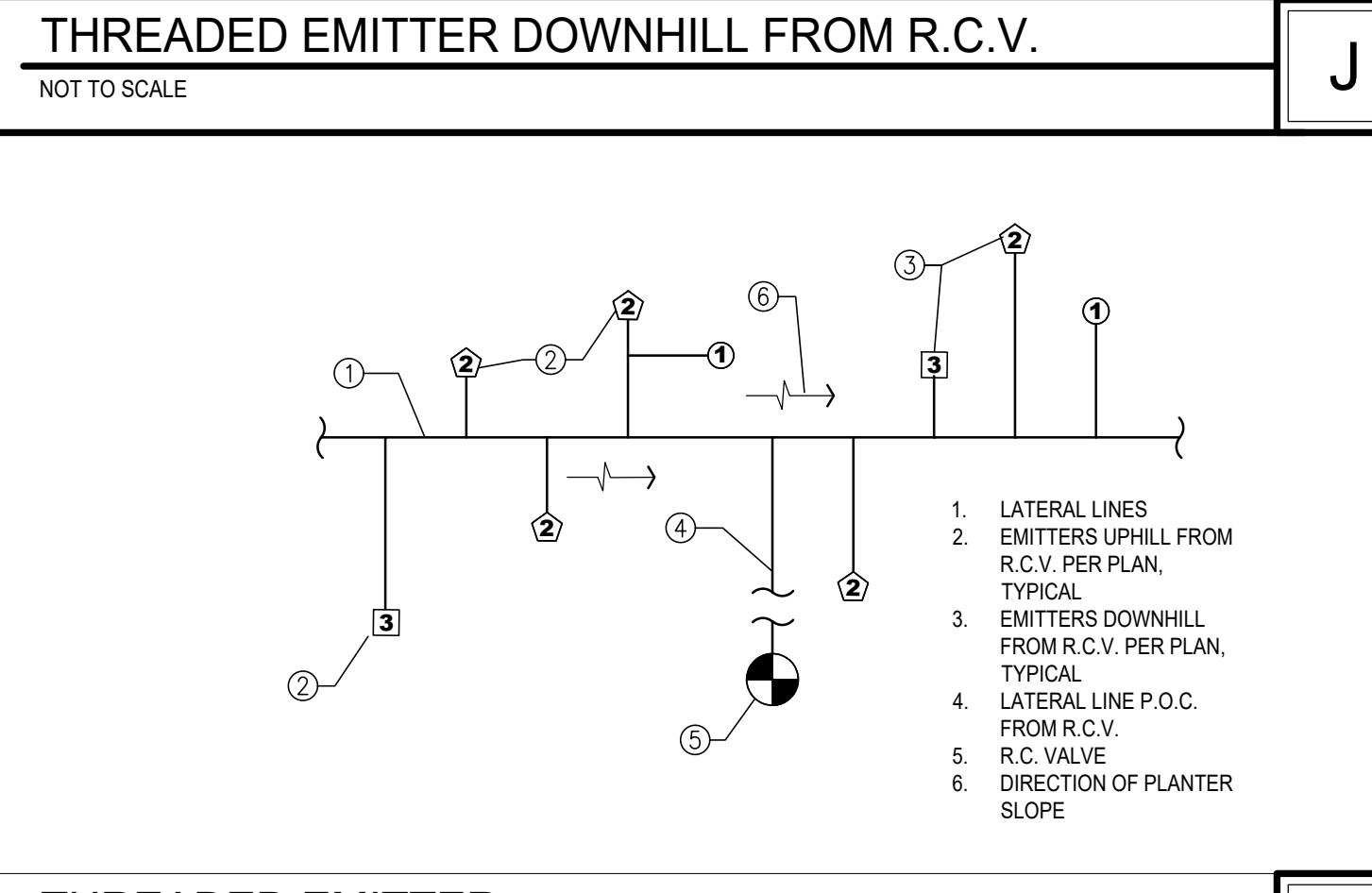
REMOTE CONTROL VALVE
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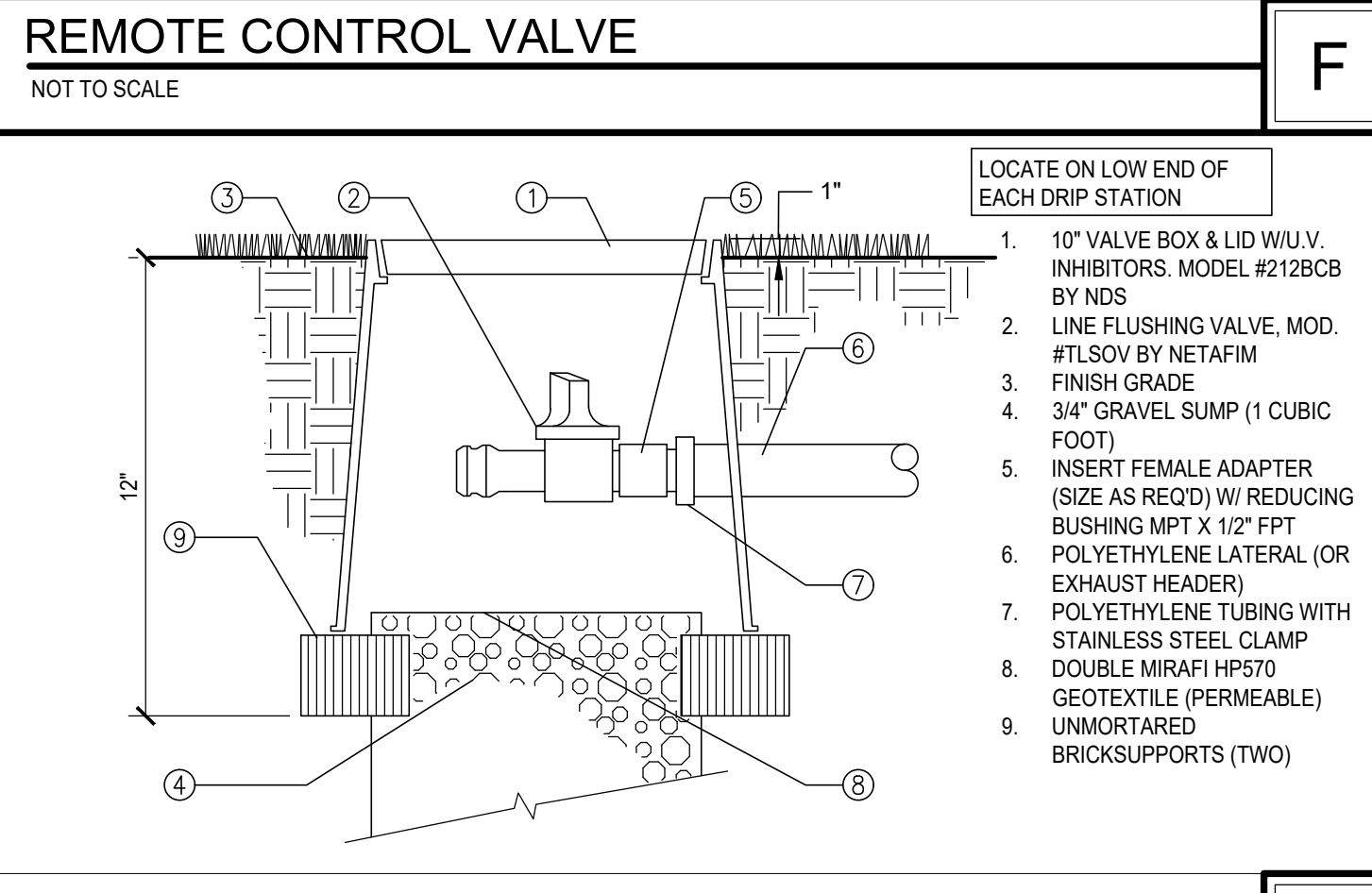
MASTER VALVE
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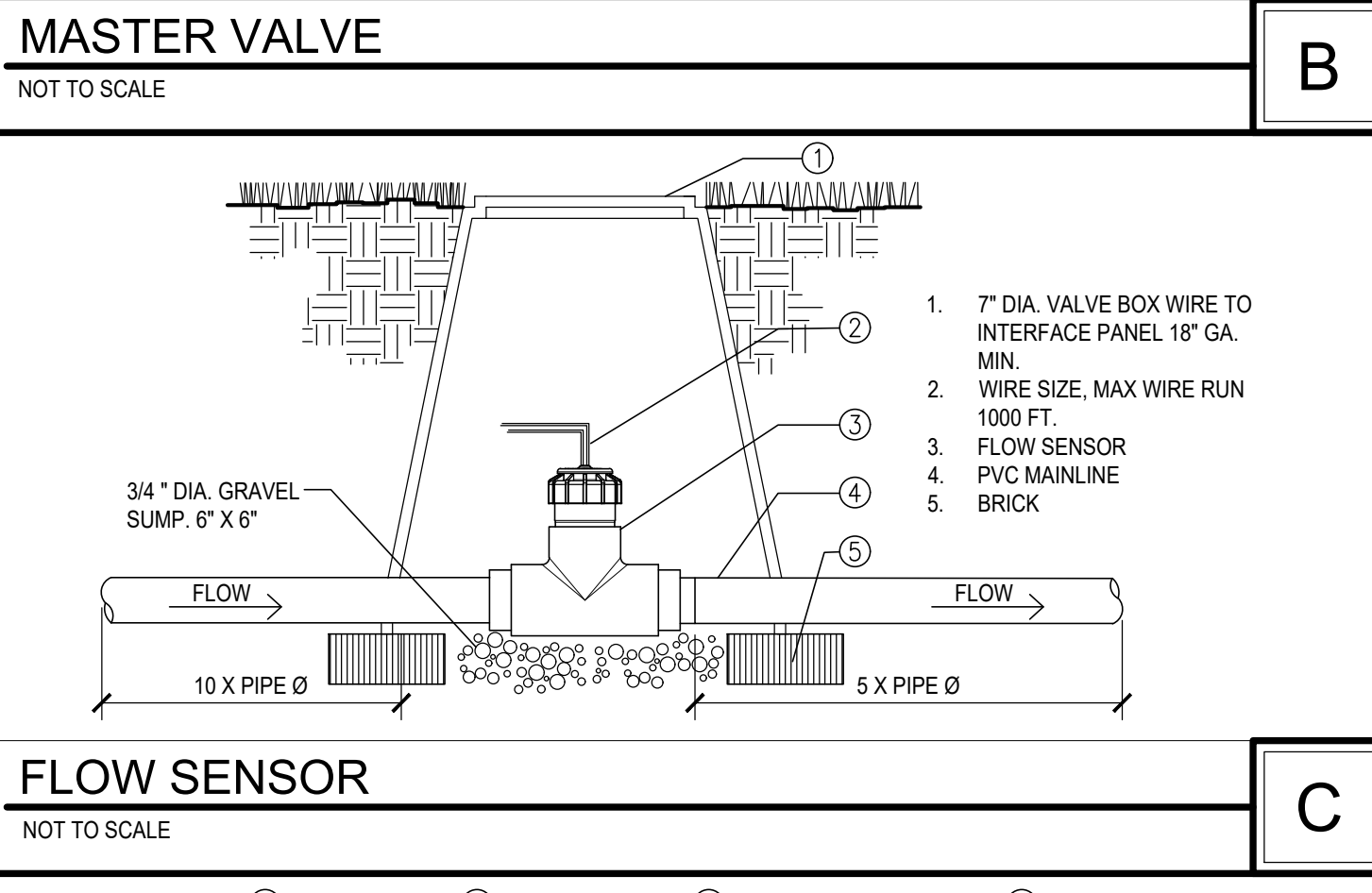
SUPPLEMENTAL TREE ROOT WATERING SYSTEM
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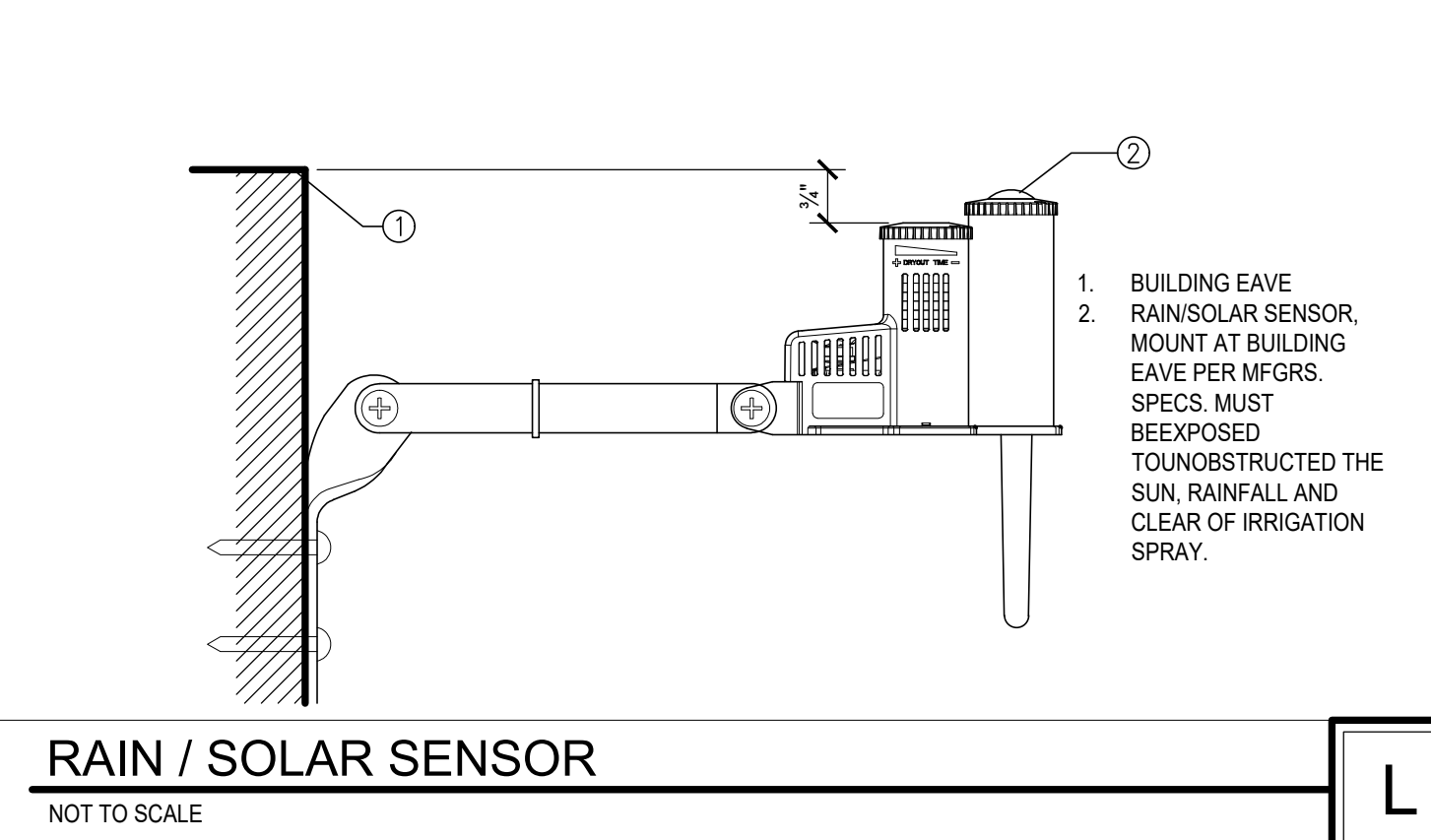
THREADED EMITTER
NOT TO SCALE



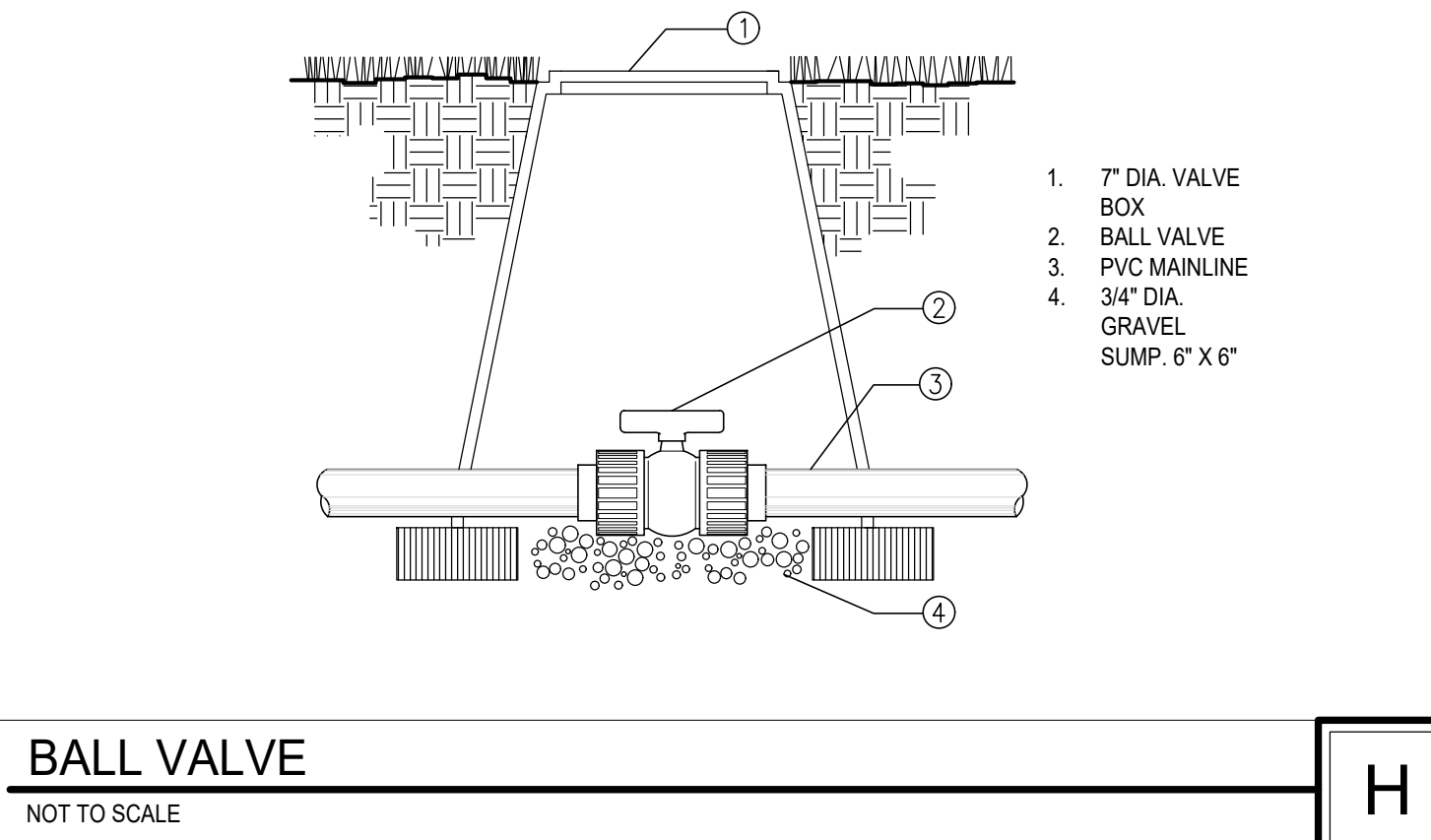
DRIPLINE FLUSHING VALVE
NOT TO SCALE



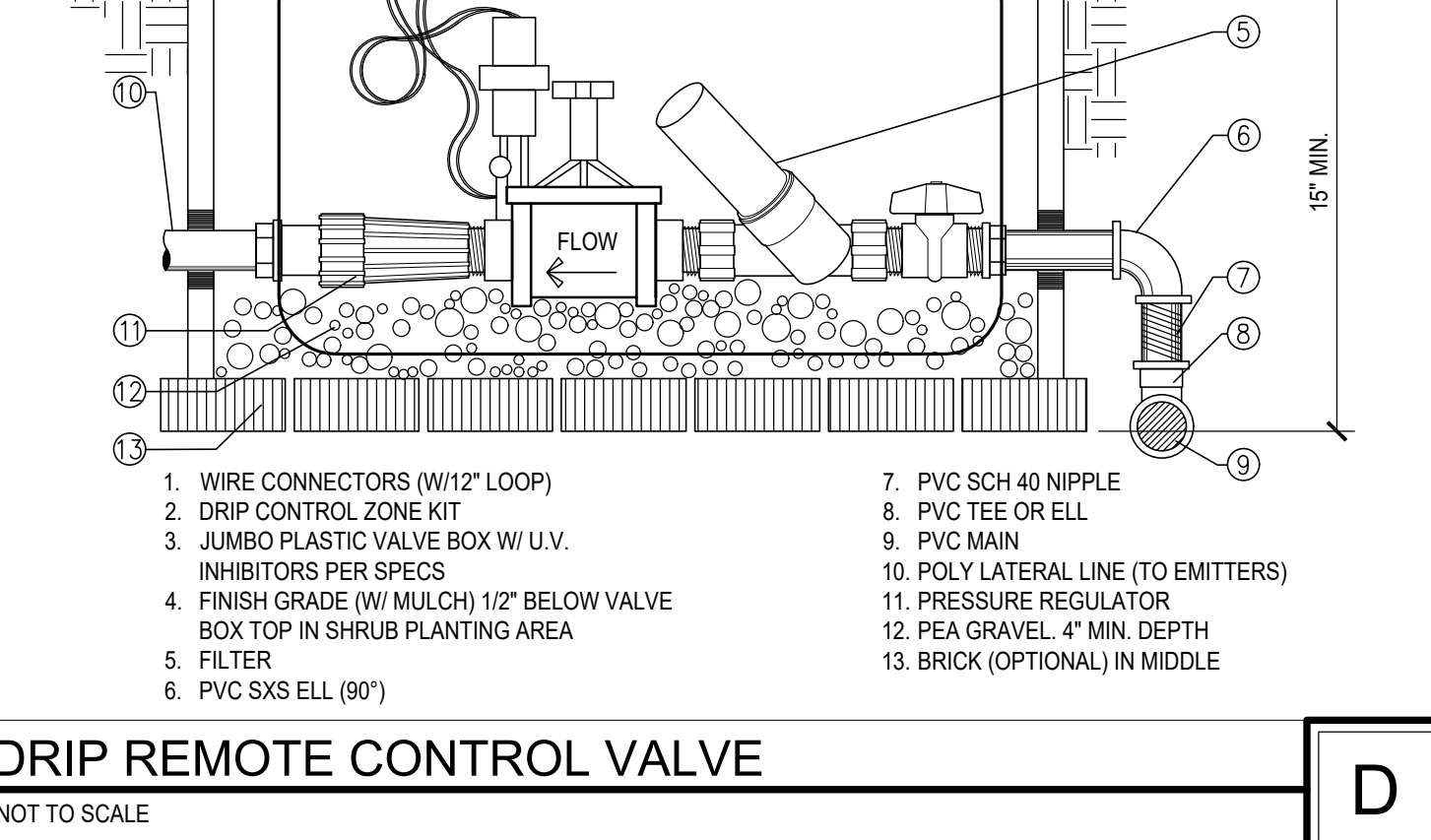
FLOW SENSOR
NOT TO SCALE



RAIN / SOLAR SENSOR
NOT TO SCALE



BALL VALVE
NOT TO SCALE



DRIP REMOTE CONTROL VALVE
NOT TO SCALE



2643 4th Avenue
San Diego CA 92103
Phone 619.544.1977
angelina@osotelo.com
www.osotelo.com



CAKE HOUSE COACHELLA
45800 DILLON RD
COACHELLA CA 92236

| | |
|-----------|----------|
| SUBMITTAL | 05.14.24 |
| | |
| | |
| | |
| | |

IRRIGATION DETAILS

SHEET
L1.1

SHADING LEGEND & SUMMARY

REQUIRED % OF PARKING AREA TO BE SHADED: 50% MINIMUM

TOTAL PARKING AREA (EXCLUDES DRIVE AISLES): 1,417 S.F.

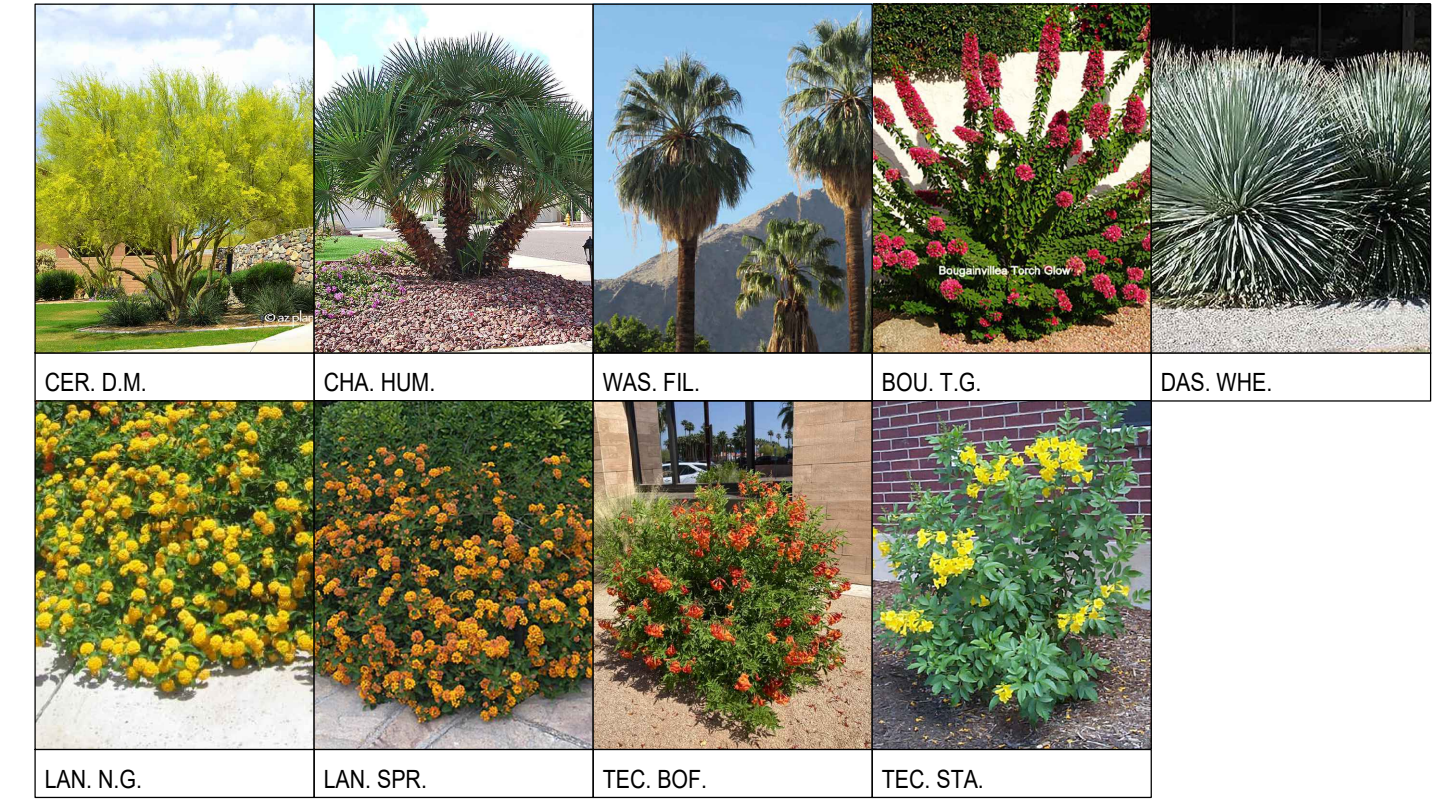
SHADING REQUIRED (50%): 708.5 S.F.

PARKING AREA SHADED BY TREES AND EXISTING CANOPY: 779 S.F. = 54.9%

TREE SIZE SHOWN AT 15 YEARS MATURITY (OBTAINED FROM THE RIVERSIDE COUNTY FRIENDLY PLANT LIST), PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 18.12

PLANT LIST

| ABBR | SIZE | QTY | SCIENTIFIC NAME | COMMON NAME | WUCOLS |
|---------------|---------|-----|----------------------------|--------------------------|--------|
| TREES | | | | | |
| CER. D.M. | 36" BOX | 8 | CERCIDIUM DESERT MUSEUM | DESERT MUSEUM PALO VERDE | L |
| CHA. HUM. | 24" BOX | 2 | CHAMAEROPS HUMILIS | EUROPEAN FAN PALM | M |
| WAS. ROB. | 12" BTH | 2 | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | M |
| SHRUBS | | | | | |
| BOU. T.G. | 5 GAL. | 39 | BOUGAINVILLEA TORCH GLOW | TORCH GLOW BOUGAINVILLEA | M |
| DAS. WHE. | 15 GAL. | 6 | DASYLIRION WHEELERI | DESERT SPOON | L |
| LAN. N.G. | 5 GAL. | 26 | LANTANA 'NEW GOLD' | GOLDEN SPREADING LANTANA | M |
| LAN. SPR. | 5 GAL. | 31 | LANTANA 'SPREADING SUNSET' | SPREADING SUNSET LANTANA | M |
| TEC. BOF. | 5 GAL. | 13 | TECOMARIA 'BELLS OF FIRE' | BELLS OF FIRE TECOMA | M |
| TEC. STA. | 15 GAL. | 8 | TECOMA STANS | YELLOW BELLS | M |



DILLON ROAD

VISTA DEL NORTE

(E) BUILDING TO BE REMODELED
1854 SF



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angelina@osotelo.com
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COACHELLA CA 92236

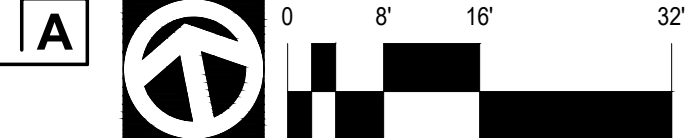
SUBMITTAL 05.14.24

PLANTING PLAN

SHEET
L2.0

PLANTING PLAN

SCALE 1"=16'-0"



ALL DRAWINGS, MEASUREMENTS, AND DATA ASSOCIATED WITH THESE DRAWINGS ARE THE PROPERTY OF SOTELO LANDSCAPE ARCHITECTS AND WILL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOTELO LANDSCAPE ARCHITECTS.



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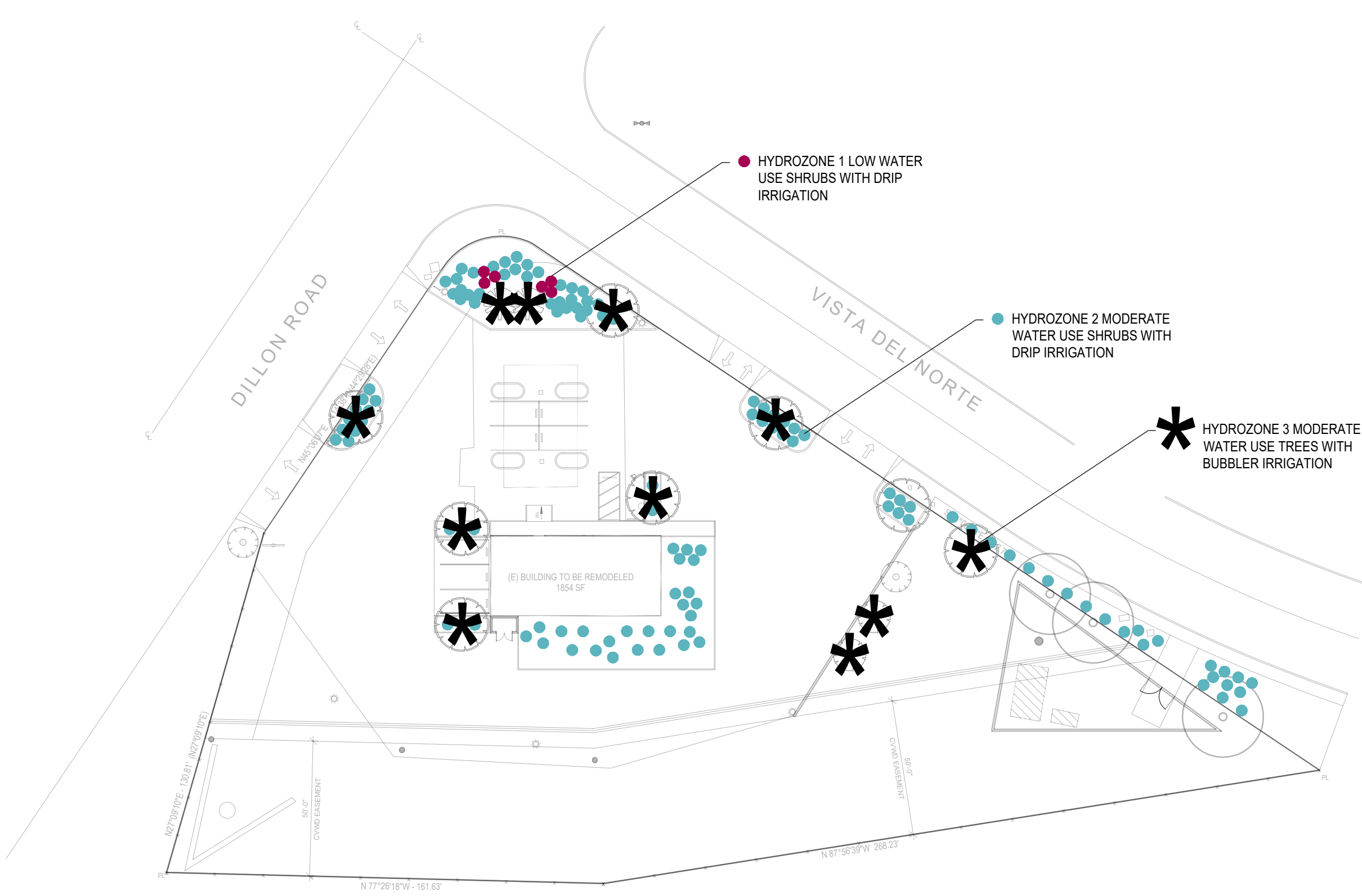


CAKE HOUSE
COACHELLA
45800 DILLON RD
COACHELLA CA 92236

SUBMITTAL 05.14.24

PLANTING
NOTES &
DETAILS

SHEET
L2.1



HYDROZONE MAP

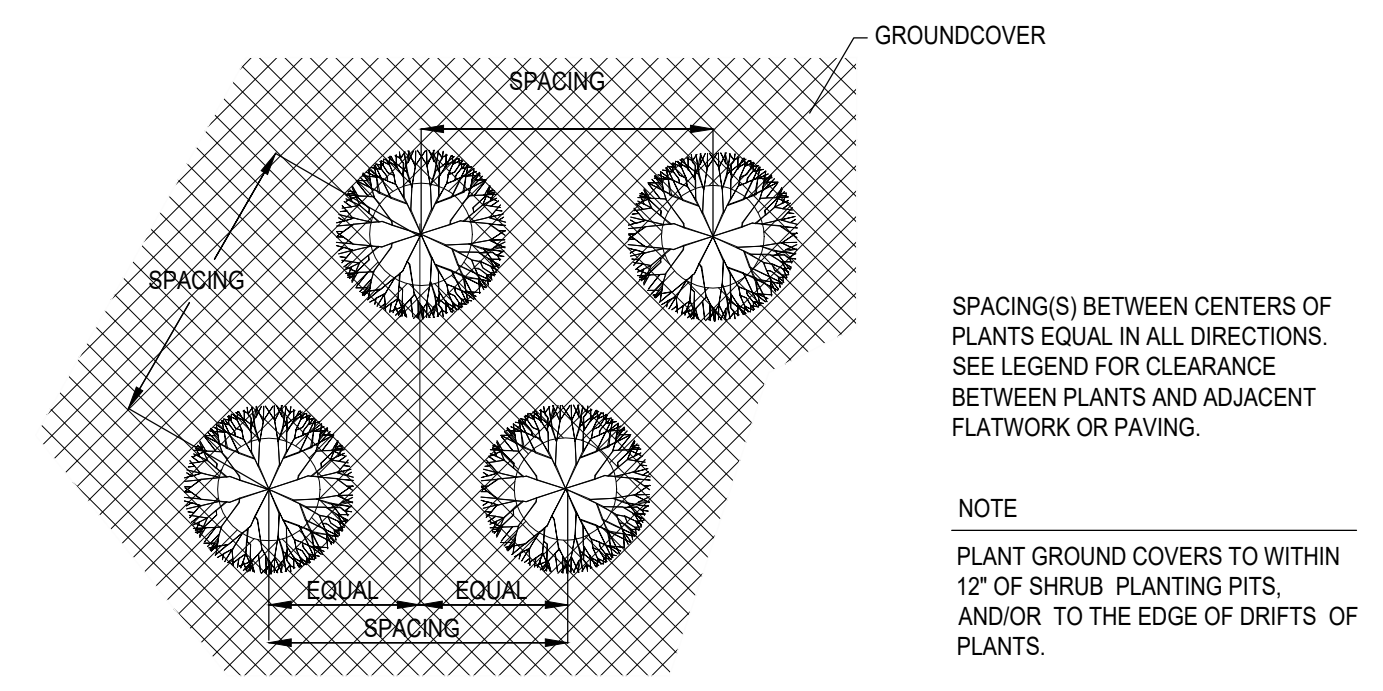
MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA):
 $(ET_o) \times (0.62) \times [(0.45) \times LA] / 748$
 $(76 \times 0.62) \times [(0.45) \times 1,956] / 748 = 55.44$

ESTIMATED TOTAL WATER USE (ETWU):
 $(ET_o) \times (0.62) \times [(PF \times HA)/IE] / 748$

- **HYDROZONE 1**
LOW WATER USE SHRUBS WITH DRIP IRRIGATION
 $(76) \times (0.62) \times [(0.1 \times 72)/0.9] / 748 = 0.50$
- **HYDROZONE 2**
MODERATE WATER USE SHRUBS WITH DRIP IRRIGATION
 $(76) \times (0.62) \times [(0.4 \times 1,404)/0.9] / 748 = 39.30$
- * **HYDROZONE 3**
MODERATE WATER USE TREES WITH BUBBLER IRRIGATION
 $(76) \times (0.62) \times [(0.4 \times 480)/0.85] / 748 = 14.22$

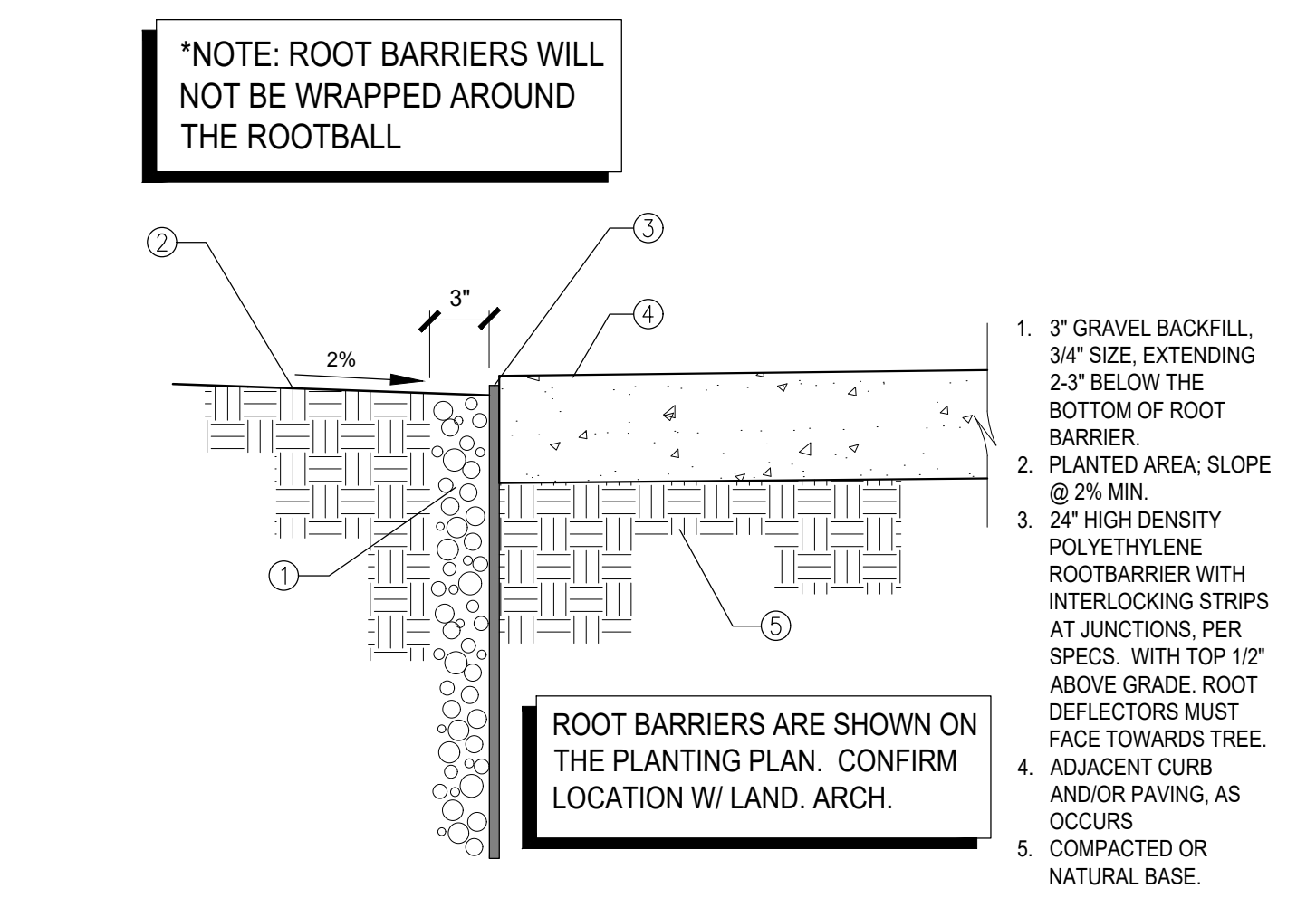
ETWU = 55.44 < MAWA = 54.02

TRIANGULAR SPACING
GROUNDCOVERS & SHRUBS



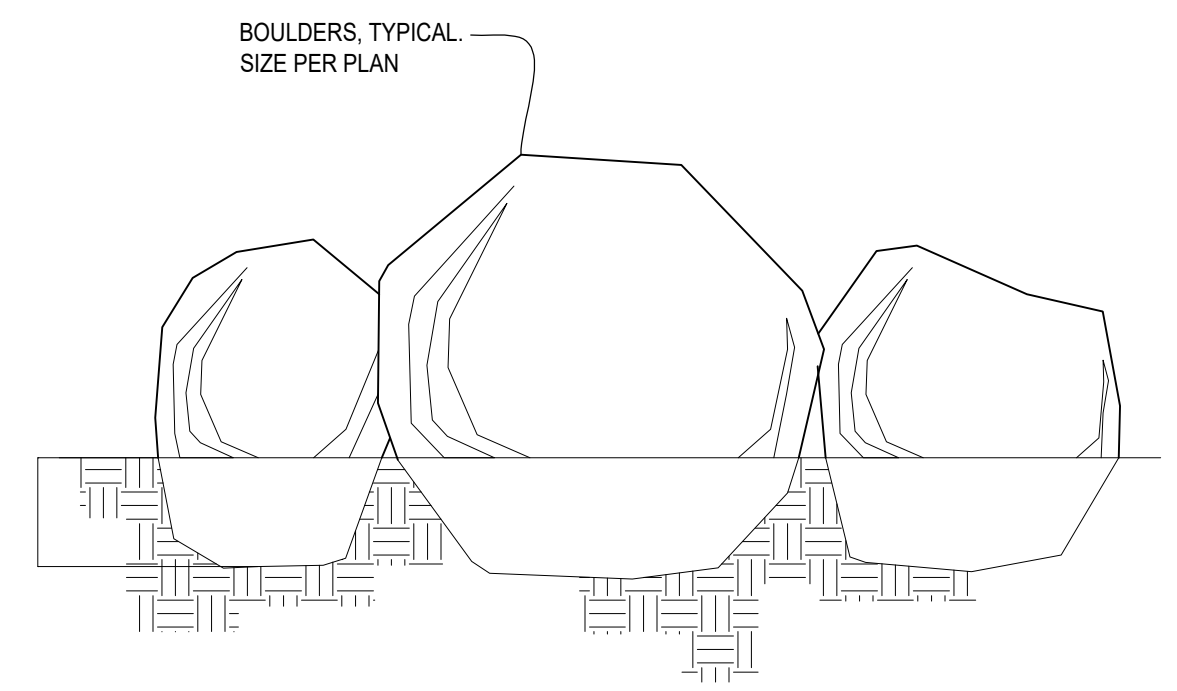
NOT TO SCALE

ROOT BARRIER



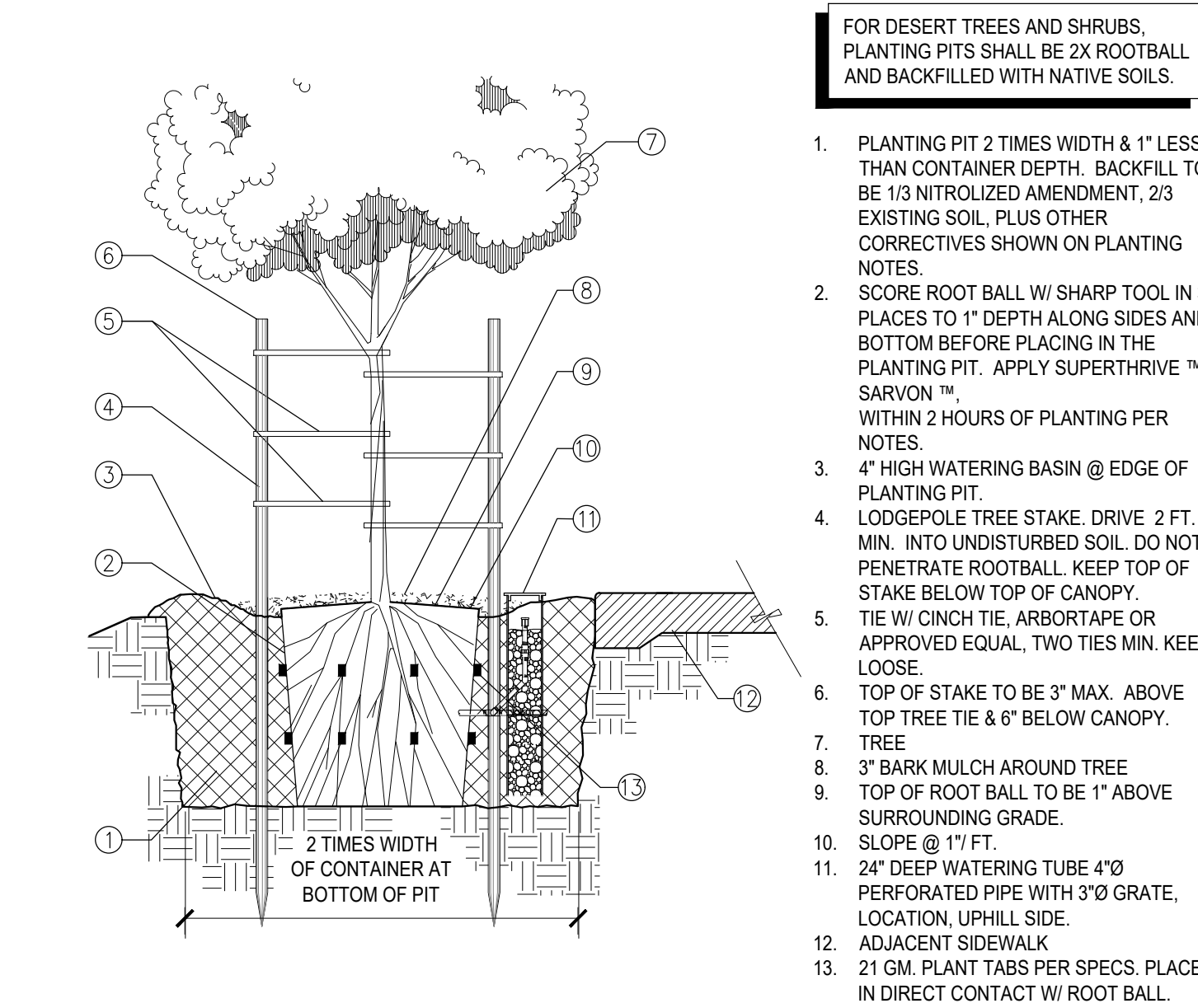
NOT TO SCALE

BOULDERS



NOT TO SCALE

TREE PLANTING



NOT TO SCALE

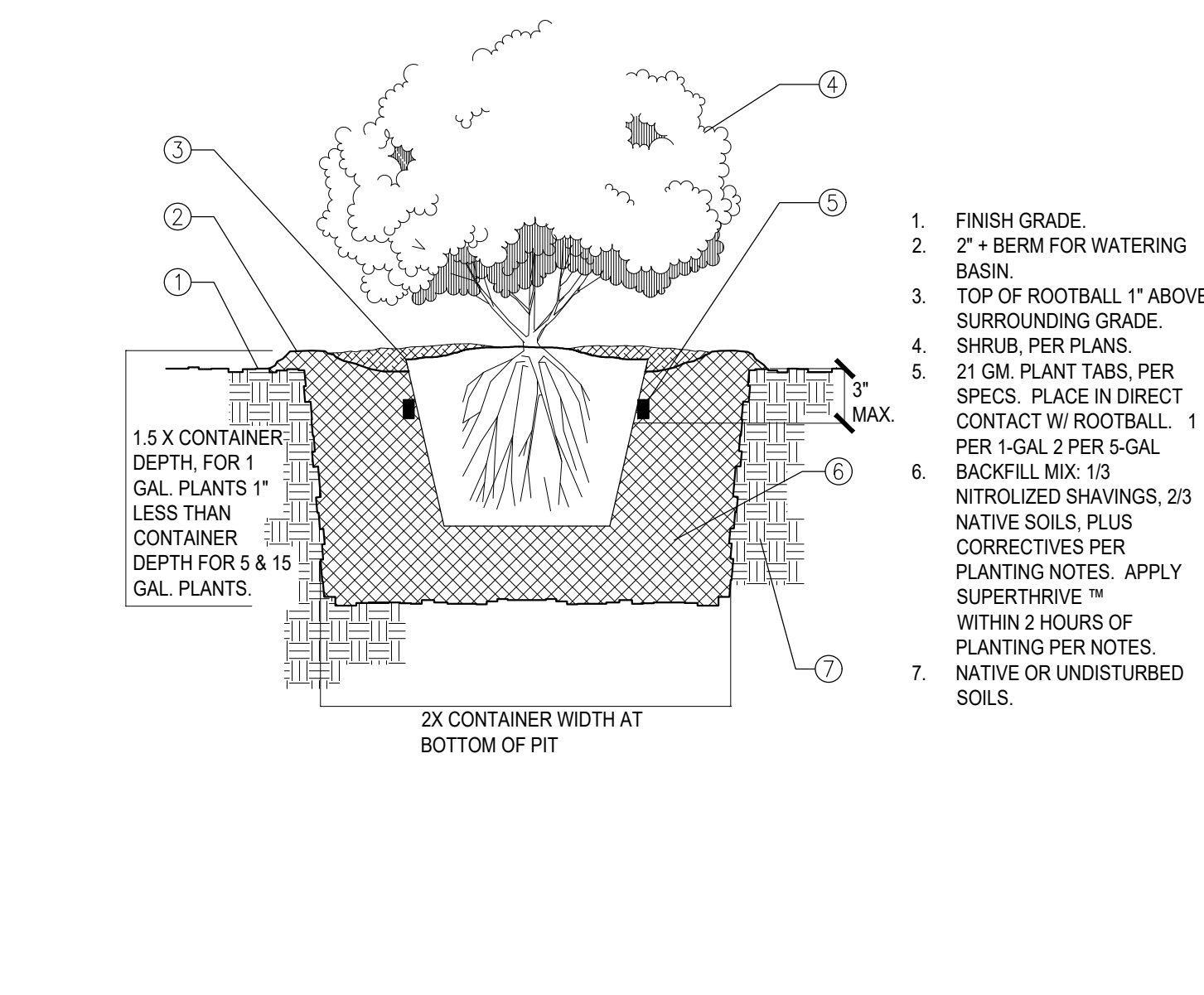
PLANTING NOTES

A SOIL TEST SHALL BE MADE BY LANDSCAPE CONTRACTOR PRIOR TO THE BEGINNING OF WORK AND THE RECOMMENDATIONS MUST BE USED FOR INSTALLATION. AN IRRIGATION AUDIT REPORT MAY BE REQUIRED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY. IF A CERTIFICATE OF COMPLETION IS REQUIRED BY THE CITY, PLEASE NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE INSPECTION.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE SUPERTHRIVE™ VITAMIN SOLUTION AT TIME OF INSTALLATION

- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS .10 FEET OF FINISH GRADE.
- THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE: PATENTED MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
- THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
- PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
- SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
- TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
- TREE AND SHRUB PITS 5 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
- TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
- DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
- CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
 - 100 LBS. OF GYPSUM PER 1000 SQ. FT.
 - 70 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER 1000 SQ. FT.
 - 6 LBS. OF IRON SULFATE PER 1000 SQ. FT.
 - 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
 - 5 CUBIC YARDS OF NITROGENIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
- AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".
- NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
- NITROGENIZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRI-SERVICE, LOAMEX™, OR APPROVED EQUAL.
- PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROGENIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER CUBIC YARD.
- ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SUPERTHRIVE™, PER MANUFACTURER'S SPECIFICATIONS IN ADVANCE OF PLANTING.
- ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.
- ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
 - ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE L.A. FOR RATES FOR LARGER STOCK). PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).
 - ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO
- 5-GRAM TABLETS EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17.
- BOUGAINVILLEAS SHALL BE PLANTED WITH INTACT ROOTBALLS. NO BROKEN ROOTBALLS WILL BE ACCEPTED.
- ALL PLANTS EXCEPT BOUGAINVILLEAS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
- ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
- STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
- ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 3" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROGENIZED WITH 5% NITROGEN. WHEN GRAVEL OR COBBLE GROUND COVER IS USED, A LANDSCAPE FILTER FABRIC MUST BE INSTALLED, WITH AN OVERLAP OD 12" MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.
- IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN 5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.
- A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.

SHRUB PLANTING



NOT TO SCALE

45800 Dillon Road
Design Conclusion: The following sizes are required:
 Water Meter: 3/4" (Existing to remain)
 Backflow Preventer: Not Required
 Pressure Regulator: Not Required
 Main Pipe Size - 3/4" copper - existing to remain

| Room | Fixture | Water Fixture Units CW | Drainage Fixture Units SS |
|-----------|--------------------------------------|------------------------|---------------------------|
| 1st Floor | Water Closet, Tank | 2.5 | 4 |
| (2 RR's) | Lav | 1 | 1 |
| | Sink, Breakroom | 1.5 | 2 |
| | Hose Bibb | 2.5 | 0 |
| | Project Building Design Units | 8 | 7 |
| | Design Water Flow per Chart A103.(2) | 7 | |

| Water Supply Pressure Calcs | |
|--|----------------|
| Estimated design water pressure based on 5/6/24 City staff reading | 70 |
| 3/4" Meter @ 7 gpm (Master Meter data) | -1 |
| Pressure at inlet to regulator at 7 gpm | 69 |
| Minimum Static Pressure After Regulator | 69 |
| Elevation Difference = ft =6.9 | -3 |
| Minimum Pressure Required | -15 |
| Available for loss in supply pipes | 51.0 |
| Developed Length of Pipe: | |
| Length from Meter to Building Inlet: | 230 |
| Building Inlet to Far Use Point: | 40 |
| Equivalent Length of Fittings: 10 elbows, 5 tees - 3/4" | 45 |
| Total Developed Length = | 315 |
| Available Pressure Drop= | 16.2 |
| 16.2 psi/hft flows 13 gpm in 3/4" Type L copper | |
| Flow velocity limit of 8 ft/sec allows 13 gpm in 1" Type M copper | |
| Pressure drop and flow velocity limits match | |
| Branch Allowance Calculations, per Table | Per App |
| Cold Water- Copper max velocity 8 ft/sec | "Tank Toilets" |
| 1" Type L copper, 8 ft/sec psi/hft carries 20 gpm | 32 units |
| 3/4" type L copper 8 ft/sec carries 13 gpm | 17 units |
| 1/2" type L copper 8 ft/sec carries 4.5 gpm | 7 units |

General Plumbing Notes

- All plumbing installations shall meet the current 2022 California Plumbing Code, plus any City of Coachella amendments or ordinances.
- Provide all water supply drops to appliances shall with angle-stop valves near point-of-use, unless otherwise noted.
- Angle-stop valves shall be 1/4 turn, brass body, NSF-approved lead-free.
- Water closets shall be ultra low flush type (1.28 gals per flush max.)
- Lavatory faucet shall not exceed a water flow of 1.8 gpm.
- Provide water heater
- per Plumbing Equipment Schedule.
- Water heater pressure and temperature relief valve drain shall comply with Section 608.5 CPC.
- Ball valves shall be Apollo bronze body with PTFE (Teflon) seats and seals.
- Slope all drain and waste lines minimum 1/4" per foot of run.
- Each plumbing fixture that connects to the sanitary sewer shall be properly trapped and vented in accordance with 2022 CPC.
- Building drain and vent piping materials shall comply with CPC Sections 701.0 and 903.0.
- All sanitary system materials shall be listed by an approved listing agency.
- Wall clean-outs shall be ABS. Floor clean-outs shall be Zurn brass with flush floor cover plate.
- Each vent shall rise vertically to a point not less than six (6) inches above the flood-level rim of the fixture served before offsetting horizontally or before being connected to any other vent, unless prohibited by structural conditions.
- Plumbing fixtures and fittings shall comply with all the requirements in Section 4.303 of the California Green Building Code.
- Contractor shall perform leak testing on all plumbing systems per CPC.

Piping materials shall be as follows:

| Fluid | Symbol | Materials | Notes |
|-------------------------|--------|---|--|
| Cold Water Above Ground | CW | Copper, Type L, lead-free solder | Provide angle stop valve at each supply point. |
| Hot Water | HW | Copper, Type L, lead-free solder | Insulate per CPC 609.11. Insulation thickness must be equal or greater than pipe diameter. Provide angle stop valve at each use point. |
| Drain, Waste and Vent | SS, V | Schedule 40 ABS sanitary piping. ASTM D2661 | Join with ABS solvent cement per manufacturer's instructions. Slope drain and waste lines minimum 1/4" per foot of run. |
| Condensate | C | 3/4" Sch 40 PVC. | Slope 1/8" per foot. Where outdoors, paint with PVC-adhering paint for UV protection. |

Schedule of Plumbing Component Sizes, unless otherwise noted:

| Component | Water Supply | Sewer Trap Arm | Sewer Vent |
|----------------------|--------------|----------------|------------|
| Water Closet (tank) | 1/2" | 3" | 2" |
| Lavatory in Restroom | 1/2" | 1-1/2" | 1-1/2" |
| Breakroom Sink | 1/2" | 2" | 2" |

| PLUMBING EQUIPMENT SCHEDULE | | | | | | | | | | | |
|------------------------------------|------|---------------------|-------------|------------|-----------------|--------------------|-------------------|-----------------------------|------------------|--------------------------------------|---|
| ELECTRIC POINT-OF-USE WATER HEATER | | | | | | | | | | | |
| ITEM | QTY. | ENERGY INPUT | TEMP. RANGE | CAPACITY | P&T RELIEF SIZE | WATER CONN'S. SIZE | ENERGY EFFICIENCY | SERVICE | MAKE / MODEL | ELECTRICAL | REMARKS |
| WH 01 | 1 | ELECTRIC 1440 WATTS | 65F-145F | 4 GAL TANK | 3/4" | 1/2" | 0.98 | Breakroom Sink Restroom Lav | BOSCH TRONIC ES4 | 120V-1Ø / 1440 Watt Resistive Heater | WEIGHT: 17 lbs. Factory provided P&T relief valve. Set TEMP TO 110F |



| REV. | DATE | BY | DESCRIPTION |
|------|------|----|-------------|
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MCKINLEY ENGINEERING

MCKINLEY ENGINEERING
 608 HILO WAY VISTA, CA 92081
 (619) 857-3172

PROJECT TITLE:
 CAKE HOUSE COACHELLA
 45800 DILLON ROAD, COACHELLA, CA 92236

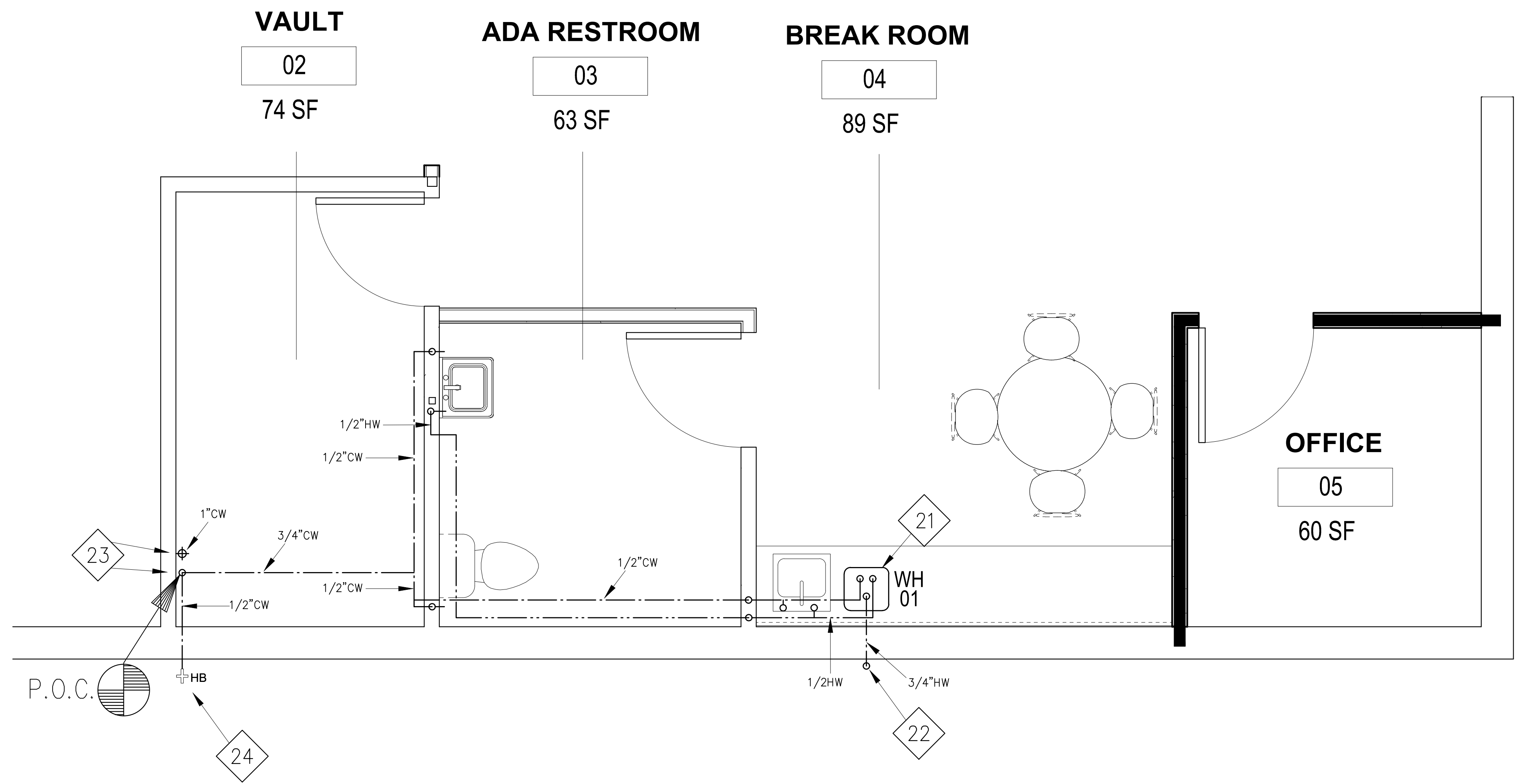
SHEET TITLE:
 PLUMBING NOTES & SCHEDULES

DRAWN BY
 DJM

DATE
 5-6-24

SCALE
 AS NOTED

SHEET
 PO



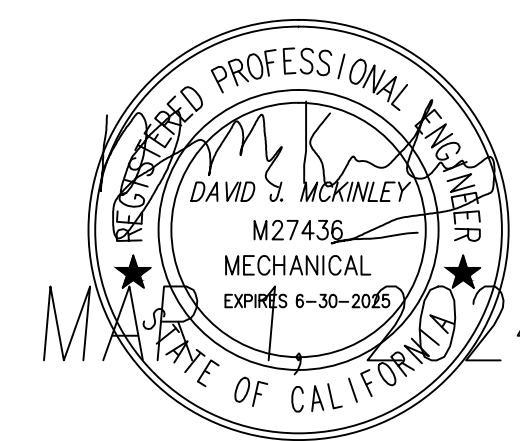
WATER SUPPLY PLAN, 1/2' = 1 FT.

SHEET NOTES

- 21 Install electric Point-of-Use water heater under counter on floor.
- 22 Terminate P&T relief discharge line at 12" above grade.
- 23 Ex'g 3/4" & 1" copper risers open in floor. Contractor shall remove surrounding casing and if necessary embedding concrete to expose these lines. Extend the 1" line to the surface and install a threaded cap. Extend the 3/4" line to provide water service to the facility. Provide 3/4" ball valve at 12" a.f.f.
- 24 Provide brass hose bibb. Provide American Valve Hose-Bib Lock MFL50, or alternative approved by owner.

LEGEND

- SS (SANITARY SEWER PIPING)
- SS (UNDERGROUND SANITARY SEWER PIPING)
- V (VENT PIPING)
- CW (COLD WATER PIPING)
- HW (HOT WATER PIPING)



| REV. | DATE | BY | DESCRIPTION |
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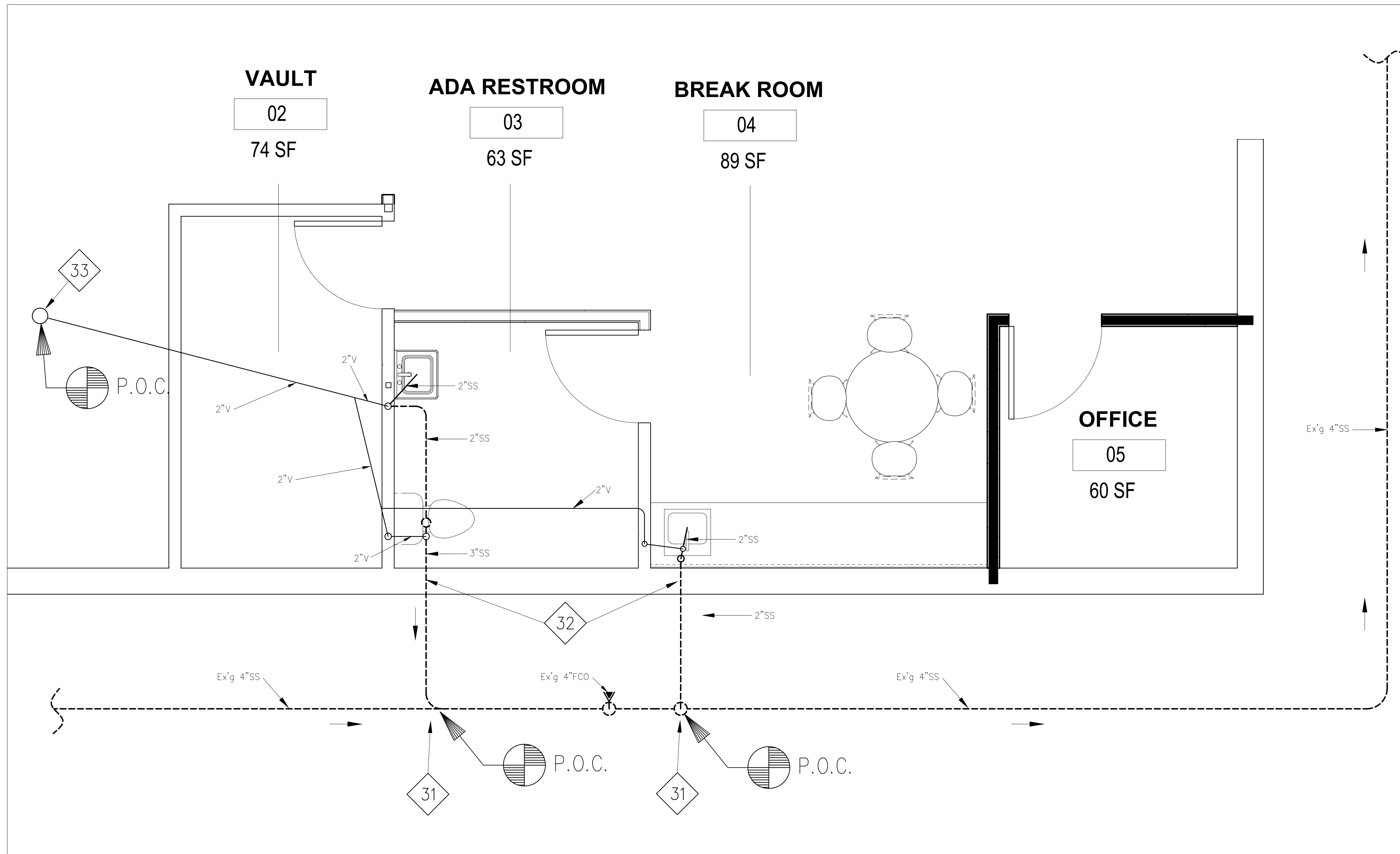
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McKINLEY ENGINEERING
608 HILLO WAY VISTA, CA 92081
(619) 857-3172

PROJECT TITLE:
COACHELLA CAKE HOUSE
45800 DILLON ROAD, COACHELLA, CA 92236

SHEET TITLE:
WATER SUPPLY PLAN

| | |
|----------|--------------|
| DRAWN BY | DJM |
| DATE | 5-6-24 |
| SCALE | 1/2" = 1 FT. |
| SHEET | P1 |



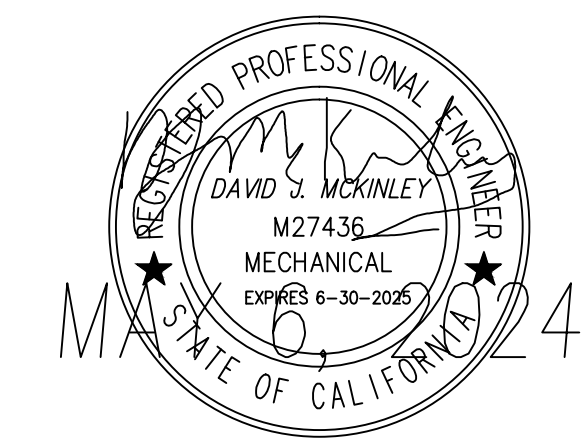
SHEET NOTES

- 31 Location of existing sewer main must be verified by contractor in order to make correct points of connection. Typical 2 places.
- 32 Excavate under building footing to run new sanitary sewer lines. If impractical due to interferences, or if sewer main elevation prevents proper line slope, penetrate wall as low as possible, drop line below grade as close to wall as possible and provide permanent protective cover for portion of sewer line above grade. Typical 2 places.
- 33 Route sewer vent through existing roof penetration made for former furnace flue. Remove flue vent cap, and provide flashing and mastic as needed to properly seal around sewer vent line.

DRAIN-WASTE-VENT PLAN, 1/2"=1 FT.

LEGEND

- SS (SANITARY SEWER PIPING)
- SS (UNDERGROUND SANITARY SEWER PIPING)
- V (VENT PIPING)
- CW (COLD WATER PIPING)
- HW (HOT WATER PIPING)



| REV. | DATE | BY | DESCRIPTION |
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(619) 857-3172

PROJECT TITLE:
COACHELLA CAKE HOUSE
45800 DILLON ROAD, COACHELLA, CA 92236

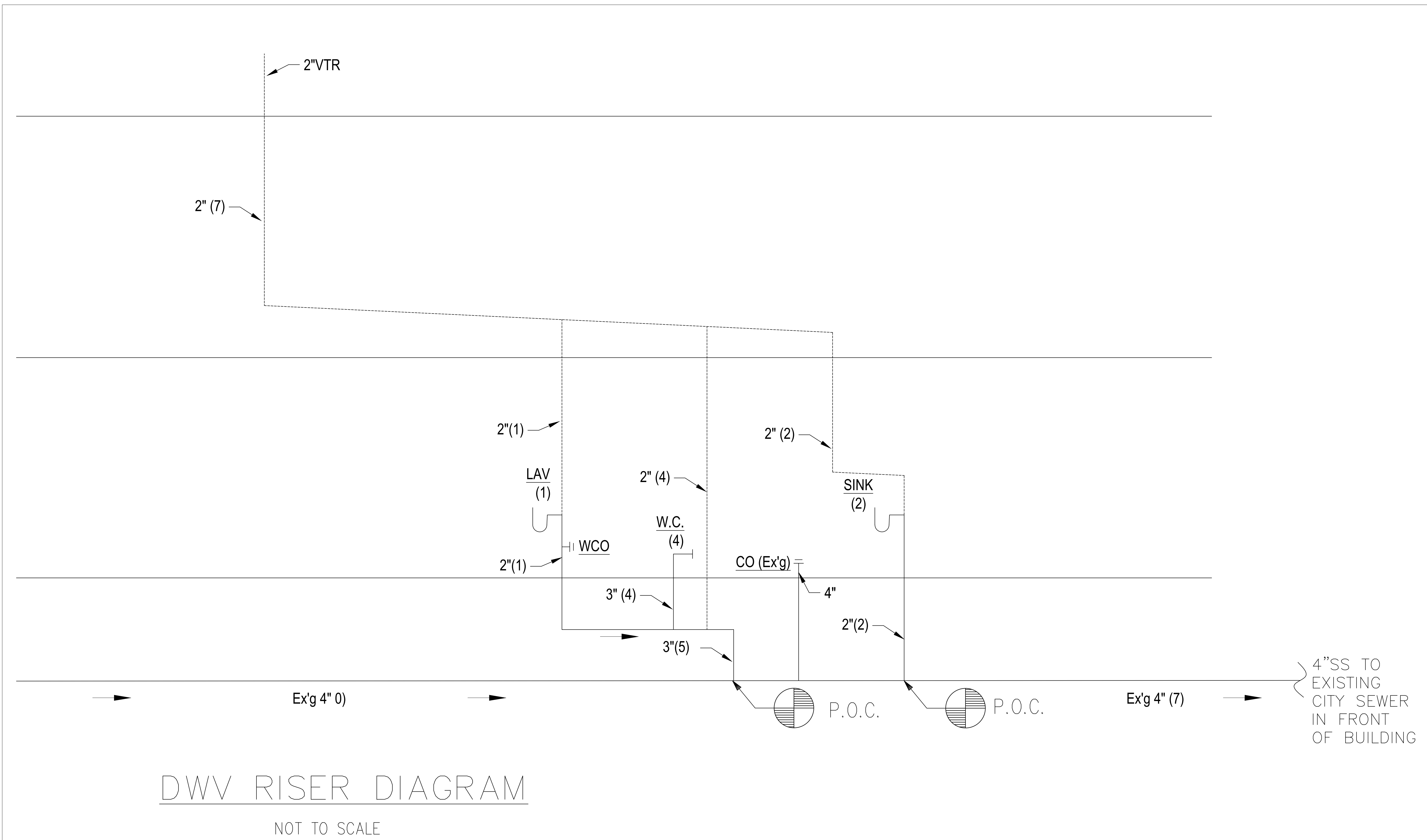
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DRAIN-WASTE-VENT PLAN

DRAWN BY
D.J.M.

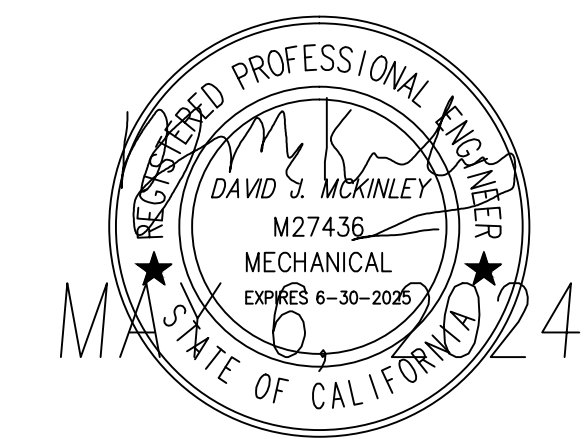
DATE
5-6-24

SCALE
1/2"=1 FT.

SHEET
P2

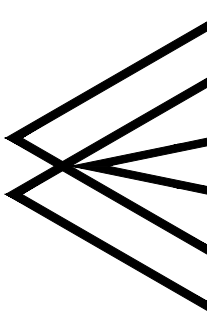


DWV RISER DIAGRAM
NOT TO SCALE



| REV. | DATE | BY | DESCRIPTION |
|------|------|----|-------------|
| | | | |
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| | | | |

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608 HILO WAY VISTA, CA 92081
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COACHELLA CAKE HOUSE
45800 DILLON ROAD, COACHELLA, CA 92236

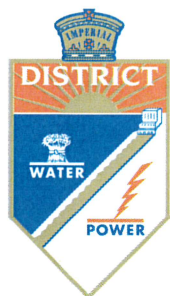
SHEET TITLE:
DWV RISER DIAGRAM

DRAWN BY
DJM

DATE
5-6-24

SCALE
NOT TO SCALE

SHEET
P3



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May 20, 2024

Ms. Anahi Fernandez
 Management Analyst
 Development Services Department
 City of Coachella
 1515 6th Street
 Coachella, CA 92236

SUBJECT: Roots Cafe Cannabis Project in Coachella, CA; CUP 374 and AR 23-16 (2nd Submittal)

Dear Ms. Fernandez

On this date, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Roots Cafe cannabis project in Coachella, California; Conditional Use Permit No. 374, Architectural Review no. 23-16 (2nd Submittal). The applicant, Greg Klivanov, is requesting to be allowed to establish a 1,750 sq. ft. retail cannabis business within an existing building located at 45-800 Dillon Road in Coachella, CA (APN 696-550-008).

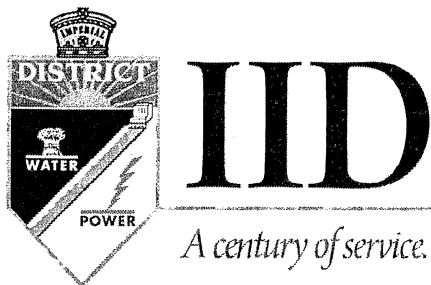
IID has reviewed the project information and found that the comments provided in the January 31, 2024 district letter (see attached letter) continue to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
 Compliance Administrator II

Jamie Asbury – General Manager
 Mike Pacheco – Manager, Water Dept.
 Matthew H Smelser – Manager, Energy Dept.
 Paul Rodriguez – Deputy Mgr. Energy Dept
 Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
 Geoff Holbrook - General Counsel
 Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
 Laura Cervantes. – Supervisor, Real Estate



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Since 1911

January 31, 2024

Ms. Anahi Fernandez
Management Analyst
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Roots Cafe Cannabis Project in Coachella, CA; CUP 374 and AR 23-16

Dear Ms. Fernandez

On January 16, 2024, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Roots Cafe cannabis project in Coachella, California; Conditional Use Permit No. 374, Architectural Review no. 23-16. The applicant, Greg Klibanov, is requesting to be allowed to establish a 1,750 sq. ft. retail cannabis business within an existing building located at 45-800 Dillon Road in Coachella, CA (APN 696-550-008).

IID has reviewed the project information and has the following comments:

1. Based on the preliminary information provided to the IID, the district can accommodate the additional power load requirements for the project by extending/upgrading distribution lines (conduit and cable) to the project site.
2. It is important to note that a final study will be developed once a customer project application and approved plans and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures as well as costs. The conditions of service could change as a result of the additional studies.
3. IID will not begin any studies to provide electrical service to a project until the applicant submits a customer project application (available for download at the district website <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of distribution line extensions, underground conduit systems and the re-configuration of distribution lines, which based on current 2024 IID rates are estimated to be \$25,000 (subject to change without notice), as well as the cost of any other related upgrades and applicable

permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

4. The district's ability to provide service from existing infrastructure is based on current available capacity, which may be impacted by future development in the area. IID is unable to hold system capacity to the detriment of other customers.
5. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
6. Any line extensions and/or additions, reconfigurations or other mitigation measures required to connect the project to the IID grid, will be made in accordance with IID Regulations:
 - No. 2 (<http://www.iid.com/home/showdocument?id=2540>)
 - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
 - No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
7. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
8. It is important to note that IID's policy is to extend its electrical facilities only to those project that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
9. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
10. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760)

339-9239 for additional information regarding encroachment permits or agreements.

11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and/or distribution lines, ancillary facilities associated with the conveyance of energy service; the acquisition and dedication of real property, rights of way and/or easements for the siting and construction of electrical utility substations, electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

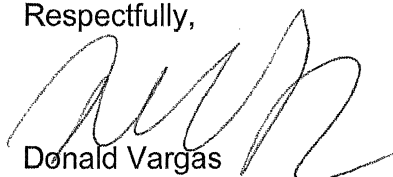
13. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the

Anahi Fernandez
January 31, 2024
Page 4

electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
Geoff Holbrook - General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 3.

BILL WEISER – FIRE CHIEF

Office of the County Fire Marshal (East)
77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131
Phone (760) 863-8886 Fax (760) 863-7072
www.rvcfire.org

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BOARD OF SUPERVISORS:

KEVIN JEFFRIES
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KAREN SPEIGEL
DISTRICT 2
CHARLES WASHINGTON
DISTRICT 3
V. MANUEL PEREZ
DISTRICT 4
YXSTIAN GUTIERREZ
DISTRICT 5

Planning Case Conditions

Date: 2/5/2024

City Case Number: CUP 374 / AR 23-16

Project Name: Roots Cafe – “The Cake House”

Planner: Anahi Fernandez

Reviewed By: SFM Kohl Hetrick

Fire Department Permit Number: FPCUP2400001

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
 - a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved

by the Fire Department. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.

3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
 - a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage shall be in compliance with Riverside County Fire Department Standards.
4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
5. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
6. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system.

Riverside County Fire Department – Office of the County Fire Marshal
Planning Case Conditions - Page 3

Item 3.

Reference CFC as amended. *The existing structure would not require retroactive installation as currently proposed.

7. Cannabis Facilities - Deferred submittals shall be required for Carbon Dioxide Gas Enrichments Systems and Plant Processing/Extraction Systems. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
8. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted for evaluation purposes, resulting in denial or approval by the Fire Code Official. Reference CFC as amended.
9. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.
10. UST Remediation – Environmental Health - Provide documentation of the remediation of any existing or previous Underground Storage Tanks utilized for the prior use of the fueling and service center. Riverside County Environmental Health shall be contacted and any requests or conditions for compliance shall be satisfied.

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Supervising Fire Marshal Kohl Hetrick to assist you with these conditions.

Kohl Hetrick
Supervising Fire Marshal / Office of the County Fire Marshal
Riverside County Fire Department



STAFF REPORT
7/3/2024

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Sun Community Credit Union

SPECIFICS: Conditional Use Permit (CUP) No. 381, Architectural Review (AR) 24-07 to a 4,130 sq. ft. single story credit union branch with 24 parking stalls and 2 freestanding drive-up ATMs on a 1.97-acre site located at the Northeast corner of Cesar Chavez Street and Valley Road. (APN 778-242-026). Applicant: LaMacchia Group, LLC

STAFF RECOMMENDATION:

The applicant request that the Planning Commission approve Resolution No. PC2024-13 approving Conditional Use Permit No. 381 and Architectural Review No. 24-07 a 4,130 sq. ft. single story credit union branch with 24 parking stalls and 2 freestanding drive-up ATMs on a 1.97-acre site located at the Northeast corner of Cesar Chavez Street and Valley Road with the findings and conditions as recommended by Staff.

BACKGROUND:

The subject site consists of 1.97 acres of vacant commercial property consisting of two parcels on the Cesar Chavez Street Corridor and appears to have been vacant in all historical aerial photographs dating from 1939. In February 2011 the City prepared a report entitled “Improving Neighborhood Connections Along Coachella’s Harrison Street Corridor” (Corridor Plan) developed through a grant with Caltrans to make the Corridor safer for communities on both sides of the Street and envisions development patterns that foster a safer experience for pedestrians including new development characterized by buildings framing the Corridor rather than parking lots which was the previous development pattern. Cesar Chavez Street was once Harrison Street and previous to that it was the State Highway 86 and served a major highway through the Coachella Valley to the Salton Sea. The corridor no longer serves this purpose with the construction of the Expressway



86. The Coachella General Plan recognizes this plan and a policy of the Harrison Street Corridor Sub-area requires new development to follow the vision and design direction of the report.

Sun Community Credit Union (Sun Community) intends to establish a branch at this location. Sun Community was founded in 1954 with right branches in Brawley, Calexico, Calipatria, El Centro, Holtville, Imperial, Indio, Palm Springs.

Figure 1: Improving Neighborhood Connections Along Coachella’s Harrison Street Corridor exhibits relevant to subject site.

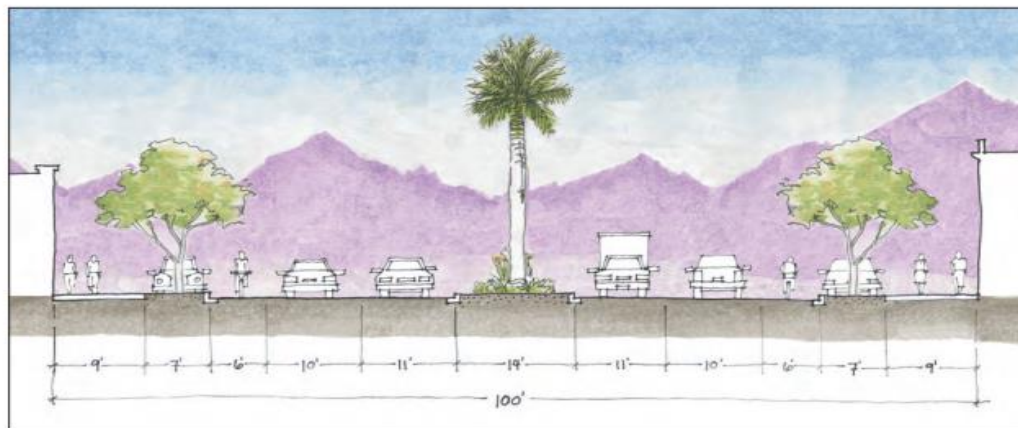
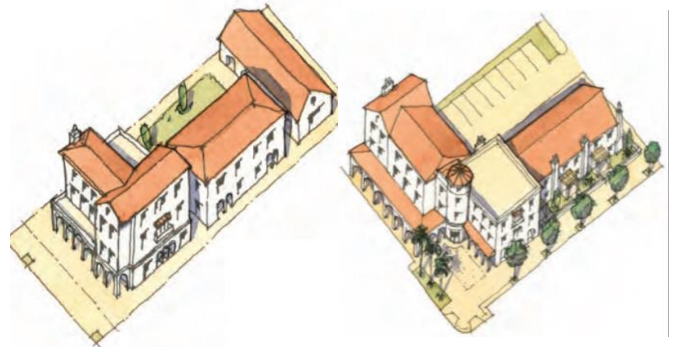
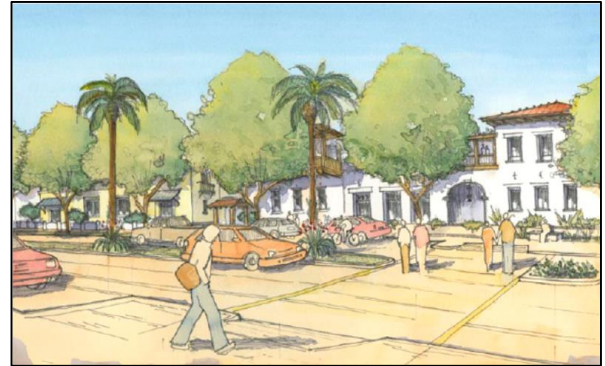


Figure 4.16: Harrison Street from Grapefruit Boulevard to Avenue 50 looking north – Proposed Option 1

DISCUSSION/ANALYSIS

The surrounding land uses and zoning designations are as follows:

- North:** Family Dollar, (C-N, Neighborhood Commercial).
- South:** Vacant (C-N, Neighborhood Commercial).
- East:** Residential neighborhood (S-N, Suburban Neighborhood).
- West:** Cesar Chavez Street and (C-N, Neighborhood Commercial).

Site Plan

The applicant proposes construction of a 4,130 sq. ft. single-story Sun Community Credit Union commercial building. The proposed building orientation is largely consistent with the Corridor Plan with the building framing the corridor and parking placed at the rear of the site, which promotes the Plan's vision of a walkable environment with a well-designed public realm. The Corridor Plan identifies possibilities for multi-tenant building uses occupying the entire site frontage, buildings with entrances facing Cesar Chavez Street and a sidewalk up to 9 feet in width. The applicant does not propose the building setback from the sidewalk by 14 ft, a 6 ft wide sidewalk and building entrance at the building elevation fronting Valley Road. The applicant proposes to remove the existing sidewalk along the Cesar Chavez Street frontage and construct a new sidewalk separated from the street by a 13-foot-wide landscape parkway, which provides an opportunity for a safer pedestrian experience with opportunities for shading from trees from landscaping areas on both sides of the sidewalk.

There are two, 24 ft wide entry driveways, one to be constructed on both sides of the north property line of the subject site southern parcel at Cesar Chavez Street and the other at Valley Road. The Cesar Chavez Street driveway will facilitate shared access for any development proposed for the northerly parcel. A drive thru ATM is proposed with a one-way stacking lane that accommodates up to 6 queuing vehicles. On-site storm water retention is proposed with underground stormwater retention chambers beneath existing driveways. Twenty-four (24) parking stalls are proposed including two A.D.A. stalls where 16 parking stalls are required by the Coachella Municipal Code (C.M.C.), thereby the project has an 8-parking stall surplus. Staff has communicated to the applicant that additional building area at the site would supported for multi-tenant development due to the existing parking surplus that would enable an additional 2,000 sq. ft. of commercial space. A trash enclosure is proposed at the northeast corner of the site and a block wall is proposed at the rear of the property.

The applicant proposes an approximately 2,305 sq. ft. plaza area at the entrance to the building with seating, landscape planters and a proposed stone water feature anticipated to be an art in public places piece. The proposed art piece will require a separate detailed submittal for approval by the Coachella Cultural and Arts Commission. An outdoor walk up ATM is proposed at the western elevation of the building.

Figure 2: Site Plan

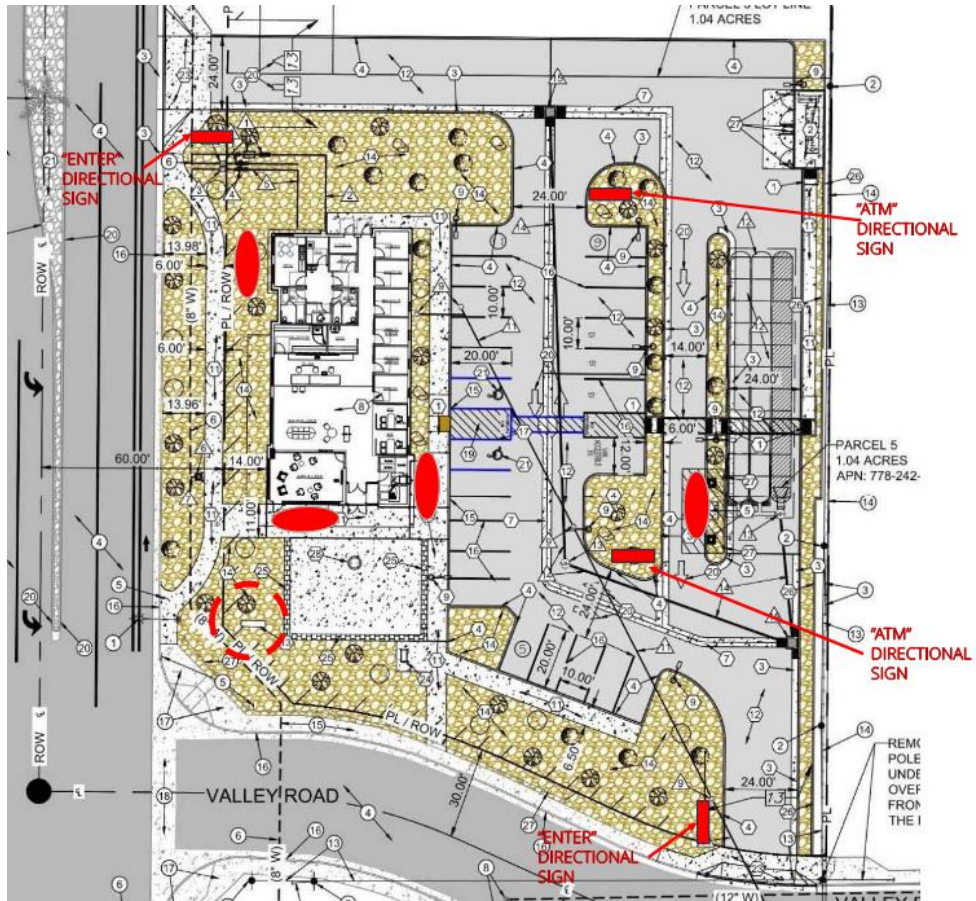


Figure 3: Renderings at the Corner of Cesar Chavez Street and Valley Road





Figure 4: Cesar Chavez Street (Westerly) Elevation



Figure 5: East Elevations

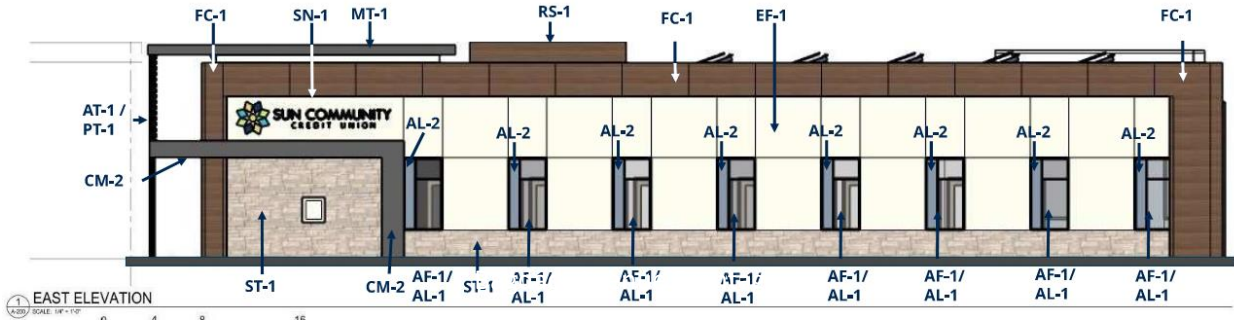


Figure 6: North Elevation

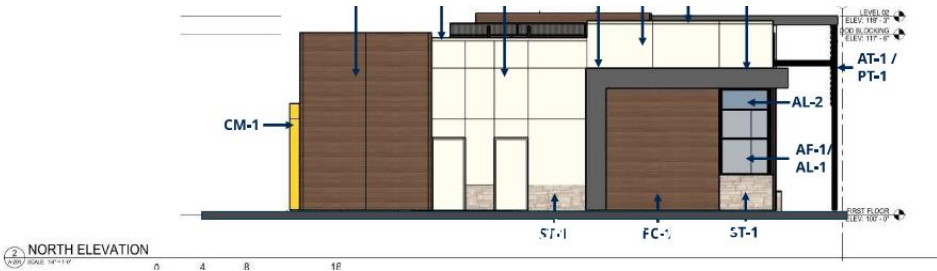


Figure 7: South Elevation



Architectural Design

The applicant proposes a modern architectural theme characterized by clean horizontal lines and large expanses of windows. The Cesar Chavez Street has a well-articulated design with pronounced Sun Control Louver element extending from westerly and southerly elevations to accommodate passive solar design consistent with General Plan policies for energy efficiency. Exterior walls consist of a combination of stucco (“white”), thin-set masonry veneer (“earth tone”), and pecan colored fiber cement siding (“brown”). A metal roof screen is proposed around the proposed rooftop equipment. Staff is supportive of the design as it integrates with the architectural design and colors of the building.

Sign Program

Signs programs are required for projects that propose an identification sign such as a monument sign and requires approval by the Planning Commission. The Planning Commission review of the sign programs includes, but not limited to, sign placement, color, architectural integrity, construction material, legibility, size and scale, and illumination. The applicant may have a total sign area not to exceed 2 sq. ft. for every linear foot of building frontage on any one side of the business. The applicant has 90 linear feet of building frontage facing Cesar Chavez Street and is therefore permitted to have 180 sq. ft. of total sign area. The applicant proposes channel lettering for wall signs but does not provide a detail of how the sign is illuminated. Condition of approval 11 has been added requiring that the wall signs be illuminated as halo-lit signs. The applicant proposes one monument sign at a height of 4 ft 6 inches near the corner of Cesar Chavez Street and Valley Road.

Landscape Design

The plant palette shows a variety of trees including “Willow Acacia”, “Chilean Mesquite,” “Moon Lagoon Eucalyptus,” “Fruitless Olive,” “Palo Verde,” and “California Fan Palm.” The project is conditioned to modify the landscape plan to substitute California Fan Palm with Date Palm, substitute Palo Verde with another drought tolerant shade tree and integrate shade trees to the Cesar Chavez Street landscape parkway. Shrubs and succulents include “Yellow Oleander”,

“Coral Fountain”, “Sticks on Fire”, “Whales Tongue Agave.” Decomposed granite and Mexican Beach pebbles are proposed as groundcover.

CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Neighborhood Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #4 policies, which recognizes the Cesar Chavez Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents.

CONSISTENCY WITH ZONING

The subject site is zoned C-N (Neighborhood Commercial) zone, which allows for local service businesses primarily intended to serve the immediate neighborhood as a permitted use. A conditional use permit is required for the proposed drive through ATM. The project complies with the development standards of the C-N zone and C.M.C. as outlined in table 1 below.

Table 1 – Development Standards

| | Zoning Ordinance/ Pueblo Viejo Revitalization Plan | Proposed | Complies with Code |
|-------------------|---|--|---|
| Parking (Minimum) | Zoning - Retail: 1 parking space for each 250 sq. ft. of gross floor area. | -On-Site Parking 24 spaces | Yes. 16 parking spaces are required. There is a surplus of 8 parking spaces. |
| Lot Requirements | Zoning - Minimum Lot width 50' | Lot width exceeds 50' | Yes |
| Height (maximum) | Zoning - 50' maximum | 19' | Yes |
| Landscaping | Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. | <ul style="list-style-type: none"> • All areas exceed 10' fully landscaped setback • Internal landscaping % not identified but | Yes |

| | | | |
|-------|---|---|------------|
| | <ul style="list-style-type: none"> • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5’ in width | <ul style="list-style-type: none"> • required by condition of approval. • One 15-gallon tree for every 10 spaces. • The rear property line planter to the rear of Panda Express is 5’. | |
| Signs | <p>Zoning</p> <ul style="list-style-type: none"> • 180 sq. ft. total allowable wall signage • Main sign 50 sq. max • 6’ high monument sign and not exceed 32’ in sign area. | <ul style="list-style-type: none"> • 130 sq. ft. sign area total provided • Main sign is 37 sq. ft in area • Monument sign 4’6” in height and 27 sq. ft. in area | Yes |

ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2024-13 approving of CUP No. 381 and Architectural Review No. 24-07 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC 2024-13 approving of CUP No. 381 and Architectural Review No. 24-07 with the findings and conditions as recommended by Staff, as modified by the Planning Commission.
- 2) Deny the proposed project.
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. PC Resolution No. 2024-13 for CUP No. 381 and AR No. 24-07
Exhibit A – Conditions for Approval for CUP No. 381 AR No. 24-07
Exhibit B - Development Plan Set (Site Plan, Floor Plan, Elevations, Landscape Plan, Sign Program)
2. Correspondence from IID and Riverside County Fire
3. Harrison Street Corridor Plan excerpts
4. Existing Conditions Photos

RESOLUTION NO. PC2024-13

Attachment 2

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 381 AND ARCHITECTURAL REVIEW 24-07, APPROVING DEVELOPMENT PLANS AND SIGN PROGRAM FOR THE SUN COMMUNITY CREDIT UNION DEVELOPMENT CONSISTING OF 4,130 SQ. FT. CREDIT UNION BRANCH BUILDING AND 2 FREESTANDING DRIVE-UP ATMS ON A 1.97 ACRE SITE AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND VALLEY ROAD. (APN 778-242-025 AND 778-242-026) LAMACCHIA GROUP, LLC (APPLICANT).

WHEREAS LaMacchia Group, LLC filed an application for Conditional Use Permit (CUP) No. 381 and Architectural Review (AR) No. 24-07 to allow the construction of 4,130 sq. ft. credit union branch building at the northeast corner of Cesar Chavez Street and Valley Road (APN 778-242-025 and 778-242-026); and,

WHEREAS on July 3, 2024, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

WHEREAS the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City’s General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

WHEREAS the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct

and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

Section 3. Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 381 and Architectural Review 24-07, the Planning Commission finds as follows for the proposed commercial development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The proposed project is within the Neighborhood Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #4 policies, which recognizes the Cesar Chavez Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The subject site is zoned C-N (Neighborhood Commercial) zone, which allows for local service businesses primarily intended to serve the immediate neighborhood as a permitted use. A conditional use permit is required for the proposed drive through ATM.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any

other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-N (Neighborhood Commercial) Zoning District of the City's Zoning Code. The proposed development consists of a 4,130 sq. ft. credit union branch building. The proposed uses will be compatible with existing adjacent uses that include single family residential and commercial uses within the immediate vicinity.

- 4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-N Zone at a scale, massing, and aesthetic appeal at a higher quality than neighboring commercial properties as the project would more closely align with the Harrison Corridor Plan. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
- 5. The proposed use will include two new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby recommends to the City Council approval Conditional Use Permit (CUP 381), and Architectural Review 24-07 for the Sun Community Credit Union Project development and subject to the Conditions of Approval as set forth in “Exhibit A” and development plan set in “Exhibit B.”

PASSED APPROVED and ADOPTED this 3rd day of July 2024.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-13, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of July 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2024-13
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 381, ARCHITECTURAL REVIEW NO. 24-07
SUN COMMUNITY CREDIT UNION

General Conditions

1. Conditional Use Permit No. 381 and Architectural Review 24-07 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review.
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

7. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 24-07, including architectural features, materials, and site layout.
8. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.
9. The applicant shall allow for shared access for the northerly proposed driveway at Cesar Chavez Street for future development proposed for the northerly parcel. The shared access shall be verified with the City Engineer prior to issuance of grading permits.
10. Lighting bollard shall be of a high quality construction type resistant to vandalism.
11. The sign program shall be revised to reflect logo sign at the westerly elevation. All wall and monument signs shall consist of halo-lit signs. A full construction detail of signage shall be included in the revised sign program for approval by the Development Services Director.
12. No roof mounted equipment or features after certificate of occupancy is issue may be added to the building without obtaining approval from the Development Services Department.
13. A design of the trash enclosure shall be consistent with the building architecture for approval by the Development services Director.
14. The appearance of the proposed roof screen RS-1 shall be consistency in appearance and color as the fiber cement siding (FC-1).
15. At the South and Westerly side of the northlerly property, install a barrier consisting of wood posts spaced at a minimum 15' connected by metal cable to deter dumping.

Architectural Design, Character and Massing

16. A lighting and photometric plan shall be provided during plan check. Parking lot lighting shall be provided at all times of the night and additional lighting may be required by the Development Services Director if necessary to ensure safety of patrons at the walk-up or drive up ATM.

17. All roof-top equipment must be architecturally screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment generally shall be located below the parapet walls of the building. Please provide cross sections showing the line of site from street elevation, height of parapets, and height of rooftop mechanical equipment.

Public Realm/Streetscape

18. Incorporate pavers or alternative decorative paving at vehicle entrances at Cesar Chavez Street.

General - Engineering

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

19. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
20. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
21. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain

field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

22. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
23. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
24. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
25. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
26. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
27. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
28. Applicant shall obtain approval of site access and circulation from Fire Marshall.
29. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
30. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

ROUGH GRADING:

31. Prepare and submit rough grading and erosion control plans for the project.
32. The project's soils engineer shall certify to the adequacy of the grading plan.
33. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

34. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
35. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
36. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
37. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

38. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
39. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

40. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Cesar Chavez Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. Dedication of land along northbound lane within project limits is not required. This street is classified as Primary Arterial with Bicycle Lanes with 94 feet of right-of-way per City of Coachella General Plan.
- b. Easterly curb shall be protected in its current location. Any deteriorated sections of existing curb shall be removed and replaced to the satisfaction of the City Engineer.
- c. Applicant shall recorded a 24-foot private ingress and egress easement that connects the 35-foot access easement on Cesar Chavez Street with the 35-foot access easement on Valley Road, as shown on Parcel Map 31405. The 24-foot private easement shall be recorded prior to building occupancy and shall be designed to the satisfaction of the City Engineer
- d. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
- e. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
- f. Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
- g. Driveway access on Cesar Chavez Blvd. shall only be permitted within the existing shared access easement located at the northwest corner of the parcel as shown on Parcel Map 31405.

2) Valley Road- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is classified as Residential Street with a existing R/W of 60-foot
- b. Street measured at Center line to northerly curb shall have a width of 20-foot min.
- c. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or

relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.

- d. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
- e. Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
- f. Driveway access on Valley Rd. shall only be permitted within the existing shared access easement located at the southeast corner of the parcel as shown on Parcel Map 31405.

SEWER and WATER IMPROVEMENTS:

41. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
42. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.
43. It is noted that existing Water lines exist within the central portion of the property. The property owner shall be responsible for the potholing and observation of the existing water lines to determine the exact location and depth and the owner shall be responsible for the full costs of design and relocation of the water lines, if needed. The final location and operation of the water line shall be protected to maintain existing service and capacity under its current designed intent.
44. All water mains that are proposed to exist within the property shall be located within City approved utility easements.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

45. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
46. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

47. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
48. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the Ci

Landscaping

61. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated inclusive of uplighting for trees and elevated ring lighting for palm trees. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts and any tree caliper and planted tree heights. Weed barrier shall be integrated below decorative gravel to deter weed growth.
62. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
63. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses

landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:

- a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
- b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
- c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
- d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
- e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.

64. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

65. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.

66. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.

67. The landscape plan shall be modified to substitute California Fan Palm with Date Palm planted at a minimum 10' trunk height. Substitute Palo Verde with another drought tolerant shade tree. Integrate shade trees to the Cesar Chavez Street landscape parkway to ensure sidewalk has shade cover for pedestrians. The decomposed granite in the landscape parkway shall be of a 3/4" size.

Coachella Valley Water District:

68. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

Fire Department (chris.cox@fire.ca.gov)

Prior to Permit Issuance

69. Prior to Permit Issuance - Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings and project is required per CFC Appendix B. Will Serve Letters from the responsible water purveyor with capabilities of water in the public street along the property line is required prior to a map recordation or Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
70. Prior to Permit Issuance - Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
71. Prior to Permit Issuance – Fire Department Access Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Fire Department Standards. Plans must be submitted to the Fire Marshal office for review and approval prior to building permit issuance.
72. Prior to Permit - Fire Department Plan Review Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal.

Prior to Final

73. Prior to Final (Deferred) - Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

74. Prior to Final (Deferred) - Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.
75. Prior to Final – Fire Department Final Inspections Prior to issuance of a Building Certificate of Occupancy, the Fire Department shall perform all fire final inspections within the Building, fire suppression systems and other related fire permits.

Environmental Compliance/Utilities:

76. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system
77. Water & Sewer impact fees to be paid prior to final approval of plans
78. Project to install 4G AMI master meters
79. Backflows required on all non-residential meters
80. Above ground DCDAs required on fire lines – per approved materials list, DCDAs also require a ¾” master meter.
81. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size), do not rely on W-8 standard drawing showing plastic service lines.
82. There is a water-line running behind sidewalk fronting this property, no large trees should be placed above the water line, City requires a 7’ off-set for any large trees and root barriers.
83. Submit landscaping plans to Utilities for approval for ensuring landscape does not interfere with water lines.
84. Water Improvement Note #4. Shall always be revised moving forward to: “Water services shall be type K soft copper tubing polywrap-c blue (6MIL, use applicable size)
85. Water Improvement Note #10. Shall always be revised moving forward to: “It shall be the water contractor’s responsibility to set water valves lid and cover to finish grade after paving in accordance with CVWD standards W-17 and W-18. Lid to say “WATER” and omit reference to CVWD. All valves must be “workable” at all times.
86. Additional requirements subject to water and sewer plan checking process
87. Complete wastewater discharge survey for approval and issuance of wastewater discharge permit.
88. All stormwater must be contained within the property via retention basins.
89. Outside drains exposed to rain events are prohibited from draining into the sanitary sewer.

Building Division

90. The following plans will be required prior to obtaining a building permit:
- a. Grading plans and permit from the City of Coachella Engineering Department.
 - b. Accessibility plans showing accessible site circulation and path of travel to all the amenities include material and slopes at walk ways.
 - c. Electrical plans for the proposed modifications with calculations and single line diagram. The current electrical system at the venue does not comply with the National Electrical Code and poses a significant safety risk to visitors and the venue.
 - d. Provide plans for all structures and improvements include a site plan, floorplan and use for each room.
91. All “field verify” notes will need to be field verified by the licensed professional and incorporated into the building documents and building plan submittal.
92. Existing structures and improvements shall be in compliance with the 2022 California Building Codes prior to a Certificate of Occupancy being issued.
93. Proposed plan must incorporate Electrical Vehicle chargers. (CGBSC Tbl.5.106.5.3.1)
94. Landscaping plans shall meet the requirements of the CGBSC 106.12- Shade Trees.
95. Provide accessible path of travel from the parking lots to the venue. Both routes must be accessible.
89. Obtain all necessary permits from all agencies as required for the use of the facility. Such as but not limited to the following:
- a. Riverside County Fire Department
 - b. Riverside County Health Department
 - c. City of Coachella Engineering Department
 - d. Building Permits
96. The venue underwent multiple improvements over the years, some with permits from the City and some without. Before a Certificate of Occupancy can be issued, all buildings and improvements must meet current building and state code requirements. It is essential to engage a licensed design professional to conduct a site inspection and identify all the necessary improvements to ensure compliance with the current building codes.



Sun Community FCU Coachella Branch

NE Corner of Cesar Chavez Street and Valley Road, Coachella, CA

March 25, 2024



PLANS





SITE

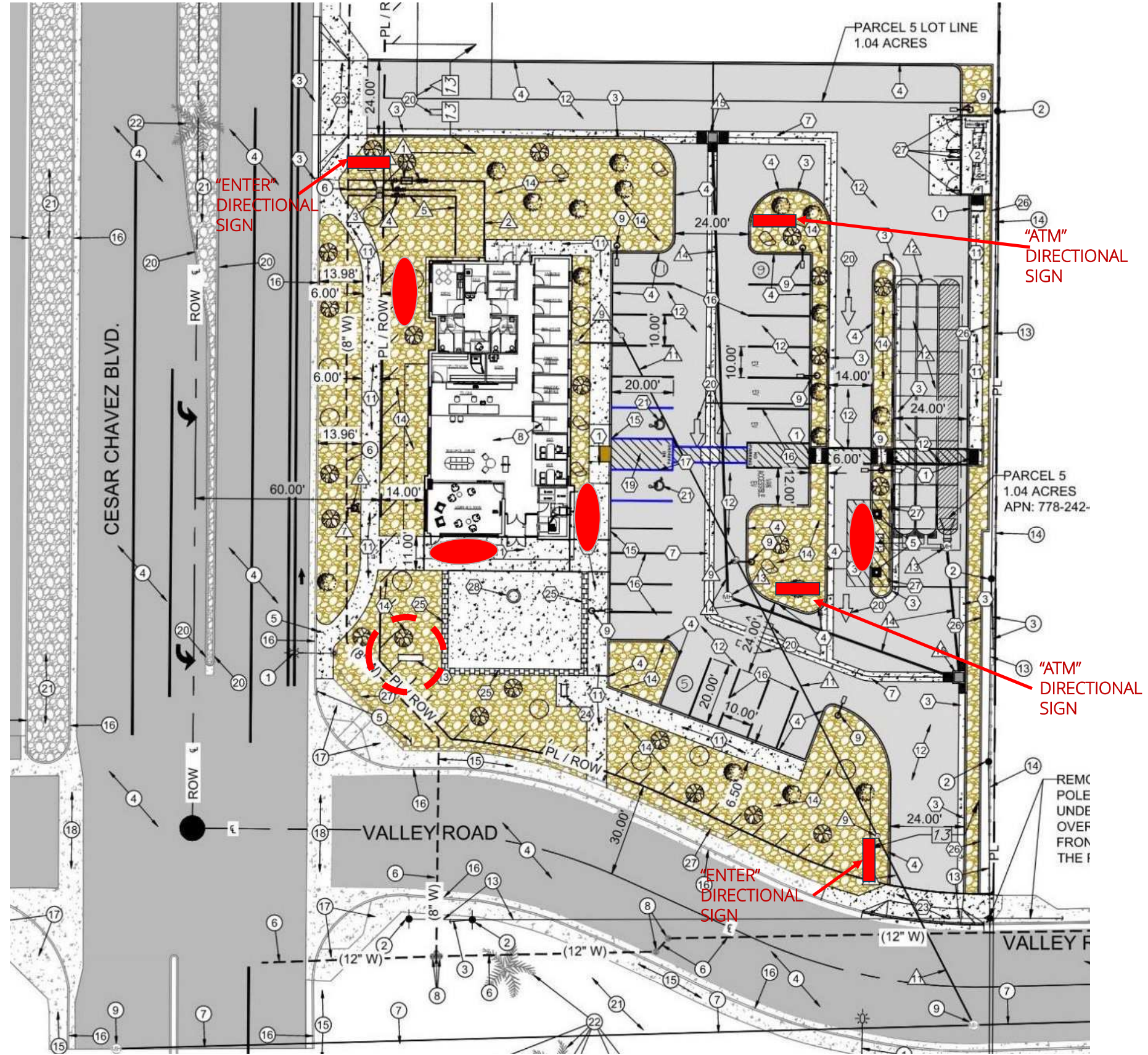
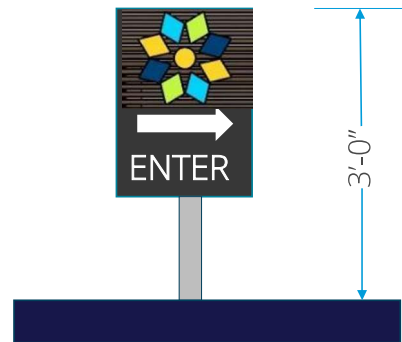
Site Plan/ Sign Plan

KEY

 BUILDING SIGNAGE

 MONUMENT SIGNAGE

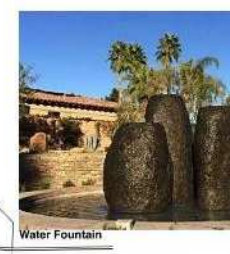
 DIRECTIONAL SIGNAGE





SITE

Site Plan- Landscaping



SUN COMMUNITY FCU
VACANT LOT ON NE CORNER
OF CESAR CHAVEZ BLVD
COACHELLA, CA 92236

LANDSCAPE CONCEPT

Site Plan



L-1

Scale: 1/16" = 1'-0"

Project No.: 2409

3/14/24



SITE

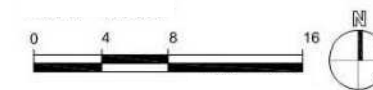
Site Plan- Landscaping





FLOOR PLAN

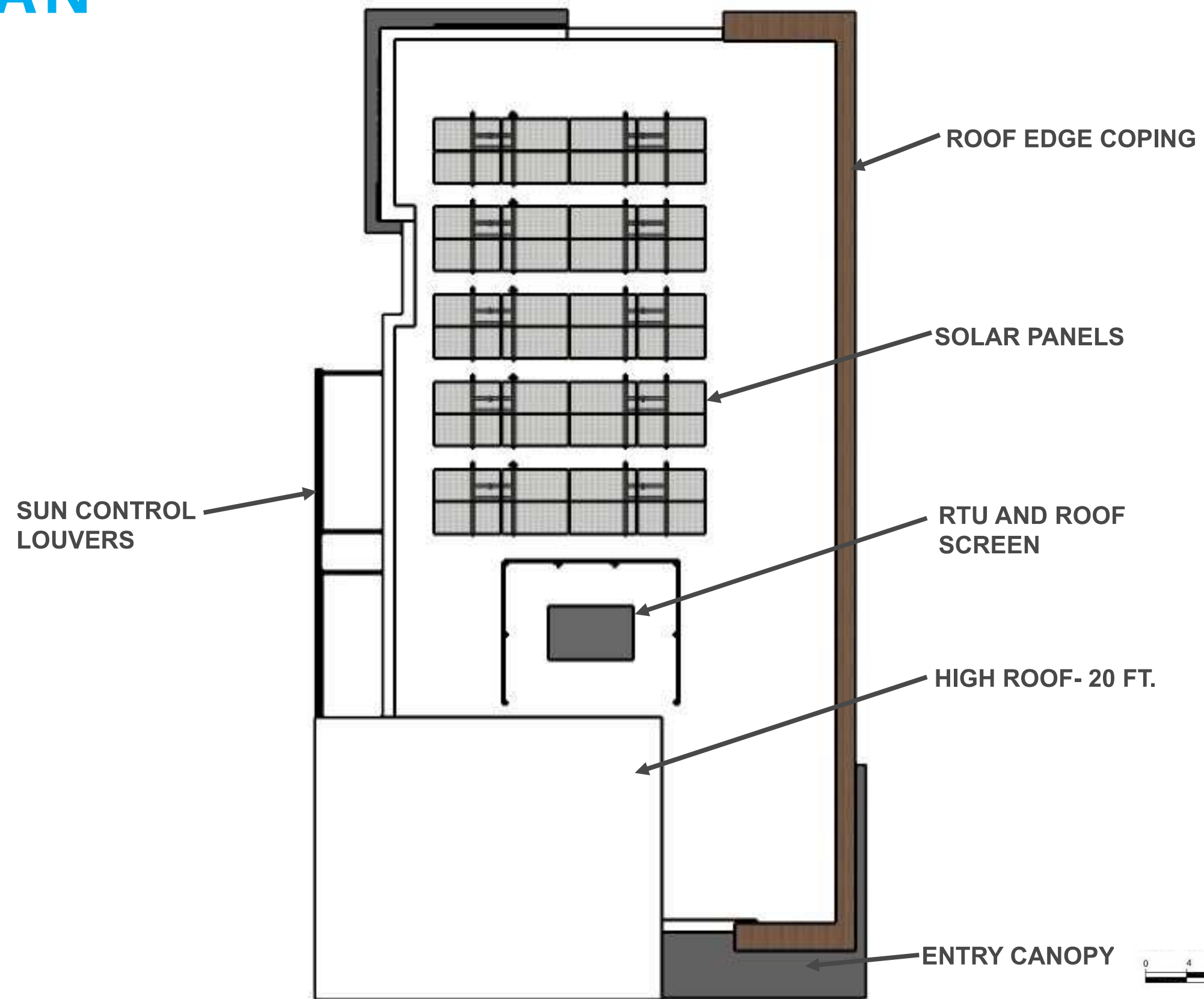
4,130 SF





ROOF PLAN

4,126 SF



EXTERIOR BUILDING MATERIALS





EXTERIOR

View looking Northwest

Sun Control Louvers



Policy 2.2 Passive Solar Design: Require new buildings to incorporate energy efficient building and site design strategies for the desert environment that include ... shading.



EXTERIOR

View looking Northwest





EXTERIOR

View looking Southeast





EXTERIOR

Drive-up ATM



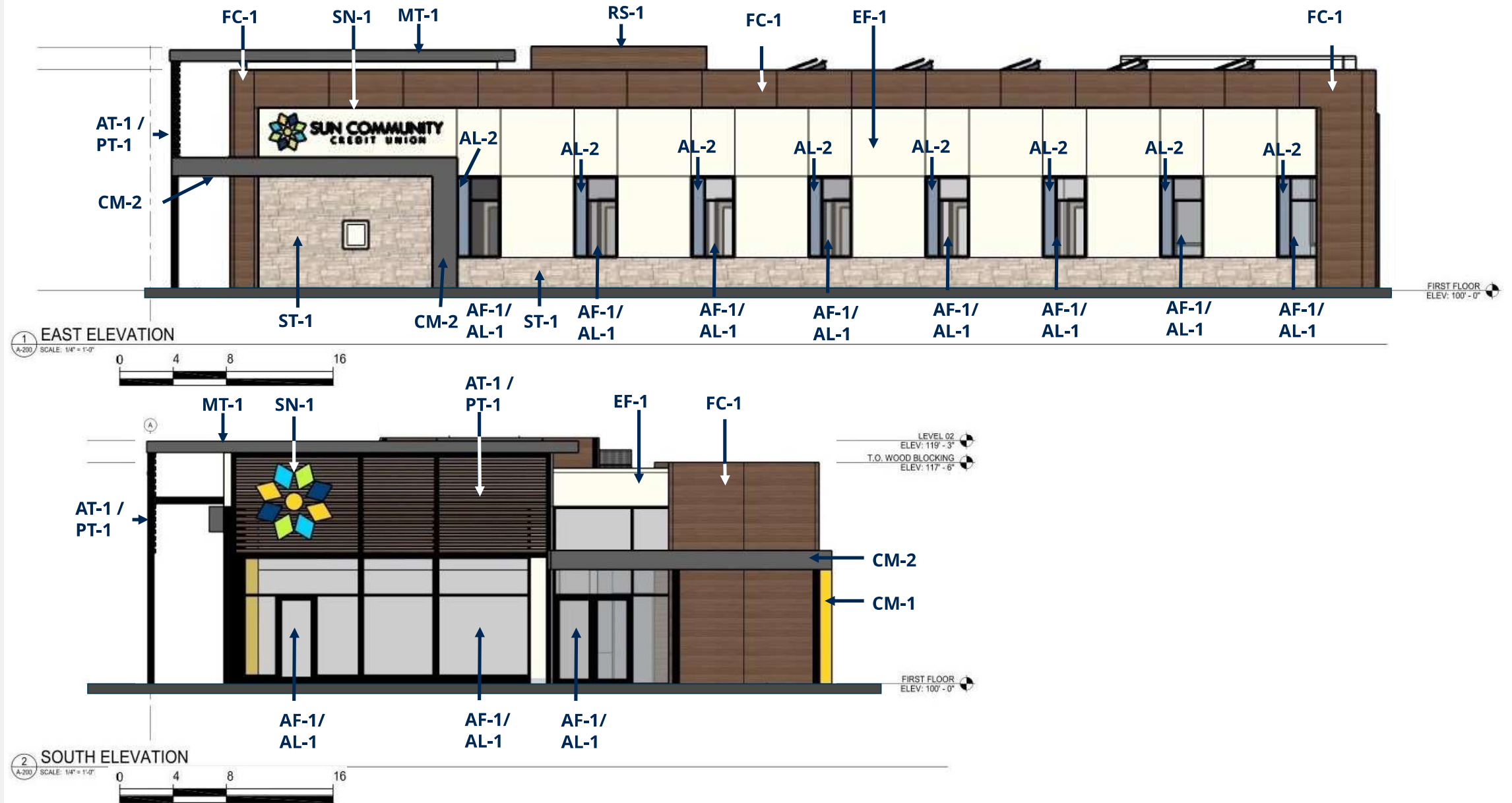


EXTERIOR

BLUIDING ELEVATIONS

KEY

- ST-1 ST-1 Thin-set Masonry Veneer - Sawtooth Ledge (Northland)
- AF-1 Aluminum Frames - Kawneer (Anodized Alum.-Charcoal)
- AL-1 Glazing - Laminated (SNX 62/27)
- EF-1 Exterior Insulation Finish System (Paint SW 9109 Natural Linen)
- PT-1 Paint Metal Trellis Frame (Paint SW 2936 Black Emerald)
- AT-1 Longboard Aluminum Trellis
- CM-1 Composite Metal Panel (Yellow)
- CM-2 Composite Metal Panel (Burnished Slate)
- FC-1 Fiber Cement Siding (Riftsawn Pecan)
- MT-1 Metal Flashing - Firestone (Dark Bronze)
- MT-2 Metal Flashing - Firestone (Stone White)
- GL1 Metal Soffit - Firestone (Dark Bronze)
- SN-1 Illuminated Channel Sign
- RS-1 Roof Screen (Aluminum Panel- Slate Grey)





EXTERIOR BUILDING ELEVATIONS

KEY

- ST-1 ST-1 Thin-set Masonry Veneer - Sawtooth Ledge (Northland)
- AF-1 Aluminum Frames - Kawneer (Anodized Alum.-Charcoal)
- AL-1 Glazing - Laminated (SNX 62/27)
- AL-2 Glazing - Spandrel Panel
- EF-1 Exterior Insulation Finish System (Paint SW 9109 Natural Linen)
- PT-1 Paint Metal Trellis Frame (Paint SW 2936 Black Emerald)
- AT-1 Longboard Aluminum Trellis
- CM-1 Composite Metal Panel (Yellow)
- CM-2 Composite Metal Panel (Burnished Slate)
- FC-1 Fiber Cement Siding (Riftsawn Pecan)
- MT-1 Metal Flashing - Firestone (Dark Bronze)
- MT-2 Metal Flashing - Firestone (Stone White)
- GL1 Metal Soffit - Firestone (Dark Bronze)
- SN-1 Illuminated Channel Sign
- RS-1 Roof Screen (Aluminum Panel- Slate Grey)



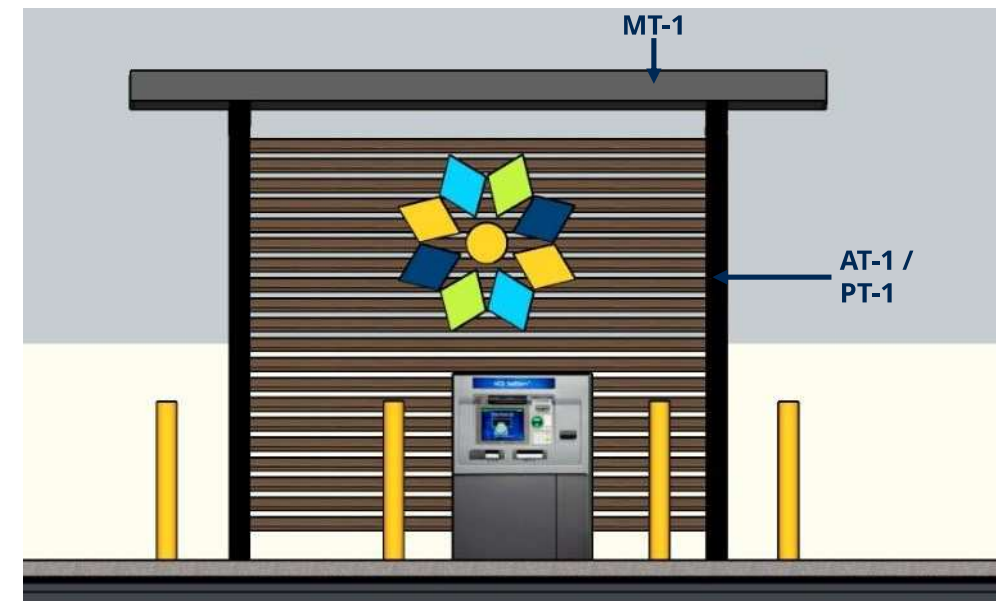
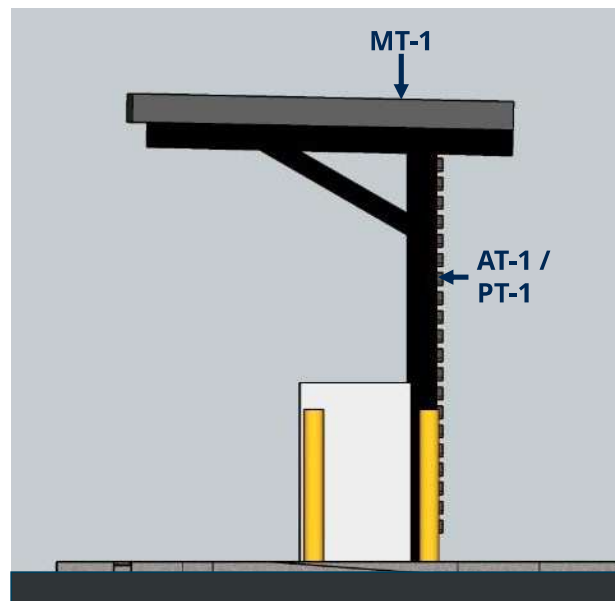


EXTERIOR

DRIVE-UP ATM ELEVATIONS

KEY

- ST-1 Thin-set Masonry Veneer - Sawtooth Ledge (Northland)
- AF-1 Aluminum Frames - Kawneer (Anodized Alum.-Charcoal)
- AL-1 Glazing - Laminated (SNX 62/27)
- EF-1 Exterior Insulation Finish System (Paint SW 9109 Natural Linen)
- PT-1 Paint Metal Trellis Frame (Paint SW 2936 Black Emerald)
- AT-1 Longboard Aluminum Trellis
- CM-1 Composite Metal Panel (Yellow)
- CM-2 Composite Metal Panel (Burnished Slate)
- FC-1 Fiber Cement Siding (Riftsawn Pecan)
- MT-1 Metal Flashing - Firestone (Dark Bronze)
- MT-2 Metal Flashing - Firestone (Stone White)
- GL1 Metal Soffit - Firestone (Dark Bronze)
- SN-1 Illuminated Channel Sign
- RS-1 Roof Screen (Aluminum Panel- Slate Grey)

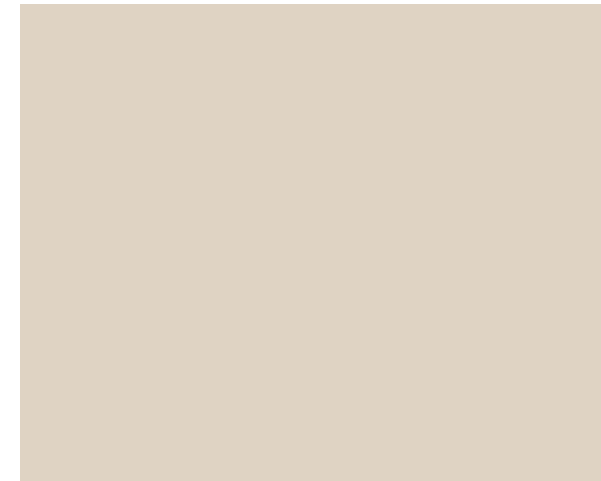


EXTERIOR FINISHES

MATERIALS



(AT-1) Longboard Link & Lock - Sun Control Louvers
(Light National Walnut)



(EF-1) Exterior Insulation Finish System
(Paint SW-9109 Natural Linen)

Kawneer Window & Door Frames

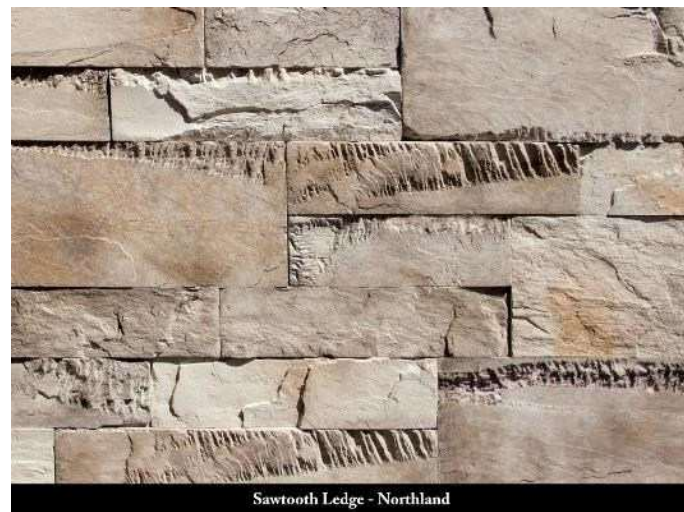


CHARCOAL

Trifab® VersaGlaze® 451/451T Framing System

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation (451T), hurricane resistance
- Structural silicone glazed (SSG) options, Pre-glazed options

(AF-1 & AL-1) Glazing and Aluminum Frame
(Anodized Alum.- Charcoal) & Laminated (SNX 62/27) Glazing



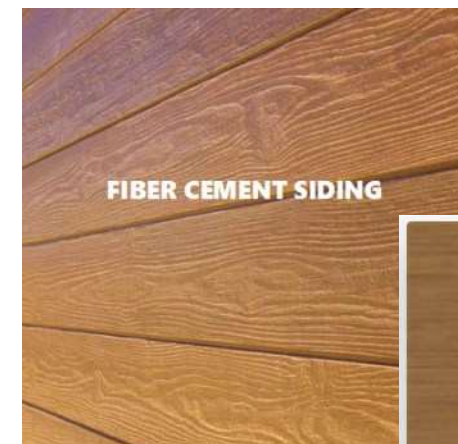
Sawtooth Ledge - Northland

(AT-1) Thin-set Masonry Veneer –
(Sawtooth Ledge (Northland))

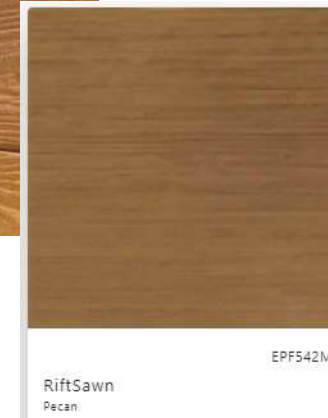


Profile Properties

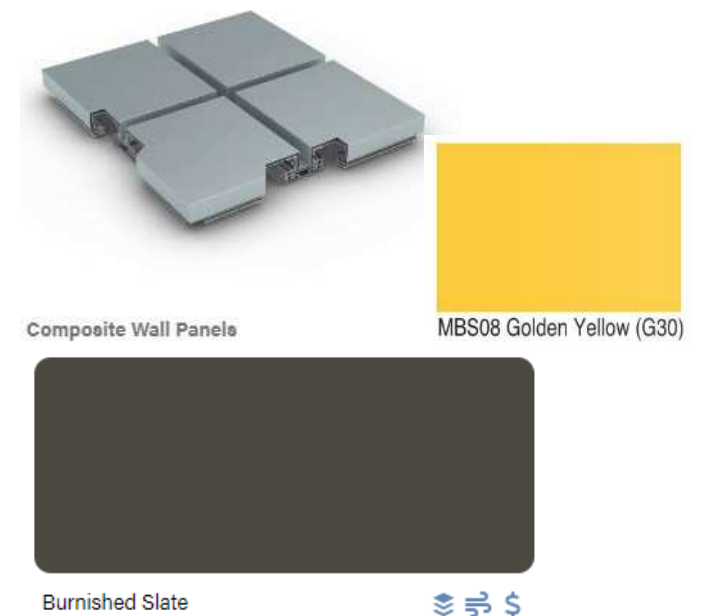
- Size:** 3" to 6" in height and up to 20" in length. Corner returns range from 4" to 12" (nominal).
- Thickness:** 1" (nominal).
- Weight:** 7 to 10 lbs. per square foot.
- Packaging:** Available in big boxes (125 sq ft Flats or 100 In ft Corners) or Dura-Paks (15 sq ft Flats or 12 In ft Corners). **When purchasing Sawtooth Ledge, coverage is based on installation with tightly-fitted joints.** (Note: Square Footage and Linear Footage quantities may vary per region)



FIBER CEMENT SIDING



(FC-1) Fiber Cement Siding
(Riftsawn Pecan)



Composite Wall Panels

MBS08 Golden Yellow (G30)

Burnished Slate

(CM-1 & CM-2) Composite Metal Panel
CM-1 Alpolic Golden Yellow
CM-2 BURNISHED SLATE

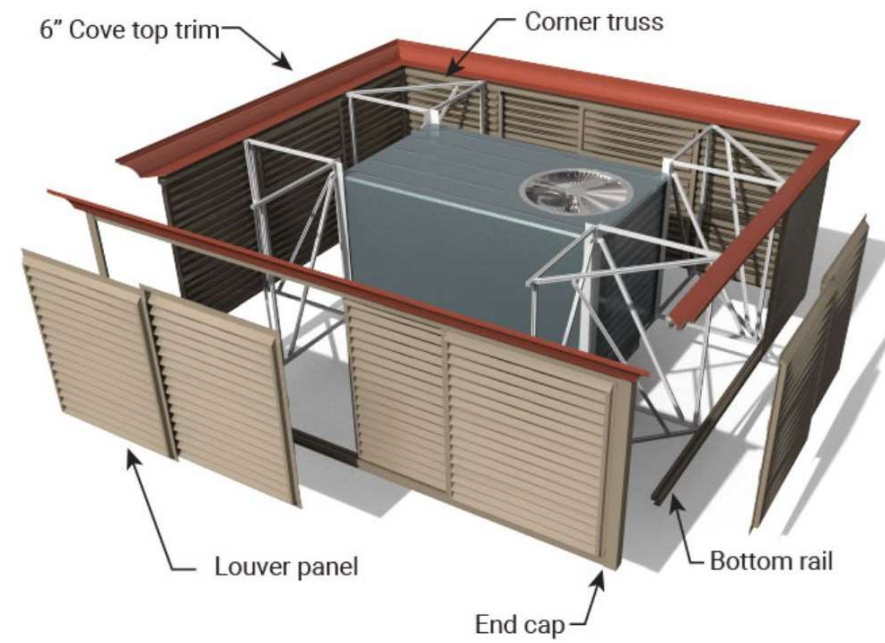
EXTERIOR FINISHES

MATERIALS- ROOF SCREEN

NOTES

ROOFTOP MECHANICAL UNIT SCREENING IS REQUIRED.

- SCREEN COLOR:
- SCREEN PANEL STYLE:



ACRYLICAP® ABS SERIES PANELS



METAL SERIES PANELS



RS-1 Roof Screen Metal Panel

EXTERIOR BUILDING SIGNAGE



EXTERIOR SIGNAGE

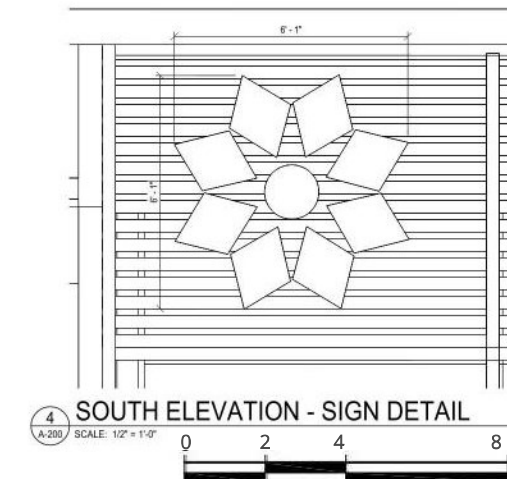
SOUTH ELEVATION – VALLEY RD. (MAIN SIGN)

Number of Signs. Any business with less than one hundred (100) feet of building frontage shall be permitted to have only one sign larger than thirty-two (32) square feet; **this sign shall be called the main sign**. Other secondary signs may be on the **front, sides, or rear of the building** so long as no signs are closer than ten (10) feet from each other, with the exception of accessory and convenience signs identified in subsection (F)(2) of this section.

Buildings Within One Hundred (100) Feet of Right-of-Way. The maximum area of a main building sign for any business in a building located within one hundred (100) feet of the right-of-way upon which it faces shall be one and one-half square foot of sign area per lineal foot of frontage which the business has facing on a right-of-way, plaza, promenade, arcade, or parking lot (in the case of shopping centers). Except as otherwise provided in this chapter, such signs shall have a **surface area not greater than fifty (50) square feet**. No such sign shall be closer than ten (10) feet from any other sign permitted herewith. The main sign must be located on the building facing the right-of-way or parking lot from which its maximum allowable size is determined.

45' of frontage x 1.5 = 67 SF

But only 50 SF max area allowed



37 sf Provided 50 sf Allowed

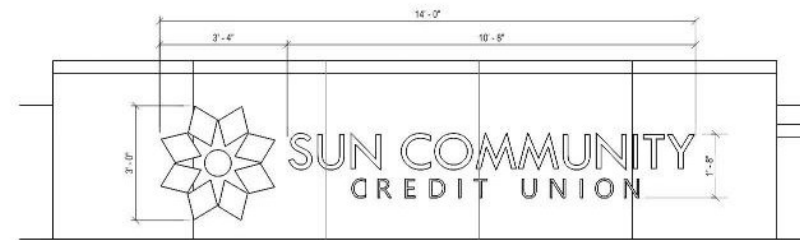


EXTERIOR SIGNAGE

WEST ELEVATION – CESAR CHEVEZ BLVD.

Additional Sign Area For a Single Business in a Building Having Over Fifty (50) Feet of Frontage. A single business having a lineal frontage on any right-of-way in excess of fifty (50) feet shall be entitled to in addition to subsection (F)(1)(c)(i) and (F)(1)(c)(ii) of this section, an additional one square foot of sign area for each four feet of frontage in excess of fifty (50) feet.

95' – 50' = 44'4 x 1 SF = 11 SF
 So 50 SF max area + 11 SF = 61 SF max area allowed.



3 WEST ELEVATION - SIGN DETAIL **28 sf Provided 61 sf Allowed**
 SCALE: 1/2" = 1'-0"

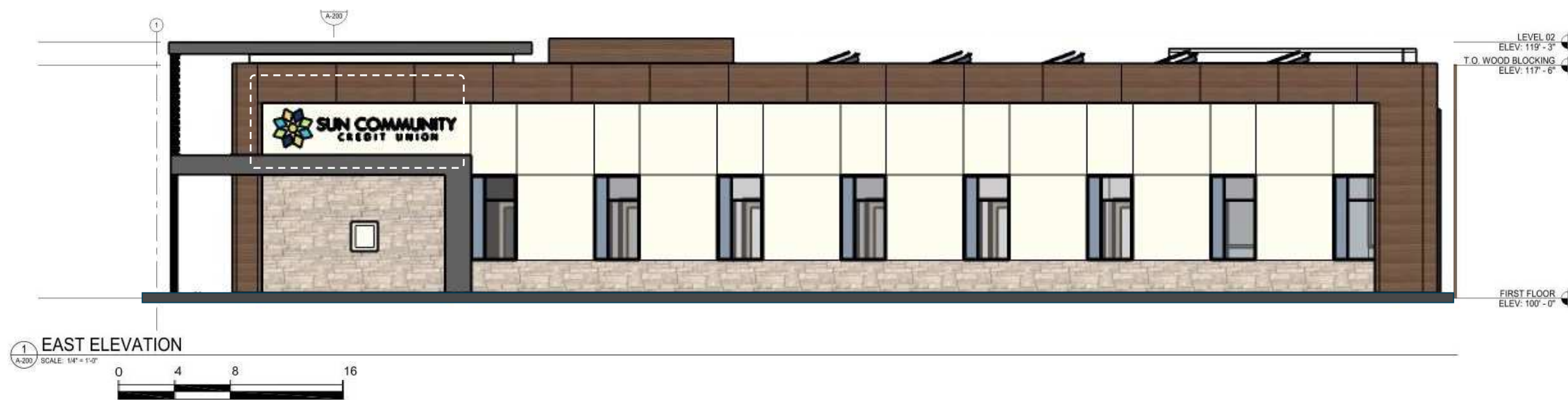
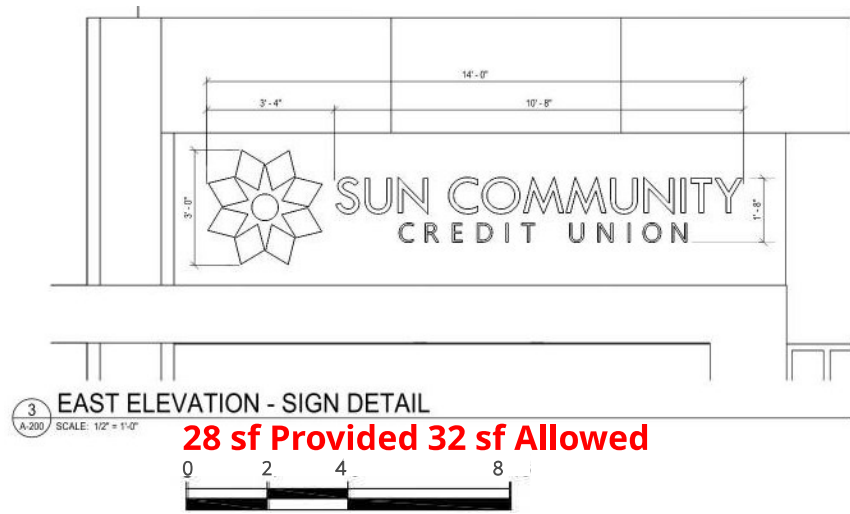


1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR SIGNAGE

EAST ELEVATION – PARKING LOT ENTRY

Number of Signs. Any business with less than one hundred (100) feet of building frontage shall be permitted to have only one sign larger than thirty-two (32) square feet; this sign shall be called the main sign. Other secondary signs may be on the front, sides, or rear of the building so long as no signs are closer than ten (10) feet from each other, with the exception of accessory and convenience signs identified in subsection (F)(2) of this section.



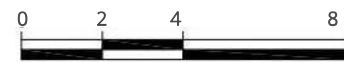
EXTERIOR SIGNAGE

SOUTH ELEVATION – VALLEY RD. (MONUMENT SIGN)

Identification Signs for a Building, Business, or Complex Less Than One Acre. In addition to main building signs allowed under this chapter for individual businesses, a separate sign identifying a building, business, or complex of businesses on less than two and one-half acres of land shall be allowed as part of an approved sign program. **This sign shall not exceed thirty-two (32) square feet unless no individual tenant signs are included in the sign, in which case the sign area may be based on the frontage formula. Such a sign may be a monument sign or as approved by the planning commission. Such a sign shall not extend beyond the property line, shall not exceed a maximum height of six feet for a monument sign or twelve (12) feet for a freestanding sign, and shall be subject to architectural review and approval by the planning commission.**



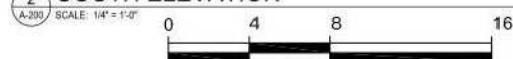
MONUMENT SIGN (2 SIDED)



27 sf Provided 32 sf Allowed
4'-6\"



2 SOUTH ELEVATION



EXTERIOR SIGNAGE

ALL ELEVATIONS – BUILDING TOTAL

Sign Area. Each separate business shall have a united sign area. The total sign area shall not exceed two square feet for every linear foot of building frontage ("building frontage" means the linear length of a building facing a public street, pedestrian mall, or parking lot) on any one side of the business. Frontage may be considered as any one side facing a street or parking lot. As an alternative, the total sign area shall not exceed one square foot for each linear foot of lot frontage facing one street. The sign area of the main sign and all secondary signs shall not exceed the total allowable sign area. The area of accessory and convenience signs identified in subsection (F)(2) of this section is not counted toward the total sign area.

So, 95' of bldg. frontage x 2 sf = 190 SF of total sign allowed.

Total Sign Area = 190 SF.

MAIN SIGN- SOUTH (VALLEY RD. FRONTAGE)= 37 sf

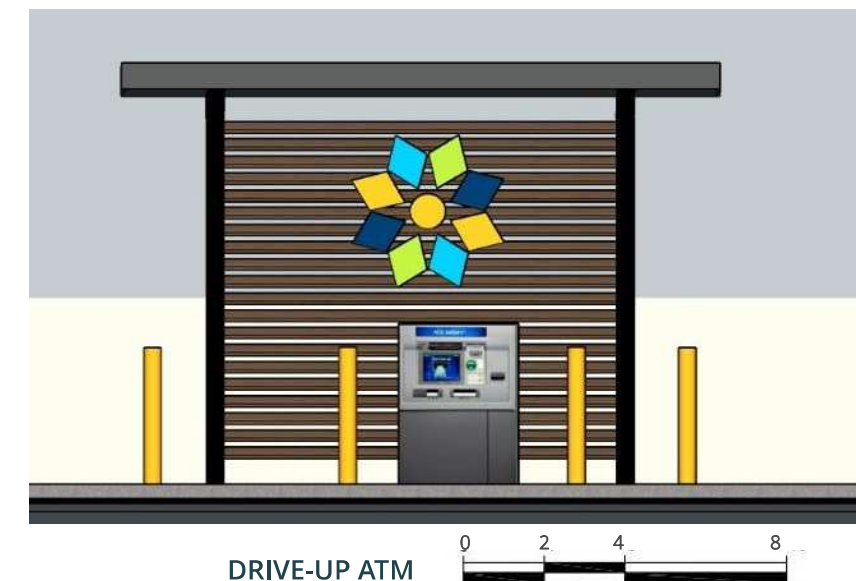
WEST ELEV. (CEZAR CHEVEZ FRONTAGE)= 28 sf

EAST ELEV. (PARKING) = 28 sf

DRIVE-UP ATM SIGN = 16 SF

MONUMENT SIGN = 27 sf

TOTAL PROVIDED= 136 SF



DRIVE-UP ATM

16 sf Provided 32 sf Allowed



Sun Community FCU Coachella Branch Exterior Revisions

NE Corner of Cesar Chavez Street and Valley Road, Coachella, CA

June 27, 2024



WEST ELEVATION REVISION



EXTERIOR REVISION

View looking Northeast



EXTERIOR REVISION

View looking East



EXTERIOR REVISION

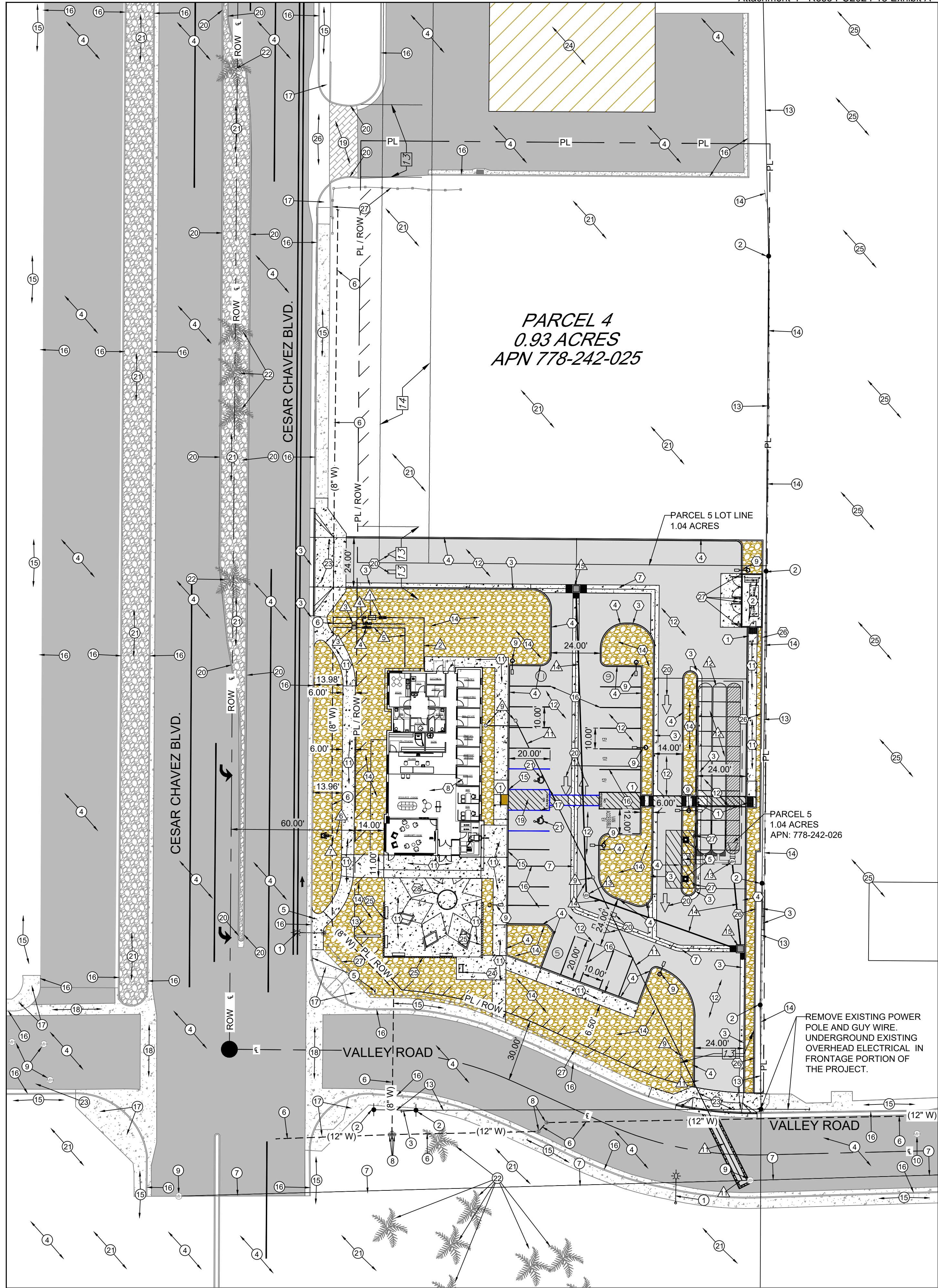
View looking Southeast



EXTERIOR REVISION

West Elevation





- EXISTING KEYNOTES**
- 1 EXISTING LIGHT POLE TO REMAIN.
 - 2 EXISTING POWER POLE TO REMAIN.
 - 3 EXISTING GUY WIRE TO REMAIN.
 - 4 EXISTING A.C. PAVEMENT TO REMAIN.
 - 5 EXISTING TRAFFIC SIGN TO REMAIN.
 - 6 EXISTING WATER PIPELINE TO REMAIN.
 - 7 EXISTING SANITARY SEWER PIPELINE TO REMAIN.
 - 8 EXISTING WATER VALVE TO REMAIN.
 - 9 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
 - 10 EXISTING STORMWATER MANHOLE TO REMAIN.
 - 11 NOT USED.
 - 12 NOT USED.
 - 13 EXISTING OVERHEAD ELECTRICAL LINE TO REMAIN.
 - 14 EXISTING FENCE TO REMAIN.
 - 15 EXISTING P.C.C. SIDEWALK TO REMAIN.
 - 16 EXISTING P.C.C. CURB AND GUTTER TO REMAIN.
 - 17 EXISTING P.C.C. CURB RAMP TO REMAIN.
 - 18 EXISTING P.C.C. RIBBON GUTTER TO REMAIN.
 - 19 EXISTING BRICK PAVEMENT TO REMAIN.
 - 20 EXISTING P.C.C. BARRIER CURB TO REMAIN.
 - 21 EXISTING NATIVE MATERIAL TO REMAIN.
 - 22 EXISTING PALM TREE TO REMAIN.
 - 23 EXISTING GAS VALVE TO REMAIN.
 - 24 EXISTING BUILDING TO REMAIN.
 - 25 EXISTING PRIVATE RESIDENCE TO REMAIN.
 - 26 EXISTING P.C.C. DRIVEWAY TO REMAIN.
 - 27 EXISTING WOOD BOLLARDS AND CHAINS TO REMAIN.

APPLICANT:
 PATRICK CAREY
 PRESIDENT/CEO
 SUN COMMUNITY FCU
 1068 BROADWAY
 EL CENTRO, CA 92243

OWNER:
 ROGELIO CERVANTES
 14703 OZARK SITE WAY
 CYPRESS, TX 77433

SITE ADDRESS:
 VACANT LOT ON NE CORNER OF CESAR CHAVEZ BLVD AND VALLEY RD.
 COACHELLA CA, 92236

ZONING/GENERAL PLAN DESIGNATION:
 C-N, NEIGHBORHOOD COMMERCIAL ZONE

APN'S :
 778-242-025 (± 0.93 ACRES)
 778-242-026 (± 1.04 ACRES)

DESCRIPTION OF USE:
 COMMERCIAL BANK BUILDING

PARKING PROVIDED:
 REQUIREMENT:
 1 SPACE PER 250 SQ FT GROSS FLOOR AREA.

REGULAR PARKING REQUIRED: 16 STALLS
 REGULAR PARKING PROVIDED: 18 STALLS
 HANDICAP PARKING: 1 PER 40 REGULAR STALL
 HANDICAP PARKING PROVIDED: 2 STALLS
 EV PARKING REQUIRED: 1 STALL
 EV PARKING PROVIDED: 4 STALLS
 BIKE RACK PROVIDED: 4 BIKE CAPACITY

LANDSCAPE:
 REQUIRED: 5% PARKING AREAS (1,098.51 SF)
 PROVIDED: 16,212.72 SF

SUMMARY OF AREAS:
 BUILDING: 4,130.33 SF
 PARKING AREA: 21,970.20 SF
 TOTAL LANDSCAPING AREA: 16,212.72 SF
 TRASH ENCLOSURE: 863 SF

PROPERTY SIZE:
 778-242-025 (± 0.93 ACRES)
 778-242-026 (± 1.04 ACRES)

STORIES:
 ONE

REMOVE EXISTING POWER POLE AND GUY WIRE UNDERGROUND EXISTING OVERHEAD ELECTRICAL IN FRONTAGE PORTION OF THE PROJECT.

- CONSTRUCTION KEYNOTES**
- 1 PROPOSED P.C.C. ADA RAMP PER CALTRANS STANDARD PLAN A88A.
 - 2 PROPOSED TRASH ENCLOSURE PER BURRTEC REQUIREMENTS.
 - 3 PROPOSED P.C.C. CURB AND GUTTER WITH 6-INCH TALL CURB FACE PER CITY OF COACHELLA STANDARD DRAWING S-7.
 - 4 PROPOSED 6-INCH P.C.C. BARRIER CURB PER CITY OF COACHELLA STANDARD DRAWING S-10.
 - 5 PROPOSED DRIVE THRU STRUCTURE AND INTERCOM SYSTEM.
 - 6 NOT USED.
 - 7 PROPOSED 3-FOOT WIDE RIBBON GUTTER PER CITY OF COACHELLA STANDARD DRAWING S-13.
 - 8 PROPOSED BUILDING.
 - 9 PROPOSED PARKING LOT BOX LIGHT.
 - 10 NOT USED.
 - 11 PROPOSED P.C.C. SIDEWALK.
 - 12 PROPOSED A.C. PAVEMENT.
 - 13 PROPOSED BUSINESS / MONUMENT SIGN.
 - 14 PROPOSED LANDSCAPING.
 - 15 PROPOSED BLUE PAINT ON CURB PER CALTRANS STANDARD DETAIL A90B.
 - 16 PROPOSED 4-INCH WIDE WHITE STRIPING PER CALTRANS STANDARD PLAN A90A.
 - 17 PROPOSED 4-INCH WIDE BLUE STRIPING PER CALTRANS STANDARD PLAN A90A.
 - 18 PROPOSED "NO PARKING" LEGEND PER CALTRANS STANDARD PLANS A90A AND A90B.
 - 19 PROPOSED 4-INCH WIDE DIAGONAL BLUE HATCH STRIPING PER CALTRANS STANDARD DETAIL A90A. THE HATCH STRIPING SHALL NOT ENCRUCH INTO THE "NO PARKING" LEGEND.
 - 20 PROPOSED TYPE I ARROW PER CALTRANS STANDARD PLANS A24A.
 - 21 PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PER CALTRANS STANDARD PLANS A24C AND A90A.
 - 22 PROPOSED WHEEL STOP.
 - 23 PROPOSED P.C.C. DRIVEWAY PER CALTRANS STANDARD PLAN A87A.
 - 24 PROPOSED 4 BIKE CAPACITY BIKE RACK.
 - 25 PROPOSED 2-FT HIGH MASONRY WALL FOR PLAZA AREA.
 - 26 PROPOSED 6-FT HIGH MASONRY WALL.
 - 27 PROPOSED BOLLARDS.
 - 28 PROPOSED STONE FOUNTAIN.

- UTILITY KEYNOTES**
- 1 PROPOSED FIRE DETECTOR CHECK ASSEMBLY PER CITY OF COACHELLA STANDARD DRAWING W-10.
 - 2 PROPOSED FIRE WATER LINE.
 - 3 PROPOSED DOMESTIC AND IRRIGATION SEPERATE WATER METERS PER CITY OF COACHELLA STANDARD DRAWING W-9.
 - 4 PROPOSED BACKFLOW PREVENTOR ASSEMBLY FOR DOMESTIC AND IRRIGATION.
 - 5 PROPOSED DOMESTIC WATER LINE.
 - 6 PROPOSED FIRE HYDRANT PER CITY OF COACHELLA STANDARD DRAWING W-4.
 - 7 PROPOSED WATER SERVICE LATERAL PER CITY OF COACHELLA STANDARD DRAWING W-4.
 - 8 PROPOSED 22.5 DEG ELBOW.
 - 9 PROPOSED SANITARY SEWER CLEANOUT.
 - 10 PROPOSED 11.25 DEG ELBOW.
 - 11 PROPOSED SANITARY SEWER GRAVITY PIPELINE.
 - 12 PROPOSED STORM TECH UNDERGROUND STORMWATER STORAGE CHAMBERS.
 - 13 PROPOSED STORMWATER MANHOLE.
 - 14 PROPOSED STORMWATER PIPELINE.
 - 15 PROPOSED 3-FOOT X 3-FOOT GRATED DRAIN INLET.

EXCEPTIONS:

- 13 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LOT "A" (HARRISON STREET) AND VALLEY ROAD EXCEPT THE GENERAL EASEMENT OF TRAVEL; ALSO EXCEPTING FIVE (5) THIRTY-FIVE FOOT OPENING, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 31045 ON FILE IN BOOK 205, PAGE 78-79, OF PARCEL MAPS.
- 14 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 31045 RECORDED SEPTEMBER 16, 2003 ON FILE IN BOOK 205, PAGE 78-79, OF PARCEL MAPS.

////// INDICATES RESTRICTED ACCESS PER PMB 205/78-79.
 ● INDICATES FOUND MONUMENT

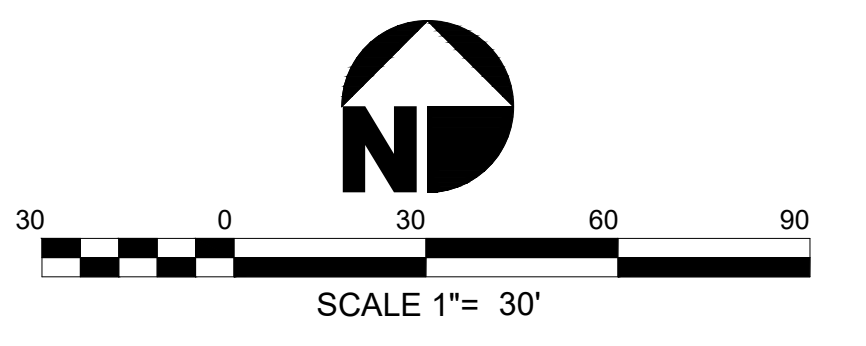
LEGEND

| SYMBOL | DESCRIPTION |
|--------|--------------------------|
| | GRAVEL MULCH |
| | PARKING LOT BOX LIGHTING |

NOTE:
 SEE LANDSCAPE ARCHITECTURAL PLANS FOR ALL PROPOSED LANDSCAPING.

NOTE:

1. OWNER MAY REVISE THE LANDSCAPING PLANS BY USING ANY OF THE LISTED LANDSCAPING PLANTS, BOULDERS OR BY SUBSTITUTING OTHER DESERT LANDSCAPING PLANTS WITH CACTI SPECIES. I.E. AGAVE'S, ALOE'S, ETC..
2. EXISTING WATER LINE HEADING NORTH/SOUTH ALONG HARRISON STREET IS SHOWN AS APPROXIMATE. EXISTING WATERLINE AND PROPOSED TIE-IN LOCATIONS ARE SUBJECT TO CHANGE WHEN THE EXISTING WATER LINE IS IDENTIFIED/LOCATED ACCURATELY.
3. THE EXISTING SIDEWALK ALONG CESAR CHAVEZ BLVD IS PROPOSED TO BE DEMOLISHED AND RE-LOCATED TO THE EAST OF THE EXISTING 8-INCH WATER LINE AS DEPICTED CREATING A VARIABLE WIDTH LANDSCAPED PARKWAY UP TO 14-FT IN WIDTH.



DWG FILE: C:\Users\lake\Dropbox\1330.001_SUN COMMUNITY BANK\DESIGN SITE PLAN_FINAL.dwg

The Holt Group
 ENGINEERING • PLANNING • SURVEYING

201 E. Hobsonway Blythe California 92225
 1601 N. Imperial Ave. El Centro California 92243
 36951 Cook St. Palm Desert California 92211

(760) 922-4658
 (760) 337-3883
 (760) 427-8533

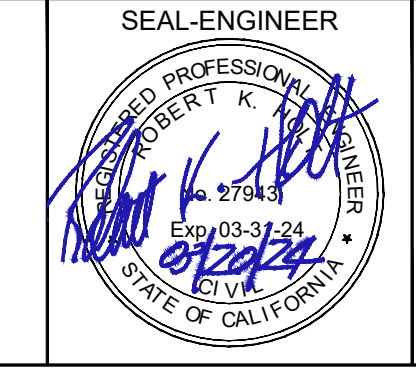
| NO. | REVISIONS: | APPROVED | DATE |
|-----|------------|----------|------|
| | | | |

| | |
|-------------|----|
| DESIGN BY: | JS |
| DRAWN BY: | JS |
| CHECKED BY: | RH |

ELEVATIONS = NAVD88 + 500'

COC BM #1025 EL = 430.368
 2" BRASS DISC SET IN TOP OF CURB IN THE EAST SIDE OF THE WEST TRAFFIC ISLAND LOCATED AT THE CESAR-CHAVEZ BLVD AND 52ND AVENUE INTERSECTION.

LOCAL BENCHMARK: EL = 429.04
 CHISELED 'X' ON TOP OF CURB @ SOUTH SIDE OF FAMILY DOLLAR PARKING LOT.



PREPARED UNDER THE DIRECT SUPERVISION OF:

ROBERT K. HOLT, P.E. 27943 R.C.E. NO.

03-20-2024 DATE 03/31/2024 REG. EXP.

| | | |
|--|---------------------------|---------------------|
| SUN COMMUNITY FEDERAL CREDIT UNION IN COACHELLA, CALIFORNIA | | SHEET 1 |
| SHEET CONTENT: PROPOSED SITE PLAN | | OF 1 SHEETS |
| LOCATION: CITY OF COACHELLA | CLIENT: SUN COMMUNITY FCU | JOB NO. 1330.001 |



Yellow Oleander – Thevetia



Flame Vine – Pyrostegia venusta



Willow Acacia – Acacia salicina



Deer Grass – Muhlenbergia rigens



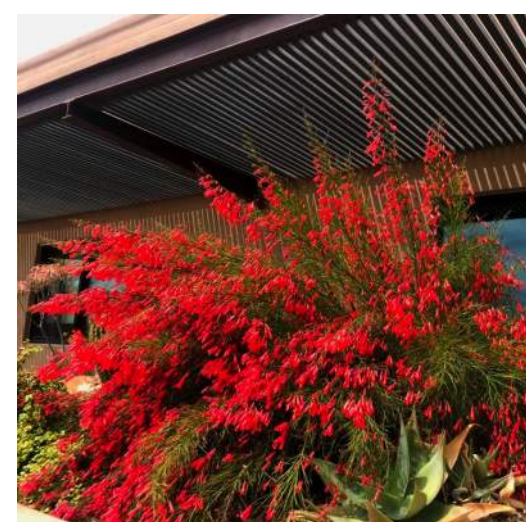
Crown of Thorns – Euphorbia millii



Chilean Mesquite – Prosopis chilensis



Sticks on Fire – Euphorbia tirucalli



Coral Fountain – Russelia equisetiformis



Moon Lagoon Eucalyptus



Whale's Tongue Agave - Agave ovatifolia



Pink Muhly – Muhlenbergia 'Regal Mist'



California Fan Palm – Washingtonia filifera



Desert Museum Hybrid Palo Verde



Desert Milkweed – Asclepias subulata



Fruitless Olive



Century Plant – Agave americana



Yellow Lantana – Lantana x 'New Gold'



Water Fountain



Mexican Beach Pebbles



Decomposed Granite "Brimstone"



Baja Cresta Cobble



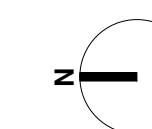
Desert Spoon – Dasyliron wheeleri



SUN COMMUNITY FCU
VACANT LOT ON NE CORNER
OF CESAR CHAVEZ BLVD
COACHELLA, CA 92236

LANDSCAPE CONCEPT

Site Plan



L-1

Scale: 1/16" = 1'-0"

Project No.: 2409

3/14/24

Improving Neighborhood Connections Along Coachella's Harrison Street Corridor

8 Bagdad Avenue to Avenue 52

This segment of Harrison Street continues the four-lane configuration with a median and left turn pockets, and bike lanes (Street Section Options 1 and 2) that began at the Avenue 50 to the north.

Because of the long distance between the major intersections at Bagdad Avenue and Avenue 52, the crosswalks at the Cairo Street intersection should be highlighted with bold crosswalk markings. If difficulties with crossing the street still persist, the City should consider placing button-activated flashing pedestrian beacons.

9 Avenue 52 Intersection

In the near term, this is the last roundabout the design team is recommending for the Harrison Street corridor. Beyond this point traffic levels on Harrison Street and the cross streets are low enough that conventional traffic controls will suffice. As discussed below, when development is extended to the Avenue 54 intersection, a new roundabout/gateway feature should be installed there.

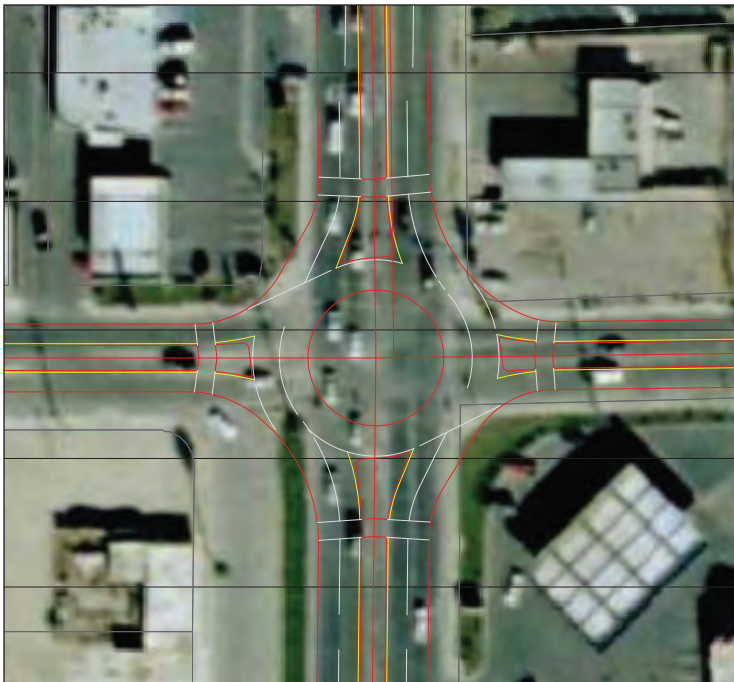
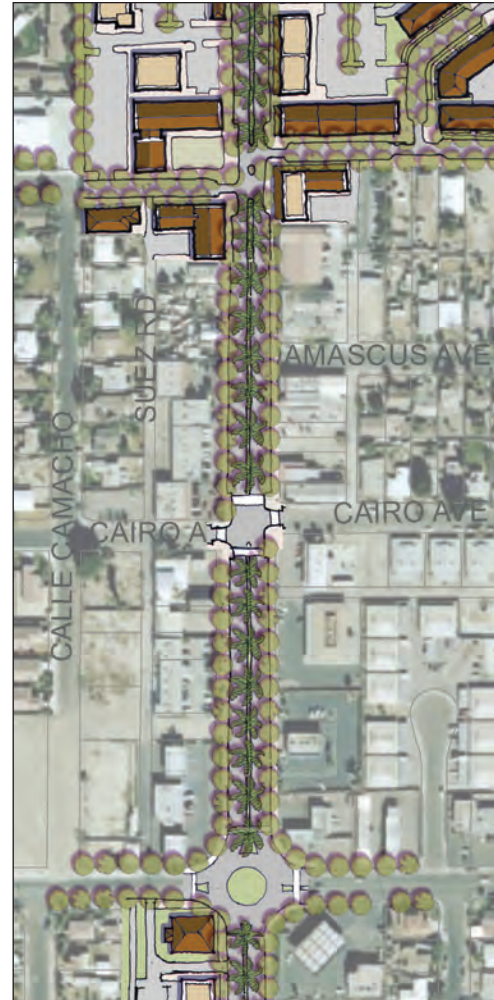
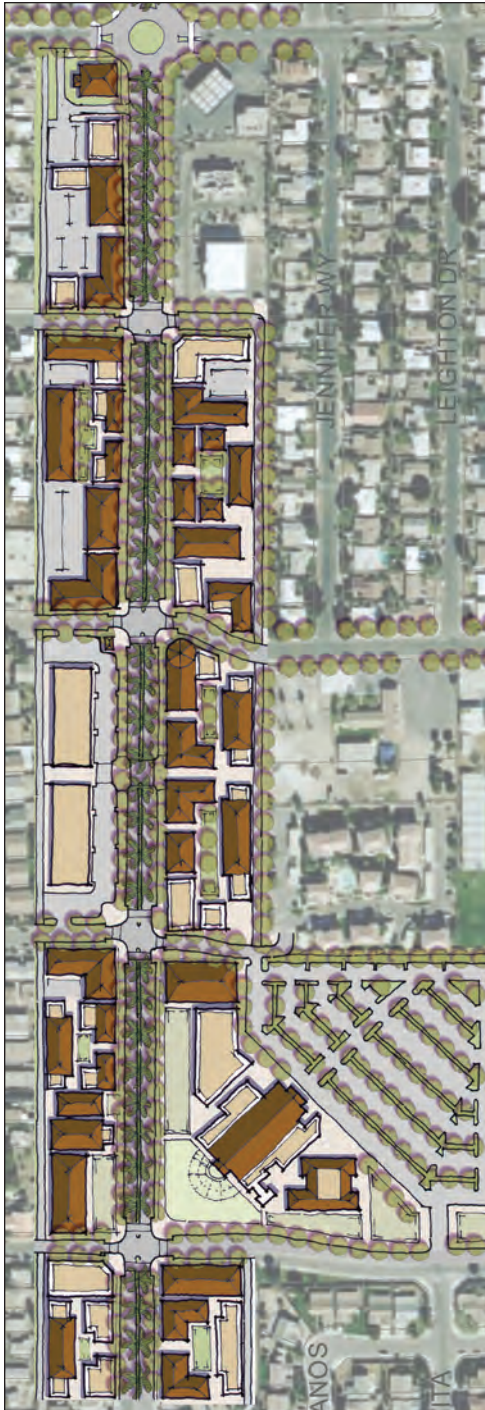


Figure 4.26: Roundabout design layout for Harrison Avenue and Avenue 52.

Improving Neighborhood Connections Along Coachella's Harrison Street Corridor



As with the roundabout at the Avenue 50 intersection, the City must acquire some small amounts of additional property for the proper design to fit at this location. Some adjustment of the roundabout may reduce this need, and some ROW may be obtained through development agreements for the properties at the northeast and southwest corners of the intersection. See Figure 4.26 on previous page.

Alternative to Roundabout

If it is determined that a roundabout at this location is not desirable, the alternative is to maintain the signalized intersection that currently exists. The guidelines for signalized intersections discussed on pages 24 to 25 should be followed.

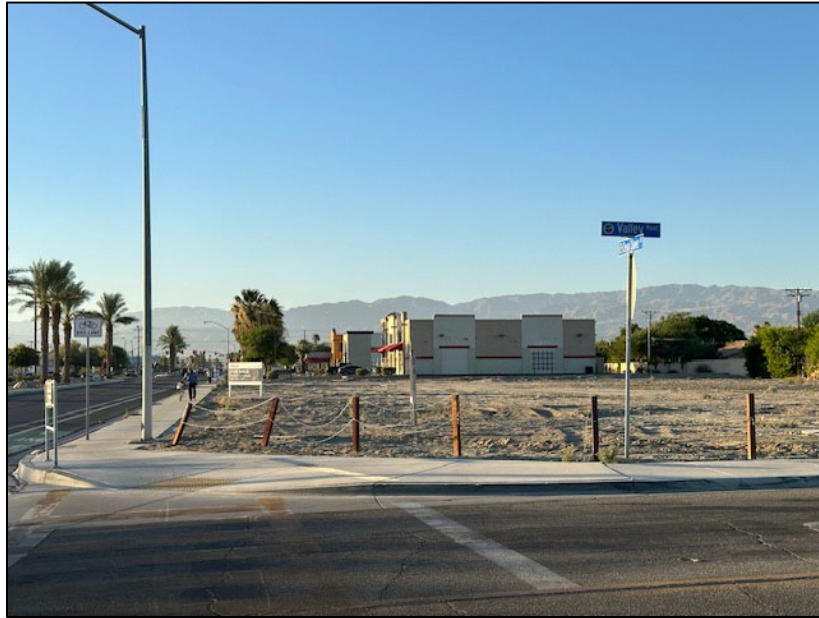
10 Avenue 52 to Avenue 53

This segment of Harrison Street continues the four-lane configuration with a median and left turn pockets, and bike lanes (Street Section Options 1 and 2) that began at the Avenue 50 to the north.

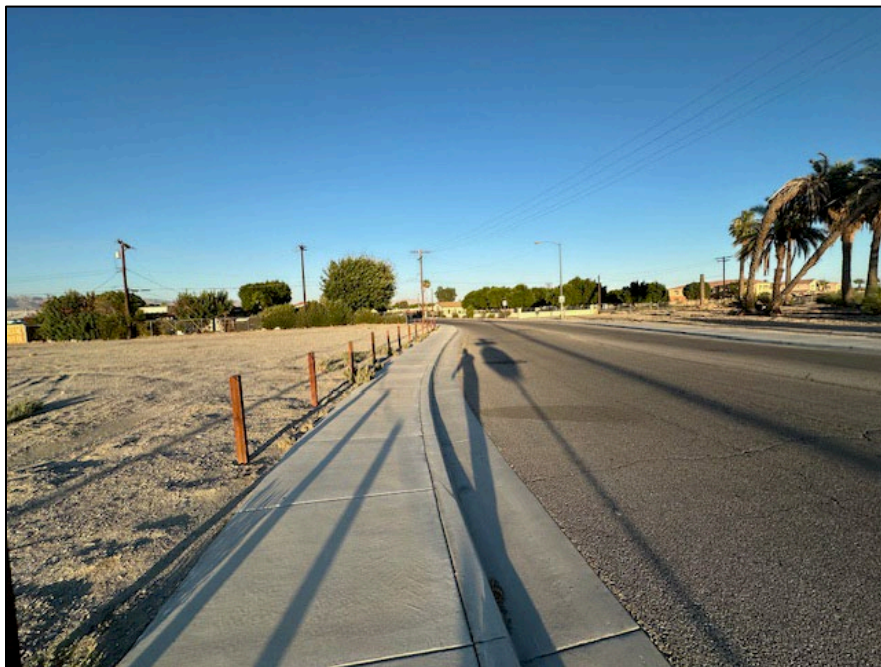
The assumption behind the recommendations is that the frontage road on the west side of Harrison Street between Avenue 52 and Calle Verde will be eliminated. The new landscaped strip adjacent to the street would be retained, and sidewalks would be created beyond that buffer strip in part of the existing frontage road. The design would then conform to that shown for the more northern section of Harrison Street in Figure 4.16 or 4.17, above.

And again, because of the long distance between the major intersections at Avenue 53 and Avenue 54, the crosswalks at cross street intersections should be highlighted with bold crosswalk markings. If difficulties with crossing the street still persist, the City should consider placing button-activated flashing pedestrian beacons at select location between the major intersections.

Existing Conditions Photos



Project site at Southwest corner



Valley Road site frontage



Vacant site to the South (Across Valley Road)



STAFF REPORT
7/3/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: CUP No. 254 (Modification), AR No. 24-02 Coachella Gateway – a modification to add a drive-thru multi-tenant commercial building within the Coachella Gateway shopping center approved under CUP No. 254 at the southwest corner of Ave 48 and Grapefruit Boulevard, adjacent to the Dillon Bridge. Applicant: Chandi & Karan LLC

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of Conditional Use Permit No. 254 (MOD) and Architectural Review No. 24-02 for a modification to add a drive-thru and new elevations to a multi-tenant commercial building within the Coachella Gateway shopping center, a building which was originally approved under CUP 254.

The applicant requested more time to review the conditions of approval for the project, and that their team would not be available for the July 3rd meeting due to the upcoming holiday. The applicant is requesting the item be continued for the next scheduled Planning Commission hearing on July 17th, 2024. Staff plans to cancel the Planning Commission Meeting for July 17th, as there are no items planned for that hearing date. Staff has received three total requests from the applicant to continue their item since the first meeting was scheduled on May 1st. Due to the applicant's history to continue this item, Staff recommends the Planning Commission instead schedule a hearing for this item on September 4th 2024 when there are expected to be more items on the agenda.

Staff recommends the Planning Commission continue this item to the September 4, 2024 Planning Commission Meeting.

Attachments:

1. Continuance Request Letter, July 3rd
2. Continuance Request, June 5th
3. Continuance Request, May 1st

CHANDI & KARAN LLC

June 26, 2024

Adrian Moreno
City of Coachella
53390 Enterprise Way
Coachella, CA 92236

Dear Adrian,

As communicated, it has become necessary for us to reschedule the Coachella Gateway, CUP 254 Modification agenda item, which was tentatively scheduled for the Planning Commission meeting of July 3, 2024.

At this time, we are still reviewing the various proposed conditions for the project that staff has recommended and have also just learned that certain members of our strategic planning team will not be available to attend the July 3rd meeting, due to the July 4th national holiday.

While this item has been rescheduled at our request more than once, the City of Coachella has also cancelled meetings in both May and June (5/15/2024 and 6/19/2024).

We respectfully request that this agenda item be moved to the next regularly scheduled planning commission meeting, currently scheduled for July 17, 2024. It is my understanding that there may be some internal discussion amongst city staff to cancel the July 17th meeting, however, I would urge you to reconsider, since the city has already committed to no planning commission meetings during the month of August 2024. This would result in an extended length of time for no public service development items to be addressed.

Please accept my sincere apology for any inconvenience that this request may cause. This project remains of high importance to the Chandi family. We understand that significant time and effort go into preparation for these planning commission meetings, and we value and appreciate your understanding and flexibility regarding this matter.

Sincerely,



Toni Merrihew
Sr. Vice President & CFO
Chandi Group USA

From: Andy Alvillar <andy@blackgoldbg.com>
Sent: May 29 24 8:20 AM
To: Adrian Moreno
Cc: Toni Merrihew
Subject: RE: CUP 254 Modification

Good morning Adrian,
Thank you and the City of Coachella team for meeting with us to discuss the conditions of approval for the CUP 254 Modification. **We are requesting that you remove the project from the June 5, 2024 agenda.** We will update you accordingly.

Have a great day!

Regards,

Andy C. Alvillar
Senior Project Manager
Black Gold Builders Group Inc
CHANDI GROUP, USA
42270 Spectrum St. Indio CA 92203-9513
Office: (760) 396-9260 x. 128
Cell: (760) 625-3378
andy@blackgoldbg.com

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From: Adrian Moreno [<mailto:amoreno@coachella.org>]
Sent: Tuesday, May 28, 2024 2:39 PM
To: Andy Alvillar <andy@blackgoldbg.com>; Andrew Simmons <asimmons@coachella.org>; Mark Chappell <mc@chandigroupusa.com>; Gabriel Perez <gperez@coachella.org>
Cc: Nachhattar Chandi <nsc@chandigroupusa.com>; Toni Merrihew <TMerrihew@chandigroupusa.com>; Gurbinder Singh Chandi <gsc@chandigroupusa.com>; Erick

From: Andy Alvillar <andy@blackgoldbg.com>
Sent: April 29 24 7:50 AM
To: Adrian Moreno; Emmanuel Santos
Cc: Toni Merrihew; Nachhattar Chandi; Gurvinder Singh Chandi; Emmanuel Santos; Mark Chappell
Subject: RE: COACHELLA GATEWAY REVISED CUP AMENDMENT CUP 254 (MOD) AR 24-02

Good morning Adrian,
Hope you had a great weekend. **Please remove the Coachella Gateway project from the May 1, 2024 Agenda, as we need time to review the Conditions of Approval.** We will update you ASAP.

Regards,

Andy C. Alvillar
Senior Project Manager
Black Gold Builders Group Inc
CHANDI GROUP, USA
42270 Spectrum St. Indio CA 92203-9513
Office: (760) 396-9260 x. 128
Cell: (760) 625-3378
andy@blackgoldbg.com

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From: Adrian Moreno [<mailto:amoreno@coachella.org>]
Sent: Monday, April 29, 2024 7:29 AM
To: Andy Alvillar <andy@blackgoldbg.com>; Emmanuel Santos <esantos@chandigroupusa.com>
Cc: Toni Merrihew <TMerrihew@chandigroupusa.com>; Nachhattar Chandi <nsc@chandigroupusa.com>; Gurvinder Singh Chandi <gsc@chandigroupusa.com>
Subject: RE: COACHELLA GATEWAY REVISED CUP AMENDMENT CUP 254 (MOD) AR 24-02



STAFF REPORT
7/3/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: VMP Night Club & Event Center – Alcohol Sales and Entertainment Establishment Permit – Entertainment Permit 24-01 and Conditional Use Permit 380 for a bar, nightclub and special event center to allow for live events and a request for a Type 48 ABC license to allow the on-sale of beer, wine, and distilled spirits at the 6,360 SF commercial suite at 49974 Cesar Chavez Street. Applicant: Reyes Hernandez

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of the VMP Night Club & Event Center project, Entertainment Permit 24-01 and Conditional Use Permit 380 for a bar, nightclub and special event center at the 6,360 SF commercial suite at 49974 Cesar Chavez Street. The applicant initially requested a 274-occupant load for their project; however, their team plans to submit revised plans to increase the occupant load for their project. The applicant has not submitted revised plans, and staff requires time to review their request for important fire and safety considerations. To ensure Staff and outside agencies have enough time to review the revised project, Staff recommends the item be continued to the Planning Commission date on September 4th, 2024.

Staff recommends the Planning Commission continue this item to the September 4, 2024 Planning Commission Meeting.



STAFF REPORT
7/3/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: A & G Mart Conditional Use Permit No. 382

SPECIFICS: Adopt Resolution No. PC2024-18 to approve Conditional Use Permit No. 382 a request for liquor sales as part of a proposed 2,625 square foot market (ABC Type 20, Off-Sale Beer and Wine) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-N (Neighborhood Commercial) zone. A & G Mart, Inc. (Applicant) (Continuance Requested)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of Conditional Use Permit No. 382 until the Planning Commission meeting of July 17, 2024. Due to new information supplied by the applicant a complete staff report was unable to be prepared for the public hearing for consideration by the Planning Commission.