



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

September 04, 2024
6:00 PM

<p>In-Person Meeting Location: 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=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084# Or Telephone: US: +1 669 900 6833 Webinar ID: 845 4425 7915 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:

1. Planning Commission Meeting Minutes June 5, 2024
2. Planning Commission Meeting Minutes July 3, 2024
3. Planning Commission Meeting Minutes July 17, 2024

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:

4. Library Annex Conceptual Design for the construction of the Coachella Library Annex building at 1538 7th Street. Applicant: City of Coachella.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

5. VMP Night Club & Event Center – Alcohol Sales and Entertainment Establishment Permit

Entertainment Permit No. 24-01 and Conditional Use Permit No. 380 for a nightclub and special event center to allow for live events and a Type 48 ABC license to allow the on-sale of beer, wine, and distilled spirits at the 5,867 SF commercial suite at 49974 Cesar Chavez Street. Applicant: Reyes Hernandez

6. Architecture Review No. 19-01 (Modification) Oraway is a request to modify the landscape plan and conditions of approval for an approved project by Oraway Engineering for a 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way (APN 763-280-015).

7. 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.

8. Zoning Ordinance Amendment No. 22-09 – Phase 1 Streamline Code Amendments to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses, development standards and development review process in the City. City-Initiated.

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



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AGENDA

DE UNA REUNIÓN DE LA

COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

4 de Septiembre, 2024
6:00 PM

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

O one tap mobile:

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O teléfono:

Us: +1 669 900 6833

ID del webinar: 845 4425 7915

Código de acceso: 380084

Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

APROBACIÓN DE LA

AGENDA:

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación - 5 de Junio 2024.
2. Borrador de las Actas de la Comisión de Planificación – 3 de Julio 2024.
3. Borrador de las Actas de la Comisión de Planificación – 17 de Julio 2024.

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

4. Diseño Conceptual del Anexo de la Biblioteca para la construcción del edificio Anexo de la Biblioteca de Coachella en el 1538 de la Calle 7. Solicitante: Ciudad de Coachella.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

5. VMP Nightclub & Event Center EP No. 24-01 CUP No. 380 para establecer un club nocturno y centro de eventos especiales para permitir eventos en vivo y la licencia ABC Tipo 48 en la suite comercial de 5,867 SF en 49974 Cesar Chavez Street. Solicitante: Reyes Hernández
6. Revisión Arquitectónica 19-01 (MOD) Oraway es una petición para modificar el plan de jardinería y las condiciones de aprobación para un proyecto aprobado por Oraway Engineering para un edificio de oficinas de 825 pies cuadrados, un edificio de almacén prefabricado de 7,500 pies cuadrados y dos estructuras de sombra con un total de 16,500 pies cuadrados para almacenamiento de vehículos y equipo de construcción, además de almacenamiento incidental al aire libre, en un terreno baldío de 2.89 acres en la zona M-H (Industrial Pesada) ubicada en 54-101 Enterprise Way (APN 763-280-015).
7. Coachella Valley Growers CUP 345 (MOD) para modificar la condición de aprobación No. 23 para enmendar las responsabilidades de las mejoras de la calle Fillmore para el proyecto Coachella Valley Growers ubicado en 79.39

acres en 50501 Fillmore Street. Solicitante: Wyatt Nelson

8. Enmienda a la Ordenanza de Zonificación No. 22-09 - Fase 1 Enmiendas al Código de Racionalización para enmendar el Título 17 del Código Municipal de Coachella con respecto a los usos permitidos en los distritos de zonificación, estándares de desarrollo y proceso de revisión de desarrollo en la Ciudad. Iniciado por la Ciudad. Ciudad-Iniciado. Enmienda a la Revisión Arquitectónica No. 19-01

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



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MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 5, 2024
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

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CALL TO ORDER: 6:01 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez.

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

Commissioners Absent: Chair Hernandez.

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.

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.”

IT WAS MOVED BY ALTERNATE COMMISSIONER FONSECA AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Hernandez.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – May 1, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Hernandez.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Coachella Wireless Telecommunication Facilities Status Update.

Anahi Fernandez, Management Analyst, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:24 pm by Vice Chair Gonzalez.

Public Hearing Closed at 6:33 pm by Vice Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE CONDITIONAL USE PERMIT NO. 375 AND ARCHITECTURAL REVIEW NO. 23-14 FOR THE CONSTRUCTION OF A PARKING LOT TO SERVE THE EXISTING BUILDING AT 84650 AVENUE 49.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Hernandez.

4. 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.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:45 pm by Chair Gonzalez.

Public Hearing Closed at 6:45 pm by Chair Gonzalez.

IT WAS MOVED BY ALTERNATE COMMISSIONER FONSECA AND SECONDED BY COMMISSIONER MURILLO TO APPROVE CONDITIONAL USE PERMIT NO. 254 AND ARCHITECTURAL REVIEW NO. 24-02 MODIFICATION TO ADD A DRIVE-THRU AT THE SOUTHWEST CORNER OF AVE 48 AND GRAPEFRUIT BOULEVARD.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Hernandez

- 5. Coachella Sunline Transportation Hub (Architectural Review No 21-13 Modification) for exterior design modifications to the break room building of the Coachella Sunline Transportation Hub (Transit Hub). The entire project includes bus service that with a 540 sq. ft. Sunline Transit Agency breakroom/office building, 5 bus shelters, landscape improvements and a corner focal point for a future public art installation located at the Southeast corner of Cesar Chavez Street and 4th Street (APN 778-080- 021). Applicant: Sunline Transit Agency.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:30 pm by Chair Gonzalez.

Public Hearing Closed at 7:54 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE ARCHITECTRUAL REVIEW NO. 21-13 MODIFICATION.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Hernandez

INFORMATIONAL:

Director’s Development Updates

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

ADJOURNMENT: 6:56 PM

Complete Agenda Packets are available for public inspection in the Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the City’s website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 3, 2024
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

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In writing:

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CALL TO ORDER: 6:02 PM

PLEDGE OF ALLEGIANCE:

Commissioner Arvizu.

ROLL CALL:

Commissioners Present: Chair Hernandez, Commissioner Murillo, Commissioner Arvizu, Vice Chair Gonzalez.

Commissioners Absent: Commissioner Ramirez, Alternate Commissioner Fonseca.

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Anahi Fernandez, Management Analyst
*Jason Stevens, Information Technology Manager.

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.”

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA AND CONTINUE ITEMS NO. 2, 5, 6, AND 7 TO A FUTURE PLANNING COMMISSION MEETING.

Approved by the following roll call vote:

AYES: Chair Hernandez, Commissioner Murillo, Commissioner Arvizu, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

None.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

1. Planning Commission Workplan FY 2024-2025.

The Planning Commission recommended the following:

- Revisit City’s landscape standards. Revisit businesses that were approved before landscape standards were established.
- Historical Preservation of the City of Coachella.
- Provide an update on ADU metrics.
- Revisit idea of helping sidewalk vendors transition into a Brick and Mortar business.
- TOT study session.
- Revisit Blue Zones initiative in the City.
- Hold a broadband fiber study session to expand the City’s utilities infrastructure.

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. Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:20 pm by Chair Hernandez.

Ismael Solis, nearby property owner, spoke and provided comments.

Public Hearing Closed at 6:26 pm by Chair Hernandez.

Item No. 2 was continued to the September 4, 2024 Planning Commission Meeting.

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.

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:34 pm by Chair Hernandez.

Greg Klibanov, Applicant, spoke and provided comments.

Public Hearing Closed at 6:36 pm by Chair Hernandez.

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE CONDITIONAL USE PERMIT NO. 374 AND ARCHITECTURAL REVIEW NO. 23-16 TO ESTABLISH A 1,854 SQUARE FOOT RETAIL CANNABIS BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 45800 DILLON ROAD.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Chair Hernandez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

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

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:00 pm by Chair Hernandez.

LaMacchia Group, construction management company, spoke and provided comments.

Cynthia Reyna, Sun Community Regional Manager, spoke and provided comments.

Public Hearing Closed at 7:06 pm by Chair Hernandez.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE CONDITIONAL USE PERMIT NO. 381 AND ARCHITECTURAL REVIEW NO. 24-07 TO ESTABLISH A 4,130 SQUARE FOOT 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 FOLLOWING MODIFICATION:

- REQUIRE APPLICANT TO EXPAND BLOCK WALL AT REAR PROPERTY LINE TO THE FAMILY DOLLAR.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Chair Hernandez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

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.

Public Hearing Opened at 7:11 pm by Chair Hernandez.

Public Hearing Closed at 7:11 pm by Chair Hernandez.

Item No. 5 was continued to the July 17, 2024 Planning Commission Meeting.

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)

Public Hearing Opened at 7:12 pm by Chair Hernandez.

Public Hearing Closed at 7:12 pm by Chair Hernandez.

Item No. 6 was continued to the September 4, 2024 Planning Commission Meeting.

- 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)

Public Hearing Opened at 7:13 pm by Chair Hernandez.

Public Hearing Closed at 7:13 pm by Chair Hernandez.

Item No. 7 was continued to the July 17, 2024 Planning Commission Meeting.

INFORMATIONAL:

Development Director’s Updates:

- No Planning Commission Meetings will take place in August.
- Introduction of new Planning Division Intern, Vanessa Sanchez-Meza.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

ADJOURNMENT: 7:16 PM

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MINUTES

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PLANNING COMMISSION

July 17, 2024
6:00 PM

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CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE:

Commissioner Murillo.

ROLL CALL:

Commissioners Present: Chair Hernandez, Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

Commissioners Absent: Commissioner Arvizu.

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.

APPROVAL OF AGENDA:

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IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Chair Hernandez, Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

APPROVAL OF THE MINUTES:

July 3, 2024 Planning Commission meeting minutes will be approved at the next Planning Commission meeting.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

1. 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

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:18 pm by Chair Hernandez.

Toni Merrihew, Chandi Group USA Chief Financial Officer, spoke and provided comments.

Andy Alvillar, Senior Project Manager for Black Gold Builders Group, spoke and provided comments.

Nachhattar Singh Chandi, Applicant, spoke and provided comments.

Public Hearing Closed at 6:46 pm by Chair Hernandez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE CONDITIONAL USE PERMIT NO. 254 MODIFICATION AND ARCHITECTURAL REVIEW NO. 24-02 FOR THE CONSTRUCTION OF A DRIVE-THRU MULTI-TENANT COMMERCIAL BUILDING WITHIN THE COACHELLA GATEWAY SHOPPING CENTER AT THE SOUTHWEST CORNER OF AVENUE 48 AND GRAPEFRUIT BOULEVARD, ADJACENT TO THE DILLON BRIDGE WITH THE FOLLOWING MODIFICATIONS:

- MODIFY CONDITION NO. 3 TO CONTINUE SIDEWALK ALONG SOUTHEASTERN PORTION OF THE COMMERCIAL CENTER UP TO EXTENT OF OWNER'S PROPERTY.
- REMOVE CONDITION NO. 5.
- MODIFY CONDITION NO. 7 TO REMOVE THE BERM AREA FROM THE LANDSCAPE MAINTENANCE AGREEMENT FOR THE MAINTENANCE OF THE BERM TO INCLUDE WEED ABATEMENT.
- REMOVE CONDITION NO. 42.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Chair Hernandez, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

2. A & G Mart – Alcohol Sales Request Conditional Use Permit No. 382 to allow liquor sales as part of a proposed 2,625 square foot convenience store (ABC Type 20, Off-Sale Beer and Wine) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite "B102" in the N-C (Neighborhood Commercial) zone. A & G Mart (Applicant)

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 8:06 pm by Chair Hernandez.

Alma Prather, owner, spoke and provided comments.

Public Hearing Closed at 8:08 pm by Chair Hernandez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE

CONDITIONAL USE PERMIT NO. 382 TO ALLOW LIQUOR SALES AS PART OF A PROPOSED 2,625 SQUARE FOOT CONVENIENCE STORE (ABC TYPE 20, OFF-SALE BEER AND WINE) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 50-223 CESAR CHAVEZ STREET WITH THE FOLLOWING MODIFICATIONS:

- MODIFY HOURS OF OPERATION FROM 5:00AM-12:00AM

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Murillo, Chair Hernandez, Alternate Commissioner Fonseca, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

INFORMATIONAL:

Development Director's Updates:

- There will be no Planning Commission meetings in August. Planning Commission will resume September 4, 2024.
- California budget was approved, restoring funds for the Rail Station Feasibility study.
- Blue Zones efforts will start soon. There is an open employment opportunity for the Blue Zones effort in Coachella.

Planning Commission requested:

- Updates on the Façade Enhancement Program with regards to timing and participants.
- List of projects in progress.
- Updates on commercial center compliance with maintenance.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

ADJOURNMENT: 8:25 PM

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT 9/4/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Library Annex Conceptual Design for the construction of the Coachella Library Annex building at 1538 7th Street. Applicant: City of Coachella.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission direct staff to prepare a complete development plan set for one of three potential architectural elevation concepts for the Library Annex project. Staff will present a joint Planning Commission and City Council hearing at a future date.

BACKGROUND:

In September 2022, the City of Coachella was awarded a grant for \$4,568,807 from the California State Library Building Forward Grant Program to renovate and upgrade its Library Annex building. Built in 1927, the Coachella Public Library Annex infrastructure has reached the need for renovation. The existing building is an old church building comprised of a main building, an office, and a hall with four rooms totaling 7,701 sq. ft. In April 2024 the City Council reviewed a variety of floor plans and architectural styles, and directed staff to prepare a presentation to the Planning Commission to recommend an architectural style among three different architectural style options.



Site Plan

The below exhibit depicts the 10,159 SF library annex project that would be operated by the Riverside County Library system. The project provides a vestibule at the front elevation that leads to a study hall and food lab space. The west portion of the building is planned for a 2,257 SF community room space with a stage, seating, and book shelves. The east end of the building is planned with specialized rooms for a maker space, digital maker space, and a media lab that may include a ceramic studio and a recording room. The floor plan design and project amenities are subject to change and the City Council will be the final decision-making authority. An analysis by the project designers determined that preserving the existing building would not be cost effective and would limit the ability to deliver optimal uses within facility under the grant funding constraints. The building is not a designated historical resource by the City or State of California.

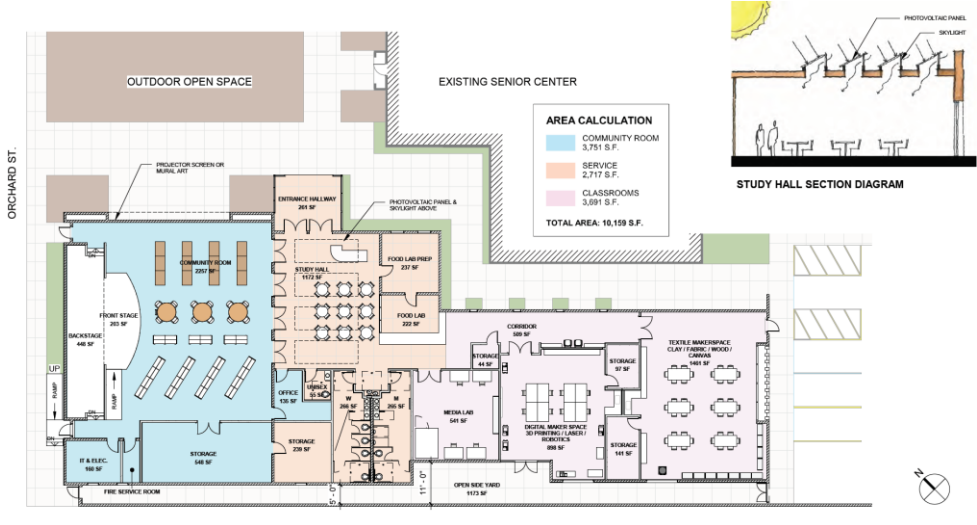


Figure 1 Floor Plan

Conceptual Architectural Elevations

The below perspective drawings provide three different architectural style options, (1) Modern Style option, and (2) Desert Style options. Each architectural option includes a planned 32 foot wide side projector screen or canvas space at the front elevation of the building. The project architectural design includes a simplified design due to the limits on grant funding for the project. The Planning Commission is recommended to consider high quality design of the facility along the budget constraints of the project.

Option 1 – Modern Style

- Entrance with gable roof with Spanish tile to match existing senior center building.
- White stucco finish
- Orchard Street elevation provides tall vertical recessed facade design.



Figure 2 – North and West Perspective

Option 2 – Desert Style (Translucent Entrance)

- Translucent entrance hallway to provide natural illumination
- Earthy tone stucco finish to be consistent with desert aesthetics.
- Orchard Street elevation horizontal recessed facade design with wood screen element.



Figure 3 – North and West Perspective

Option 3 – Desert Style (Stucco Finish Entrance)

- Stucco entrance hallway with clerestory window and flat roof.
- Earthy tone stucco finish to be consistent with desert aesthetics.
- Orchard Street elevation horizontal recessed facade design with wood screen element.



Figure 4 – North and West Perspective

LANDSCAPING

The project is not anticipated to provide landscape improvements at the property, as grant funding is only for the building and not for any exterior features such as landscaping. The Planning Commission may offer suggestions to staff to consider for any future landscape improvements if as other funding becomes available.

DIRECTION

Staff recommends that the Planning Commission direct staff to prepare a complete development plan set for one of three potential architectural elevation concepts for the Library Annex project.

Attachments:

1. Library Annex Conceptual Design Plans

COACHELLA LIBRARY ANNEX RENOVATION

CONCEPTUAL DESIGN

1538 7th St. COACHELLA, CA 92236



SCOPE OF WORK:

Redesign and reconstruct the Coachella Library Annex building to expand programs and upgrade facilities. The new Annex will preserve some architectural features of the existing building while incorporating contemporary design elements, creating a modern landmark that serves as a distinguished hub for local urban social gatherings.

NUMBER	NAME
A-0.0	COVER SHEET
A-0.1	SITE PLAN
A-1.1	FLOOR PLAN
A-1.2	FLOOR PLAN
A-2.1	MODERN SPANISH STYLE - PERSPECTIVE
A-2.2	MODERN SPANISH STYLE - PERSPECTIVE
A-3.1	DESERT STYLE - PERSPECTIVE
A-3.2	DESERT STYLE - ALTERNATIVE PERSPECTIVE
A-3.3	DESERT STYLE - PERSPECTIVE
A-5.1	PROPOSED PROGRAM ELEMENTS
A-5.2	EXISTING BUILDING DEFICIENCIES

COACHELLA LIBRARY ANNEX RENOVATION

A-0.0

COVER SHEET

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

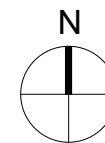
PROJECT NUMBER:

23X047.00

DATE:

2024-0815





COACHELLA LIBRARY ANNEX RENOVATION PROJECT

The renovation project includes three distinct functional areas each designed to serve a different purpose.

- **Community room:** This expansive area serves as a versatile venue for art exhibitions, display of library books, and occasional performances.
- **Art classrooms and labs:** Open to the public, these rooms are dedicated to hosting art classes and creative sessions.
 - Art classrooms provide a ceramics studio, art makerspace for work with wood, fabrics, and canvas
 - Digital maker space with , 3D Printing, Laser cut, and robotics
 - Media lab
- **Service hub and circulation center:** Serving as the central connecting point of the project, this area facilitates essential amenities such as public restrooms, a food lab, seating and reading zones, and a checkout service.

Investigation of the existing structure revealed major deficiencies. For this reason, the building will be both rebuilt and expanded.

COACHELLA LIBRARY ANNEX RENOVATION

A-0.1

SITE PLAN

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

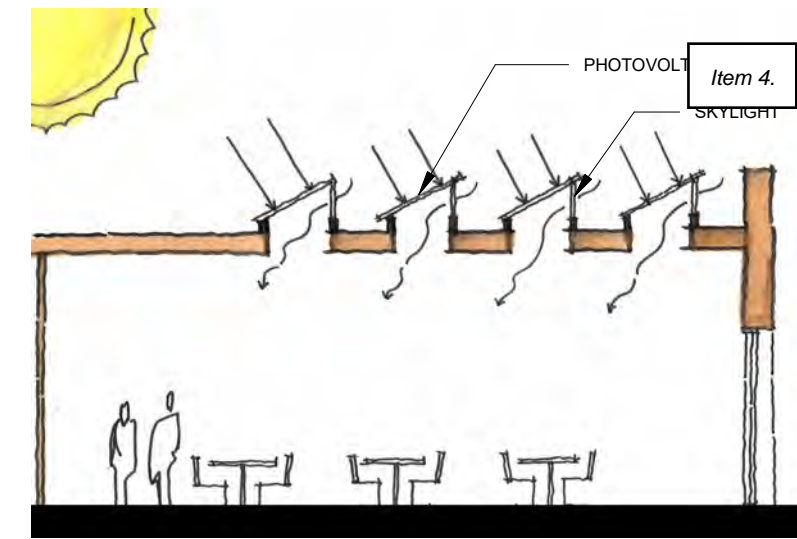
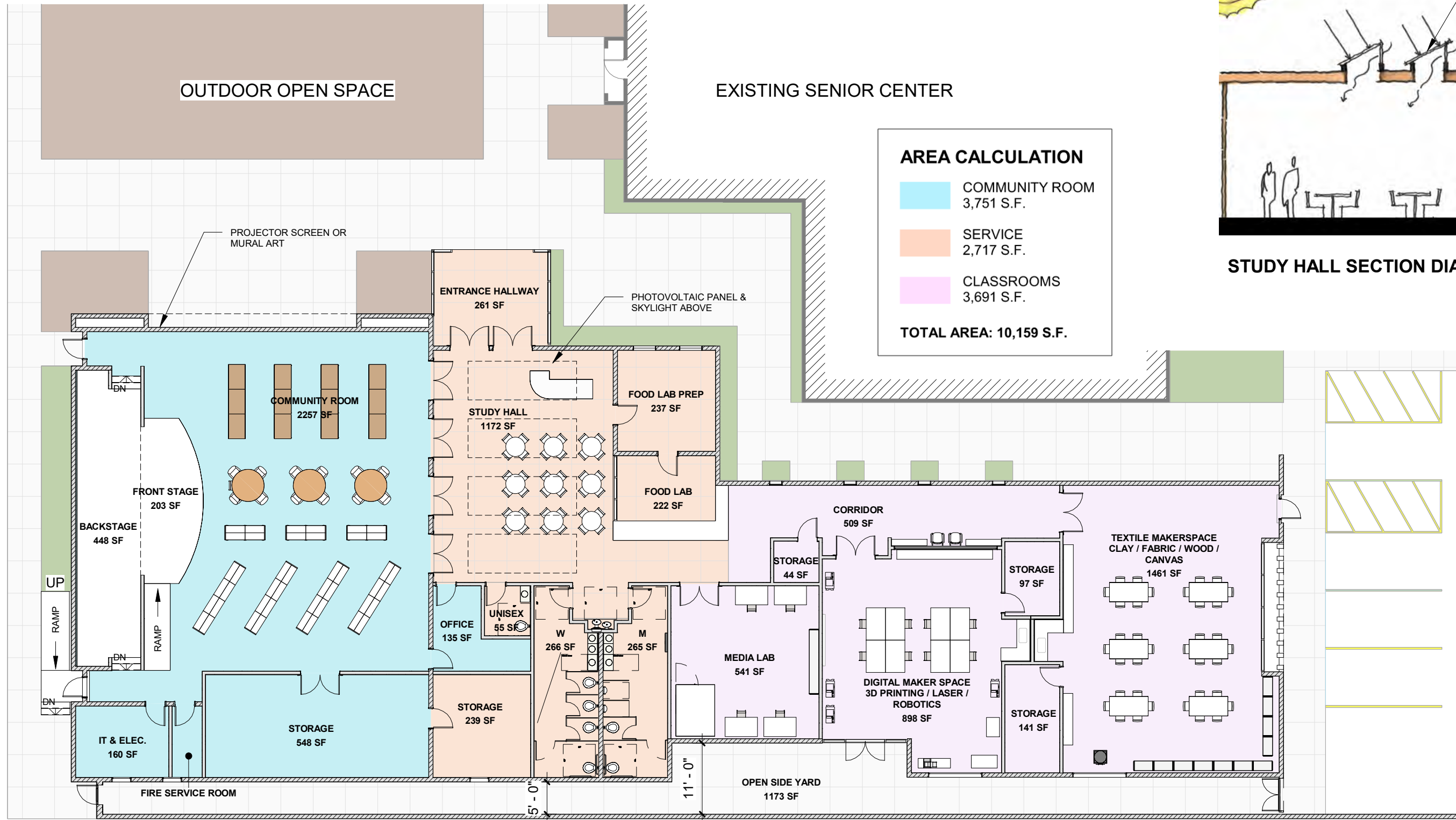
PROJECT NUMBER:

23X047.00

DATE:

2024-0815

ORCHARD ST.



STUDY HALL SECTION DIAGRAM

COACHELLA LIBRARY ANNEX RENOVATION

A-1.1

FLOOR PLAN

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

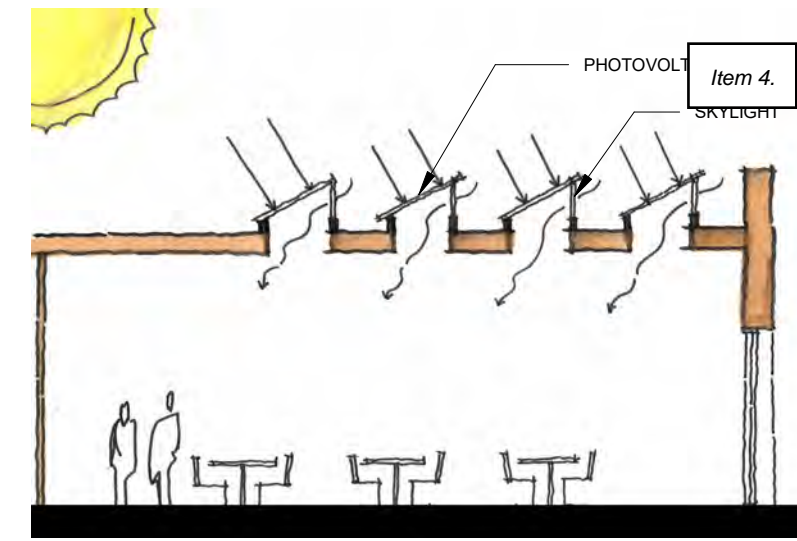
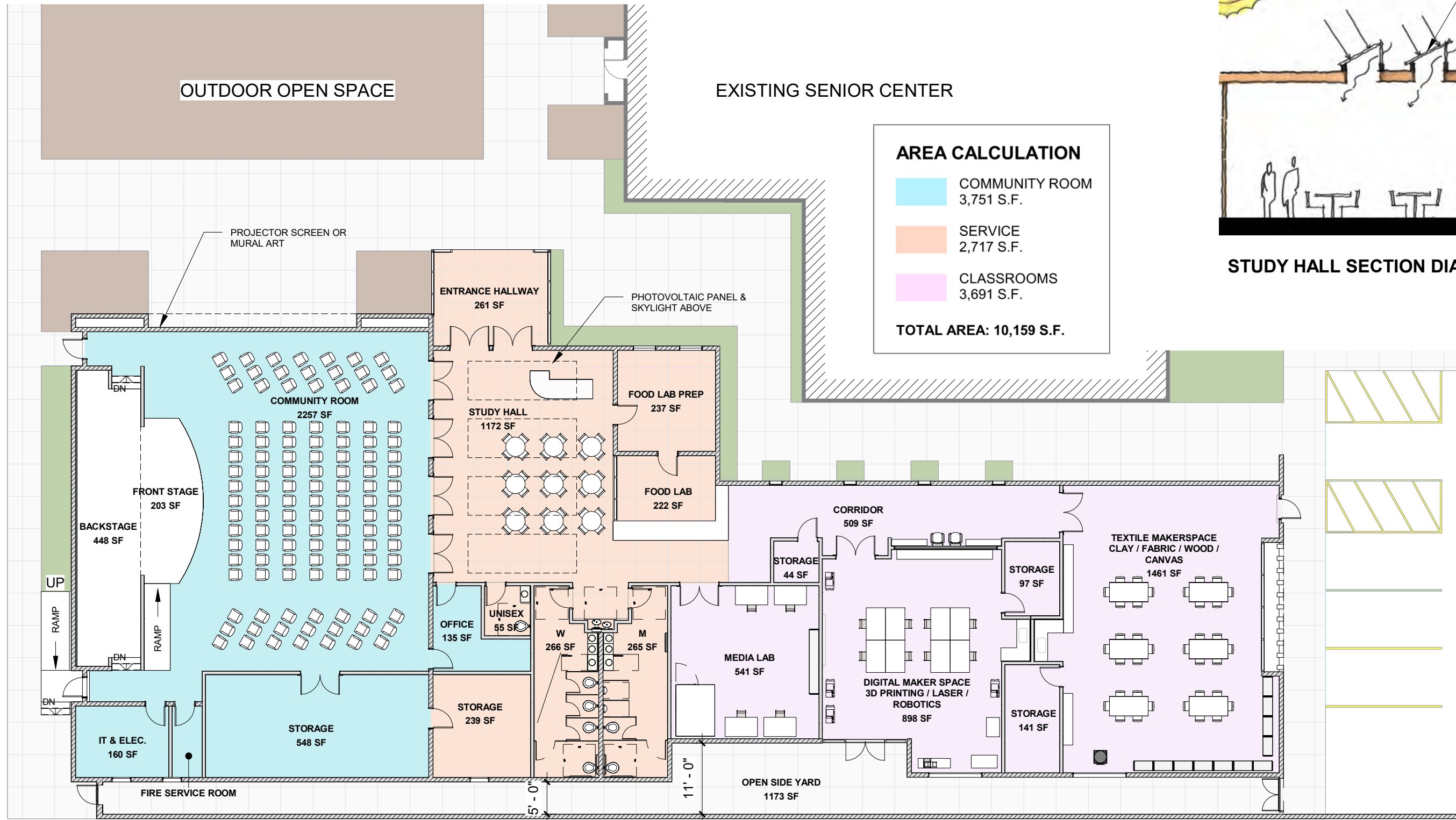
23X047

DATE:

2024-0815

1/16" = 1'-0"

ORCHARD ST.



STUDY HALL SECTION DIAGRAM

COACHELLA LIBRARY ANNEX RENOVATION

A-1.2 FLOOR PLAN

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047

DATE:

2024-0815

1/16" = 1'-0"

MODERN SPANISH STYLE

- Streamline the current facade design by incorporating deep recessed openings and bold massing for a modernized aesthetic.
- The solid wall with a parapet on the front facade can serve as a projector screen for outdoor events or as a canvas for public artwork or murals. Either one will contribute enriching the visual landscape of the space.
- Integrate skylights strategically to infuse the study hall with natural illumination.



NORTH PERSPECTIVE VIEW FROM 7TH ST.

LEGEND - MATERIALS

1	STUCCO WALL	5	ENTRANCE HALLWAY	9	WOOD AWNING	13	CLEARSTORY WINDOW
2	PROJECTOR SCREEN 32'X14'	6	RECESSED WINDOW	10	PROJECTOR SCREEN 32'X17'	14	ENTRANCE GATE
3	ROOF PARAPET	7	WOOD DOOR	11	TRANSLUCENT PANELS		
4	SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING	8	SIDE YARD GATE	12	WOOD SCREEN ELEMENT		

COACHELLA LIBRARY ANNEX RENOVATION

A-2.1

MODERN SPANISH STYLE - PERSPECTIVE

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047.00

DATE:

2024-0815

12" = 1'-0"



**WEST PERSPECTIVE VIEW
FROM ORCHARD ST.**



**SOUTHWEST PERSPECTIVE
VIEW FROM ORCHARD ST.**



**EAST PERSPECTIVE VIEW
FROM PARKING LOT**

LEGEND - MATERIALS

- | | | | | | | | |
|---|---|---|------------------|----|--------------------------|----|-------------------|
| 1 | STUCCO WALL | 5 | ENTRANCE HALLWAY | 9 | WOOD AWNING | 13 | CLEARSTORY WINDOW |
| 2 | PROJECTOR SCREEN 32'X14' | 6 | RECESSED WINDOW | 10 | PROJECTOR SCREEN 32'X17' | 14 | ENTRANCE GATE |
| 3 | ROOF PARAPET | 7 | WOOD DOOR | 11 | TRANSLUCENT PANELS | | |
| 4 | SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING | 8 | SIDE YARD GATE | 12 | WOOD SCREEN ELEMENT | | |

COACHELLA LIBRARY ANNEX RENOVATION

A-2.2

MODERN SPANISH STYLE - PERSPECTIVE

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047.00

DATE:

2024-0815

12" = 1'-0"

DESERT STYLE

- The translucent entrance hallway introduces a sense of lightness and modern design to the existing site, offering natural illumination to the study hall.
- The community room showcases a contemporary style through its simple massing, flat roof, high ceiling, and solid walls, optimizing both desert architectural aesthetics and construction efficiency within budget constraints.
- The earthy tone stucco finish demonstrates consistency and respect to the vernacular desert style, creating a harmonious integration with the surrounding environment.
- The projector screen serves as a focal point for activities and entertainment, injecting excitement and cutting-edge technology into the project.



NORTH PERSPECTIVE VIEW FROM 7TH ST.



REFERENCE IMAGE OF OUTDOOR MOVIE

LEGEND - MATERIALS

- | | | | |
|---|--------------------|-----------------------------|----------------------|
| 1 STUCCO WALL | 5 ENTRANCE HALLWAY | 9 WOOD AWNING | 13 CLEARSTORY WINDOW |
| 2 PROJECTOR SCREEN 32'X14' | 6 RECESSED WINDOW | 10 PROJECTOR SCREEN 32'X17' | 14 ENTRANCE GATE |
| 3 ROOF PARAPET | 7 WOOD DOOR | 11 TRANSLUCENT PANELS | |
| 4 SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING | 8 SIDE YARD GATE | 12 WOOD SCREEN ELEMENT | |

COACHELLA LIBRARY ANNEX RENOVATION

A-3.1

DESERT STYLE - PERSPECTIVE

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047.00

DATE:

2024-0815

12" = 1'-0"





NORTH PERSPECTIVE VIEW FROM 7TH ST.

LEGEND - MATERIALS

- | | | | |
|---|--------------------|-----------------------------|----------------------|
| 1 STUCCO WALL | 5 ENTRANCE HALLWAY | 9 WOOD AWNING | 13 CLEARSTORY WINDOW |
| 2 PROJECTOR SCREEN 32'X14' | 6 RECESSED WINDOW | 10 PROJECTOR SCREEN 32'X17' | 14 ENTRANCE GATE |
| 3 ROOF PARAPET | 7 WOOD DOOR | 11 TRANSLUCENT PANELS | |
| 4 SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING | 8 SIDE YARD GATE | 12 WOOD SCREEN ELEMENT | |

COACHELLA LIBRARY ANNEX RENOVATION

A-3.2

DESERT STYLE - ALTERNATIVE PERSPECTIVE

PROJECT ADDRESS:
1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:
23X047.00

DATE:
2024-0815

12" = 1'-0"



WEST PERSPECTIVE VIEW FROM ORCHARD ST.



SOUTHWEST PERSPECTIVE VIEW FROM ORCHARD ST.



EAST PERSPECTIVE VIEW FROM PARKING LOT

LEGEND - MATERIALS

- | | | | | | | | |
|---|---|---|------------------|----|--------------------------|----|-------------------|
| 1 | STUCCO WALL | 5 | ENTRANCE HALLWAY | 9 | WOOD AWNING | 13 | CLEARSTORY WINDOW |
| 2 | PROJECTOR SCREEN 32'X14' | 6 | RECESSED WINDOW | 10 | PROJECTOR SCREEN 32'X17' | 14 | ENTRANCE GATE |
| 3 | ROOF PARAPET | 7 | WOOD DOOR | 11 | TRANSLUCENT PANELS | | |
| 4 | SPANISH TILE ROOF TO MATCH SENIOR CENTER BUILDING | 8 | SIDE YARD GATE | 12 | WOOD SCREEN ELEMENT | | |

COACHELLA LIBRARY ANNEX RENOVATION

A-3.3

DESERT STYLE - PERSPECTIVE

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047.00

DATE:

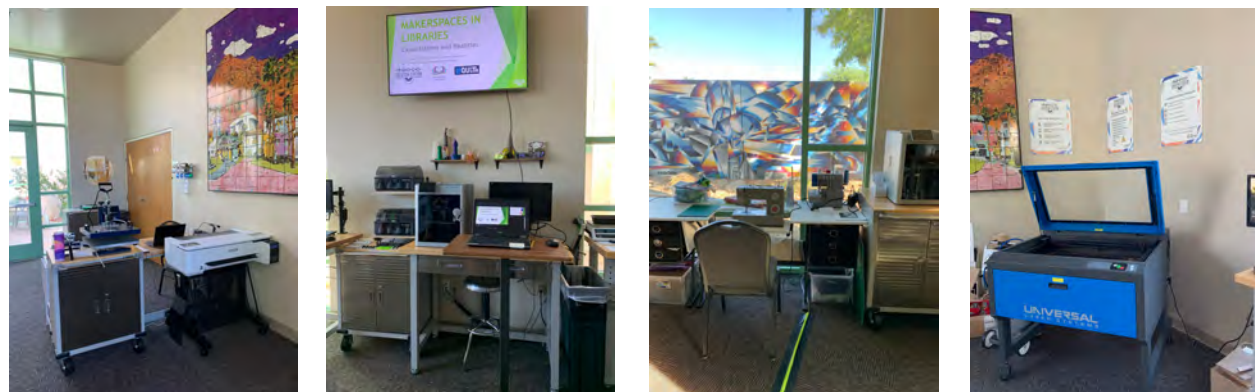
2024-0815

12" = 1'-0"

REFERENCE IMAGERY

TOURED OTHER LIBRARIES TO INFORM THE DECISIONS MADE FOR COMMUNITY OFFERING IN COACHELLA LIBRARY

• Maker's Space



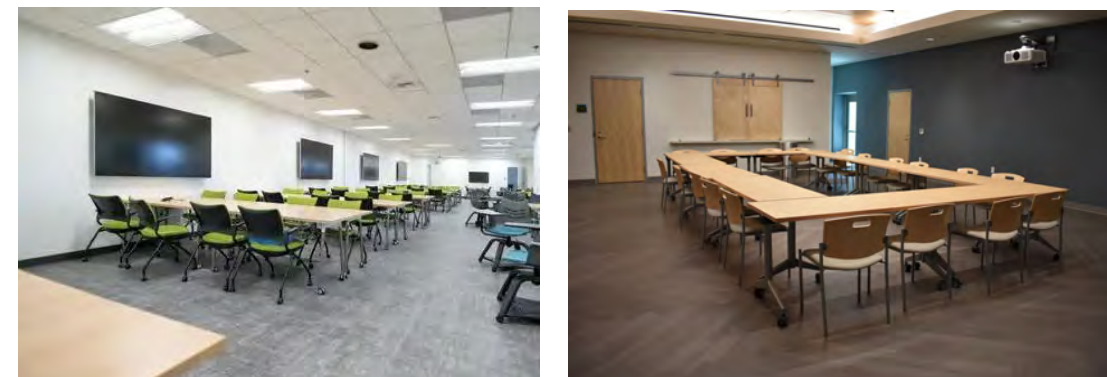
• Media Lab & Recording Room



• Ceramic Studio & Textile Maker Space



• Study Hall & Community Room



COACHELLA LIBRARY ANNEX RENOVATION

A-5.1

PROPOSED PROGRAM ELEMENTS

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047.00

DATE:

2024-0815



IDS GROUP
1 Peters Canyon Road, Suite 130, Irvine, CA 92606
t: 949.387.8500, f: 949.387.0800

DEFICIENCIES FOUND IN EXISTING BUILDING:

Tile Roof



Roof trusses have no positive connections required by code



No as-built drawings & data for building structural elements between diagonals and chord



No positive connections of the post supporting the roof beams



Hidden clerestory windows lack of shear transfer between roof diaphragm and shear walls below



No shear transfer between the roof/ceiling diaphragm and shear walls

Main Facade



No reinforcement in clay/masonry walls



COACHELLA LIBRARY ANNEX RENOVATION

A-5.2

EXISTING BUILDING DEFICIENCIES

PROJECT ADDRESS:

1538 7th St,
Coachella, CA 92236

PROJECT NUMBER:

23X047.00

DATE:

2024-0815



STAFF REPORT 9/4/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: VMP Night Club & Event Center – Alcohol Sales and Entertainment Establishment Permit

SPECIFICS: Entertainment Permit No. 24-01 and Conditional Use Permit No. 380 for a nightclub and special event center to allow for live events and a Type 48 ABC license to allow the on-sale of beer, wine, and distilled spirits at the 5,867 SF commercial suite at 49974 Cesar Chavez Street. Applicant: Reyes Hernandez

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 2024-16 recommending to the city council to approve Conditional Use Permit (CUP) No. 380 for the Type 48 (On-Sale General – Public Premises) ABC license to allow the on-sale of beer, wine, and distilled spirits, and to adopt Resolution No. 2024-17 to approve Entertainment Permit 24-01 for a bar, nightclub, and event center.

BACKGROUND:

VMP Nightclub & Event Center is a proposed nightclub establishment within a 5,867 SF commercial suite at 49974 Cesar Chavez Street at the commercial plaza at the northeast corner of Avenue 50 and Cesar Chavez Street. The property at 49974 Cesar Chavez Street was previously a furniture store prior to the commercial center remodel in 2015. In May 2015, the commercial center was approved for a remodel, and the 5,867 SF suite has been vacant ever since. The applicant is Reyes Ramirez Hernandez and two associates Hernandez Ilse Alicia and Samantha Aaliyah Hernandez. The applicant Reyes Ramirez Hernandez has operated other establishments that include Viva Mexico Tax & Travel at 52309 Cesar Chavez Street, and previously Mi Lindo Sinaloa at 49967 Cesar Chavez Street.



Figure 1 - Vicinity Map

ABC LICENSE DISCUSSION/ANALYSIS:

The applicant submitted a request for a CUP to allow the on-sale of beer, wine, and distilled spirits at the proposed nightclub and special event center at 49974 Cesar Chavez Street. The zoning designation of the commercial center is Downtown Town –Pueblo Viejo and allows liquor sales with approval of a CUP. The CUP findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 9404 with a population of 6,242 person, where ABC concentration standards allow a maximum of 5 on-sale, and 3 off-sale licenses, where 20 active licenses exist. When it is determined by ABC that there is an undue concentration of on-sale licenses, the Planning Commission must make findings that the public convenience or necessity justifies the issuance of the liquor license for the establishment.

Table 1 – On-Sale Alcohol Licenses

On-Sale Alcohol License within Census Tract 9404				
	Business Name	Address	License Type	
1	FRATERNAL ORDER OF EAGLES AERIE NO 2594	46425 TYLER ST	51 (Club)	
2	FRATERNAL ORDER OF EAGLES AERIE NO 2594	46425 TYLER ST	58 (Special On-Sale General)	
3	SPOTLIGHT 29 CASINO	46200 HARRISON ST	47 (On-Sale General – Eating Place)	
4	SPOTLIGHT 29 CASINO	46200 HARRISON ST	68 (Portable Bar License)	
5	SPOTLIGHT 29 CASINO	46200 HARRISON ST	77 (Event Permit)	
6	SPOTLIGHT 29 CASINO	46200 HARRISON ST	58 (Caterer's Permit)	
7	TAQUERIA ALLENDE	49715 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)	
8	SANTA FE RESTAURANT	46425 TYLER ST	47 (On-Sale General – Eating Place)	
9	ASADERO LOS CORRALES	46425 TYLER ST	41 (On-Sale Beer and Wine – Eating Place)	
10	EASTERN BUFFET	49939 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)	
11	PIZZA HUT	46200 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)	
12	CARNITAS LA PIEDAD RESTAURANT INC	49625 US HIGHWAY 86	41 (On-Sale Beer and Wine – Eating Place)	
13	CARNITAS LA PIEDAD RESTAURANT INC	49625 US HIGHWAY 86	58 (Caterer's Permit)	
14	MARISCOS GUAMUCHIL INC	49405 GRAPEFRUIT BLVD	47 (On-Sale General – Eating Place)	
15	TACO SHOP 760 CORP	48975 GRAPEFRUIT BLVD, STE 3	58 (Caterer's Permit)	
16	TACO SHOP 760 CORP	48975 GRAPEFRUIT BLVD, STE 3	47 (On-Sale General – Eating Place)	
17	LA NORIA FONDA CENADURIA AND CAFÉ INC	49613 CESAR CHAVEZ ST	41 (On-Sale Beer and Wine – Eating Place)	
18	MARISCOS EL PATRON	84400 INDIO BLVD	47 (On-Sale General – Eating Place) (<i>SUSPENDED</i>)	
19	MI LINDO SINALOA	49291 GRAPEFRUIT BLVD, STE 2	58 (Caterer's Permit) (<i>SURRENDERED</i>)	
20	MI LINDO SINALOA	49291 GRAPEFRUIT BLVD, STE 2	47 (On-Sale General – Eating Place) (<i>SURRENDERED</i>)	

*Surrendered licenses are counted by ABC towards the concentration of ABC licenses.

On-sale establishments may not fall within 700 feet of a church, school, park, playground, residence or another existing on-sale use as measured from property line to property line. The

subject site is within 700 feet of the following active on-sale liquor uses; Santa Fe- Restaurant, Pizza Hut restaurant, Carnitas La Piedad restaurant, La Noria Fonda Cenaduria And Café. The subject site is within 700 feet of residential property to the west of the subject property, west of Cesar Chavez Street and south of Avenue 50.

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns about the proposed business. Lieutenant Vasquez identified a concern with the off-sale of liquor. Off-sale of liquor is prohibited in the conditions of approval. Lieutenant Vasquez also identified the need for requiring metal detectors and placement of signage at the exterior that prohibits solicitors. the police requests are conditions of approval for the project. Lieutenant Vasquez did not identify further concerns with the proposed use and does not recommend any further conditions of approval. No comments have been received from the public concerning approval of the proposed CUP for Type 48 (On-Sale General – Public Premises) alcohol sales.

The total square footage of the commercial suite is 5,867 SF, with a sales floor area of 5,475 SF and a non-customer area of 392 SF, the total square footage of the commercial suite is 5,867 SF. Alcohol is proposed to be stored within 14.46 SF within the office, and within 40.67 SF in display shelves behind the bar counter. This project does not exceed the 5% maximum sales floor area that may be dedicated to the display or sale of alcohol (273.75 SF). The project does not exceed the maximum 20% of gross floor area (1,173 SF) that may be dedicated to the display and storage of alcohol at the proposed establishment.

Hours of Operation:

The hours of operation for the establishment are listed below. Live entertainment may include live performances, live music, comedy shows, night club use, or other similar live entertainment uses. Indoor ambient music is not restricted. Special event rentals may include birthday parties, anniversaries, or similar uses with no live music permitted.

Regular Hours of Operation

- a. 2PM – 10PM Monday thru Wednesday
- b. 2PM – 2AM Thursday thru Sunday

Hours Restrictions

- c. 1:30AM is last call for alcohol service
- d. 9PM – 2AM Thursday – Sunday Live Entertainment Hours
- e. 2PM – 10 PM Wednesday – Friday Special Event Rental Hours
- f. 8PM – 1:30 AM – Allowed Dancing or Entertainment Hours

ENTERTAINMENT PERMIT USE DISCUSSION/ANALYSIS:

The proposed VMP Night Club and Event Center is a proposed bar, nightclub, and event center that will also allow rental of the facility for special events. The establishment is planned to be 21 years of age and older. The floor plan of the VMP Nightclub includes an approximately 288 SF portable stage and a 393 SF dance floor area. The establishment has three different floor plan configurations that provide different table arrangements for a 403 person maximum occupancy..

The establishment will not be a full-service restaurant but will have small prepackaged snacks and bar foods such as nachos, chips and salsa, etc.

SECURITY:

The applicant is required to have an approved security plan and camera plan by City Staff and the Riverside County Sheriff Department, per conditions of approval for this project. The security plan for the project requires events that exceed 50 guests to have a minimum of 5 total security guards. Any events that exceed 250 guests are required to provide 1 additional security guard per every additional 50 guests. There shall be a minimum of 1 security officer monitoring the parking lot, a minimum of 2 security officers at the main entrance, and a minimum of 2 security officers that roam the interior of the establishment. Security will help ensure that guests do not solicit outside the premises, control lines outside the main entrance, operate metal detectors, and patrol the interior of the site. At the closing time at 2:00am, officers will do their best to ensure guests leave the building and security will monitor until 3 am on special event nights Thursday - Sunday.

Parking:

The shopping center is owned by two separate owners. The property owner owns 120 parking spaces at the center. The existing uses (Dollar Tree, Victory Liquor, and Aldinno’s apparel store) require 57 of the 120 parking spaces available. The applicant is required to accommodate 94 additional parking spaces for the proposed use. With the new proposed use, the applicant exceeds the 120 spaces available by 31 spaces. The applicant will be required to accommodate the 31 additional parking spaces with a park share use agreement or other parking measures and is a required condition of approval for the project.

The adjacent property with the Smart and Final business owns 145 parking spaces and is owned by a different owner. The Smart and Final only requires approximately 110 spaces, leaving 35 spaces of excess parking available. Staff finds that there is sufficient parking at that center to accommodate the 31 additional spaces required for the proposed nightclub.

Table 2 – Parking Calculation

Location	Use	Area	Parking Ratio	Required Parking
VMP Nightclub	Dance Floor	393 SF of Dance Floor	Dance Floor: 1 space per 30 SF	13 spaces
	Waiting Area	1038 SF	1 space per 21 SF of assembly area	49 spaces
	Seating Area	96 seats	1 space per 3 seats	32 spaces
TOTAL				94 spaces
Dollar Tree	Commercial	10,120 SF	Commercial Ratio: 1 per 250 SF	41 Spaces

Victory Liquor and Aladinno's	Commercial	3,922 SF	Commercial Ratio: 1 per 250 SF	16 Spaces
Total Required Parking				151 required parking spaces required
Total Parking Available (Owner's property)				120 spaces provided

Environmental Setting:

The subject business at 49974 Cesar Chavez Street is along the Cesar Chavez Street commercial corridor surrounded by commercial uses, with adjoining zoning and land uses as follows:

North: Andy's #5 and Pizza Hut (DT-PV, Downtown)

West: Victory Liquor store and Aladinno's apparel store (DT-PV)

South: American Tires (DT-PV, Downtown)

East: Dollar Tree and Smart & Final / (DT-PV, Downtown)

LANDSCAPING/PARKING LOT:

The existing commercial site conditions include missing landscape materials and parking lot pavement deficiencies and requests these be improved as conditions of approval and subject to a maintenance agreement with the city.

SITE IMPROVEMENTS:

The applicant is required to make improvements at the rear entrance to the property at Cesar Chavez Street, which include construction of a security fence, ADA ramp, trash enclosure, and paving improvements. The security fence is requested to control access and deter trespassing. The ADA ramp will provide ADA accessibility to the rear entrance. A new trash enclosure would replace the existing chain link enclosure that is in neglected condition. New rooftop mechanical equipment is required to be screened.

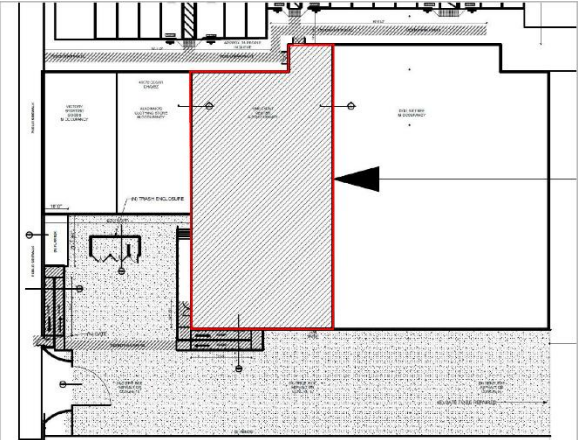


Figure 2 - Site Improvements

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property. The subject site does not propose expansion of the existing floor area.

ALTERNATIVES:

- 1) Adopt Resolution No. 2024-16 and Resolution No. 2024-17 recommending that the City Council approve Entertainment Permit No. 24-01 and Conditional Use Permit No. 380 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. 2024-16 and Resolution No. 2024-17 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. 2024-16 and Resolution No. 2024-17 and request that staff prepare a Planning Commission Resolution for denial of Entertainment Permit No. 24-01 and Conditional Use Permit No. 380.
- 4) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission adopt Resolution No. 2024-16 and Resolution No. 2024-17 recommending that the City Council approve Entertainment Permit No. 24-01 and Conditional Use Permit No. 380 with the findings and conditions as recommended by Staff. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the Type 48 (On-Sale General – Public Premises).

Attachments:

1. Resolution No. 2024-16
 - a. Exhibit A – Conditions of Approval
2. Resolution No. 2024-17
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Development Plan Set
3. Security Plan
4. Landscape Exhibit
5. Vicinity Map
6. Site Photos

RESOLUTION NO. PC 2024-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT NO. 380 TO ALLOW THE BAR USE AND THE ON-SALE BEER, WINE, AND DISTILLED SPIRITS SERVICE FOR THE 5,867 SQUARE FOOT VMP NIGHT CLUB AND EVENT CENTER OPERATING UNTIL 10 P.M. MONDAY THROUGH WEDNESDAY AND UNTIL 2:00 A.M. THURSDAY TO SUNDAY (ABC LICENSE TYPE 48 – ON SALE GENERAL – PUBLIC PREMISES), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 49974 CESAR CHAVEZ STREET, (APN 603-310-005); REYES RAMIREZ HERNANDEZ, APPLICANT.

WHEREAS, Reyes Ramirez Hernandez, with associates Ilse Alicia Sigler and Samantha Aaliyah Hernandez, filed an application for Conditional Use Permit No. 380 (CUP 380) to allow a 5,867 square foot bar, nightclub, and event center with service of beer, wine, and distilled spirits (ABC License Type 48 – On Sale General – Public Premises) in an existing commercial building located at 49974 Cesar Chavez Street; Assessor’s Parcel No. 603-310-005 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 380 and also consideration of Entertainment Permit No. 24-01 on September 4, 2024 at 1515 6th 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 5.24 and Chapter 17.74 of the Coachella Municipal Code.

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 bar, nightclub, and event center with on-sale beer, wine, and distilled spirits; and,

WHEREAS, the site for proposed 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 does hereby recommend approval of Conditional Use Permit No. 380, subject to the findings and conditions of approval listed below.

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 environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301) as the proposed project and on-sale service of alcohol consists of the operation, licensing, and minor alteration of an existing private commercial structure involving negligible or no exterior expansion.

Section 4. Conditional Use Permit Findings

With respect to Conditional Use Permit No. 380, the Planning Commission finds as follows for the proposed on-sale alcohol request:

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 bar, nightclub, and event center use with alcohol sales is within the Downtown Center land use designation according to the General Plan 2035, which intends to provide convenient access and parking for motorists while also providing an attractive shopping environment. The on sale offerings of beer, wine and distilled spirits at VMP Nightclub and Event Center will provide a unique service to the Downtown Center and citywide that accomplishes the goals of the General Plan. The event center would help further the city’s goal to make Coachella a destination for tourism and entertainment by providing an entertainment attraction that is expected to provide entertainment for residents and bring in tourists from outside the city.
2. 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 is within a zoning designation of ‘DT-PV’ (Downtown) which permits bar and entertainment uses with alcohol service subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is located on Cesar Chavez Street and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.

3. 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 existing commercial tenant space is within an existing commercial building with existing infrastructure available on-site for the bar, nightclub, and event center and an existing commercial parking lot.
4. 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 sale of alcoholic beverages. The Riverside County Sheriff reviewed the conditions of approval for this project that pertain to security, and indicated that there are no concerns about the operations of this establishment, including service of on-sale beer, wine, and distilled spirit service. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. 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 as an "Existing Facilities" project (CEQA Guidelines, Section 15301) as the proposed project and on-sale service of alcohol consists of the operation, licensing, and minor alteration of an existing private commercial structure involving no exterior expansion.
6. Although the VMP Nightclub and Event Center does fall within seven hundred (700) feet, measured from property line to property line, of residential uses, the benefit of the proposed bar, nightclub, and event center outweighs the distance restrictions and the public convenience or necessity is justified to issue the on-sale beer, wine and distilled spirits license as the proposed bar, nightclub, and event center will offer a unique performance and entertainment venue that would be an entertainment destination for Coachella residents and to draw visitors from around the region. The project is on a major corridor and in the Downtown Center designation, which is envisioned to have such entertainment uses. The nearest residence is approximately 680 feet southwest from the project and is separated by Cesar Chavez Street and Avenue 50. The subject property is not within a 700 foot distance of a religious use.
7. Although the VMP Nightclub and Event Center establishment does fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor on-sale use (Santa Fe-Restaurant, Pizza Hut restaurant, Carnitas La Piedad restaurant, La Noria Fonda Cenduria and Café restaurant), and residential property west of the subject property, the benefit of the proposed bar, nightclub, and event center outweighs the distance restrictions and the public convenience or necessity is justified to issue the

(Type 48 On-Sale General – Public Premises) alcohol license as the bar, night club, and event center will offer a unique amenity and entertainment venue in the downtown area available to Coachella residents. A condition of approval for CUP 380 requires that not greater than 20 percent of the gross floor area or 1,500 sq. ft. whichever is less is dedicated to a bar or storage, sales, and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.

8. The bar, nightclub and event center establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would expand the availability of jobs and would serve as an anchor for the commercial center, which would also provide jobs and increase the City's sales tax revenues.
9. The exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The business is located in an existing commercial center that was approved under Architectural Review.

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 recommends approval of Conditional Use Permit No. 380 subject to and amended by conditions of approval in “Exhibit A.”

PASSED APPROVED and ADOPTED this 4th of September 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jason Hernandez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-16 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 4th of September 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A – Resolution No. PC2024-16**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 380****General Conditions**

- 1.) The conditional use permit shall expire and shall become void two years following the date on which the conditional use became effective unless alcohol sales is commenced within 12 months of the effective date of this Conditional Use Permit or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
- 2.) Conditional Use Permit No. 380 is an approval for the on sale of beer, wine and distilled spirits in conjunction with the VMP Night Club & Event Center. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit. The off-sale of alcohol shall be prohibited.
- 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.) The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
- 5.) Not greater than 20 percent of the gross floor area or 1,500 sq. ft. whichever is less is dedicated to a bar or storage, sales, and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.
- 6.) Any break in service, meaning the closure of the establishment for a period of 180 consecutive days, will result in the expiration of this CUP.
- 7.) The applicant shall comply with all requirements and conditions of approval as included in Entertainment Permit No. 24-01.

RESOLUTION NO. PC 2024-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ENTERTAINMENT ESTABLISHMENT PERMIT NO. 24-01 TO ALLOW ENTERTAINMENT EVENTS WHERE ON-SALE BEER, WINE, AND DISTILLED SPIRITS SERVICE IS PROVIDED IN A 5,867 SQUARE FOOT TENANT SPACE FOR THE VMP NIGHT CLUB AND EVENT CENTER, IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 49974 CESAR CHAVEZ STREET (APN 603-310-005); REYES RAMIREZ HERNANDEZ, APPLICANT.

WHEREAS, Reyes Ramirez Hernandez, with associates Ilse Alicia Sigler and Samantha Aaliyah Hernandez, filed an application for Entertainment Permit No. 24-01 (EP No. 24-01) to allow a 5,867 square foot bar, nightclub, and event center with service of beer, wine, and distilled spirits (ABC License Type 48 – On Sale General – Public Premises) and live performances to include live musical groups, comedians, karaoke, and more Thursday through Friday in an existing commercial building located at 49974 Cesar Chavez Street; Assessor’s Parcel No. 603-310-005 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Entertainment Permit No. 24-01 and also consideration of CUP No. 380 on September 4, 2024 at 1515 6th 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 5.24 and Chapter 17.74 of the Coachella Municipal Code.

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 bar, nightclub, and event center with on-sale beer, wine, and distilled spirits; and,

WHEREAS, the site for proposed 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 does hereby recommend approval of Entertainment Permit No. 24-01, subject to the findings and conditions of approval listed below.

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 environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301) as the proposed project and on-sale service of alcohol consists of the operation, licensing, and minor alteration of an existing private commercial structure involving negligible or no exterior expansion.

Section 4. Entertainment Establishment Permit Findings

With respect to Entertainment Permit No. 24-01, the Planning Commission finds as follows for the proposed entertainment permit request:

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff and there are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed entertainment venue.
2. The applicant possesses the required moral character to comply with the requirements of Chapter 5.24 and the conditions of approval imposed herein. As conditioned, the proposed added security measures will ensure that the public safety for the business will be maintained to the satisfaction of the Chief of Police.
3. The applicant has sufficient resources and expertise to operate the proposed entertainment venue in a safe, professional and effective manner in accordance with the City's Municipal Code. The owner has successfully operated other like establishments within the city and at other cities including Viva Mexico Tax & Travel and Mi Lindo Sinaloa within the City of Coachella. The Riverside County Sherriff and City Code Enforcement reported no issues with the calls for service history at these establishments.
4. 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 bar, nightclub, and event center use with alcohol sales is within the Downtown Center land use designation according to the General Plan 2035, which intends to provide convenient access and parking for motorists while also providing an attractive shopping environment. The on-sale offerings of beer, wine and distilled spirits at VMP Nightclub and Event Center will provide a unique service to the Downtown Center and citywide that accomplishes the goals of the General Plan. The event center would help further the

city's goal to make Coachella a destination for tourism and entertainment by providing an entertainment attraction that is expected to provide entertainment for residents and bring in tourists from outside the city.

5. 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 as an "Existing Facilities" project (CEQA Guidelines, Section 15301) as the proposed project and on-sale service of alcohol consists of the operation, licensing, and minor alteration of an existing private commercial structure involving negligible or no exterior expansion.

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 recommends to the City Council approval of Entertainment Permit No. 24-01 subject to conditions of approval in "Exhibit A", and Development Plan Set "Exhibit B".

PASSED APPROVED and ADOPTED this 4th of September 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jason Hernandez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-17 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 4th of September 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A – Resolution No. PC2024-17**CONDITIONS OF APPROVAL FOR ENTERTAINMENT PERMIT NO. 24-01 VMP
NIGHTCLUB AND EVENT CENTER****General Conditions**

- 1.) Entertainment Permit No. 24-01 is an approval for an entertainment venue where alcohol may be served with entertainment from Thursday through Sunday. The approval is based on the site plan and floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Entertainment Permit No. 24-01.
- 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.) Any break in service, meaning the closure of the event venue for a period of 180 consecutive days, will result in the expiration of this Entertainment Permit.
- 4.) Entertainment Establishment Permit No. 24-01 shall be valid for 12 months commencing on the first day of the operation. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the initial term of 12 months has lapsed, at which time the City Council will review compliance with the conditions of approval and consider granting up to a 36-month renewal of the entertainment permit. Relinquishment of the entertainment permit will require an amendment to this resolution, subject to review by the City Council.
- 5.) Any violation of the conditions of approval for this project may result in the issuance of citations and fines, and may result in revocation of the Entertainment Establishment Permit.
- 6.) The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
- 7.) The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). No amplified sound equipment or live music performances are permitted to occur outdoors. Entrances shall be closed during events, and shall not be continuously left open for an extended period of time during events. The applicant shall mitigate noise levels if determined by the Code Enforcement Manager to be excessive through measures approved

by the Code Enforcement Manager and with consultation of a certified acoustical professional.

- 8.) The applicant shall comply with Municipal Code requirements of Chapter 5.24 – Entertainment Establishments where alcohol is served.
- 9.) The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.
- 10.) The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, City Engineering Department, Sheriff's Department, and Department of Public Health, etc.).

Signage

- 11.) All exterior signage shall comply with the City of Coachella Sign Ordinance. Signage shall be approved by the Development Services Department and installed prior to Certificate of Occupancy. Signage shall be individual channel lettering or other high quality signage.
- 12.) Signage advertising brands of alcoholic beverages or the availability of alcoholic beverages shall not be visible from the exterior of the building or anywhere off-site.

Hours of Operation

- 13.) Hours of operation and restrictions for event venue are as listed below. Live Entertainment may include live performances, live music, comedy shows, night club use, or other similar live entertainment uses, this restriction does not apply to ambient music. Special event rentals may include birthday parties, anniversaries, or similar uses with no live music permitted. No dancing or entertainment shall be permitted prior to eight p.m. nor after one-thirty a.m for all days. The City reserves the right to modify the hours of business operation after 12 months of continuous Entertainment establishment use has lapsed, based on information provided by the Coachella Police regarding calls for service.

Regular Hours of Operation

- a. 2PM – 10PM Monday thru Wednesday
- b. 2PM – 2AM Thursday thru Sunday

Hours Restrictions

- c. 1:30AM is last call for alcohol service
 - d. 9PM – 2AM Thursday – Sunday Live Entertainment Hours
 - e. 2PM – 10 PM Wednesday – Friday Special Event Rental Hours
 - f. 8PM – 1:30 AM – Allowed Dancing or Entertainment Hours
- 14.) Any other proposed entertainment event beyond the scope of this permit shall require a special event permit to be approved by the City Manager's office. Said application and applicable fees shall be submitted a minimum of ten (10) working days, not including days when City Hall is closed, prior to the event.

Security

- 15.) The following preventative measures shall be undertaken to reduce the potential for alcohol related problems:
- a. Food service, which may include snacks, shall remain available during all hours of operation;
 - b. Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;
 - c. All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol. Applicant shall provide confirmation that employees to serve alcohol upon first event to City staff have obtained training and applicant shall obtain acknowledgement by the Development Services Director or designee that the training was completed; and
 - d. The availability of a variety of non- alcoholic beverages shall be made known and offered to customers.
- 16.) Management shall patrol the business premises, parking lot, and the surrounding vicinity, during the entertainment venue operation and until all patrons have left the parking area after operational hours. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the property.
- 17.) Any and all weapons shall be prohibited at the premises, outside the premises or at the parking lot outside the premises except by those individuals lawfully permitted to possess such.
- 18.) The Chief of Police shall have the authority and power to temporarily close the establishment when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy. If closed under this condition, the premises will not be allowed to reopen before the beginning of regular business hours on the date following the closure.
- 19.) The applicant shall employ the use of hand- held metal detectors at all entrances to protect the safety and general welfare of patrons or of the public.
- 20.) A minimum of one licensed security officer will be required for Thursday through Sunday after 8 p.m. when any entertainment events occur (musicians, karaoke, or similar related entertainment activities), unless more security is required per the approved security plan for this project. Applicant shall comply with the required approved Security Plan for the project. Applicant shall meet the minimum security requirements and other security measures per the approved Security Plan.
- 21.) Licensed security guards shall be required for events that exceed 50 guests or when alcohol is served subject to the approved security plan. These guards must possess State of

California guard cards issues through the California Department of Consumer Affairs. Additional guards shall be used as needed to adequately patrol the parking areas. The City Manager, Code Enforcement Manager or Chief of Police may administratively modify the entertainment permit security plan as deemed necessary to preserve the safety and welfare of guests and the public.

- 22.) A maximum of **403** total occupants are permitted on-site for events at any given time. The applicant shall maintain a count of all event participants on-site at all times during events. Event counts for all events shall be maintained by event staff at the main entrance and made available upon request by the Coachella Police or City Staff.
- 23.) Applicant or property owner shall be responsible in installing security cameras in the parking lot to ensure that the Sheriff's Department has video surveillance or evidence should any public safety issue arise from the establishment or proposed business use; such as, but not limited to fights, shootings, noise, public intoxication. Parking lot security cameras shall be installed prior to certificate of occupancy to the satisfaction of the Development Services Director.
- 24.) A camera plan shall be reviewed and approved by Coachella Police and Code Enforcement Division prior to occupancy and installation. Applicant is required to provide camera footage to City staff or Police based on any incidences of concern on the property or related to the nightclub operation.
- 25.) Applicant shall ensure to their best ability, that the area in front of nightclub is free of solicitors at all times of the day, which includes the tenant frontage directly adjacent to the nightclub, property frontage along Cesar Chavez Street, and shopping center parking stalls. Signage that prohibits solicitors shall be posted outside of tenant premises.
- 26.) Applicant shall provide a patron line queue plan that shows how the event center will ensure that any queuing lines are organized, avoid any blockage of accessible pathways, and neighboring tenant entrances/exits are blocked off. Applicant shall submit for City review prior to certificate of occupancy. City Staff or Riverside County Sheriff Department may administratively approve and require modifications to patron line queue plan as deemed necessary to preserve the safety and welfare of guests and the public.

Improvements

- 27.) Exterior. Applicant or property owner shall improve exterior property area outside rear entrance which shall include replacement of missing rails, improvement of rear pavement to a first class condition, improvements at concrete landing at exit, landscape improvements within planter established adjacent to existing sidewalk, new tubular fencing and gate to control rear access, all trash bins shall be placed in improved trash enclosure for approval by the Development Services Department and completed prior to issuance of a certificate of occupancy and commencement of events.
 - e. 10 foot long landscape planter with irrigation, with a variety of shrub and flower varieties. Add $\frac{3}{4}$ inch gravel California Gold. Landscape Planter shall be constructed up to any required ADA access ramp. Shall provide varieties of

flowering and shrubs, and a shade tree. This may include bougainvillea shrubs, red yucca, agave, or other high quality desert landscape plants to be approved by the Director of Development Services.

- f. Replacement of missing rails at exterior exit and stairs.
 - g. Installation of ADA ramp improvements.
 - h. Trash Enclosure shall be constructed. Trash enclosure shall be designed to be compatible with the existing structure, and shall include overhead enclosure. The trash enclosure shall be of masonry construction with metal gates and shall be architecturally compatible with main commercial center. Trash enclosure shall be sufficient in size to fit trash bins. Please reach out to Cynthia Avalos – Burrtec cavalos@burrtecdesert.com for trash enclosure requirements. Applicant shall submit trash enclosure plans to be approved and installed prior to Certificate of Occupancy
 - i. New approximately 6 ft high tubal fence and gate at rear entrance at Cesar Chavez Street is required to be installed. A Knox box is required. The required rear fence and gate is required to completely enclose the rear area to prohibit vehicular and pedestrian trespassers. Fence design to be administratively approved by Development Services Director.
 - j. Pavement (concrete or asphalt) shall be installed at rear entrance at Cesar Chavez Street for all unimproved surfaces up to existing concrete pad behind the Dollar tree, approximately located 200 feet from the public R.O.W.
- 28.)** Parking Lot. Applicant shall repair the on-site parking lot, curb, driveway, and driveway approach pavement to a high quality and safe condition in conformance with the standards of the City Municipal Code to the satisfaction of the City Engineer. Parking lot parking spaces to be restriped to the satisfaction of the City Engineer and Development Services Director.
- 29.)** Landscape. Property Owner shall rehabilitate existing landscape and irrigation areas. Landscape areas shall be rehabilitated along all landscape areas visible from the public R.O.W along Cesar Chavez Street, and all on-site parking lot landscape areas, to the satisfaction of the Director of Development Services. The property owner shall submit a final landscape exhibit or equivalent landscape document for entire center owned by the property owner, to be approved by the Development Services Director prior to Certificate of Occupancy. Property owner shall show on the required landscape submittal, and make the following improvements:
- k. Replace missing, dead, or decaying landscaping.
 - l. Add ¾ inch gravel California Gold in all landscape areas visible from the public R.O.W along Cesar Chavez Street.

- m. Add complete ¾ inch gravel California Gold or a combination of ¾ inch gravel and DG in all on-site parking lot landscape areas to ensure compatibility with entire center.
 - n. Shall provide varieties of flowering and shrubs. This may include bougainvillea shrubs, red yucca, agave, or other high quality desert landscape plants to be approved by the Director of Development Services.
 - o. Shall install landscape and irrigation at the southern rear entrance at Cesar Chavez Street.
 - p. Shall ensure new and existing on-site and off-site irrigation is in functional condition.
 - q. Landscape areas shall include shade trees, varieties of flowering and shrubs.
 - r. Applicant shall install a weed fabric below DG and rock to prevent weeds for landscape areas to the satisfaction of the Development Services Director.
 - s. Applicant may provide an alternative landscape design from the above landscape improvement requirements that ensures a first class landscape design to be approved by the Director of Development Services.
- 30.) Rooftop Equipment.** Screening of new rooftop equipment is required. Exposed mechanical equipment shall be visually screened by a seventy-five (75) percent (minimum) opaque or solid, non-reflective visual barrier. The design and materials of the visual barrier shall comply with the following requirements: Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens. Mechanical equipment screening shall be to the satisfaction of the Development Services Director.
- 31.) ADA accessible restrooms** shall be provided and available to use by all guests on- site during events and shall require inspection by the Building Official prior to commencement under this entertainment permit. This condition shall be met to the satisfaction of the Building Official.
- 32.)** All on-site and off-site requirements for the project shall be completed prior to Certificate of Occupancy to the satisfaction of the Development Services Director.

Maintenance

- 33.)** Applicant or property owner shall enter into a Parking Lot and Landscape Maintenance Agreement with the City of Coachella for the commercial center landscape areas prior to Certificate of Occupancy. Maintenance Agreement shall ensure commercial irrigation and landscaping is maintained in a first class condition. Asphalt pavement shall be improved clear of cracks and other visible deterioration. Shall be met to the satisfaction of the City Engineer and Development Services Director. Landscape Maintenance Agreement shall

provide a detailed description that includes a list of plant types and plant counts that are required in each landscape area.

- 34.) The exterior area in front of nightclub and exterior area at the outside rear entrance shall be maintained in a good and clean condition at all times, and the owner or operator of the facility shall be responsible for the regular removal and clean-up of trash, visible spills, stains, debris, refuse, dirt, grime, weeds, and any other neglected or unkept condition.

General

- 35.) Parking. At the discretion of the Development Services Director, the Director may require parking improvement measures if it is determined that the parking impacts/demand from the businesses do not meet the current on-site or off-site parking supply.
- 36.) Applicant shall submit a Parking Share Use Agreement or equivalent parking measures prior to certificate of occupancy to meet parking requirements for the project, to the satisfaction of the Development Services Director.
- 37.) Burrtec. Applicant shall coordinate with Burrtec and meet their requirements for the project. This business may require the (3) waste program which include trash, recycling and organic recycling services.
- 38.) Any gate established at the rear entrance to the property along Cesar Chavez Street is required to be open on service days and be clear of obstructions for Burrtec services of bins. The gate shall be closed once Burrtec services are complete.

Building

- 39.) Plans must be prepared by Licensed Design Professional.
- 40.) Show handicap access and seating at bar and all areas of the proposed seating areas.
- 41.) The proposed rear egress door shall have handicap accessibility to the public right of way. The current rear door leads to non-accessible stairs. Show exterior path of travel at rear door.
- 42.) Maintain and repair handicap parking stalls, striping and ramps for the proposed TI.
- 43.) Stage shall be equipped with a ramp or lift for accessibility.
- 44.) Show 5' radius at all accessible restrooms.

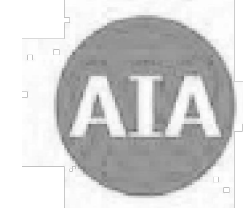
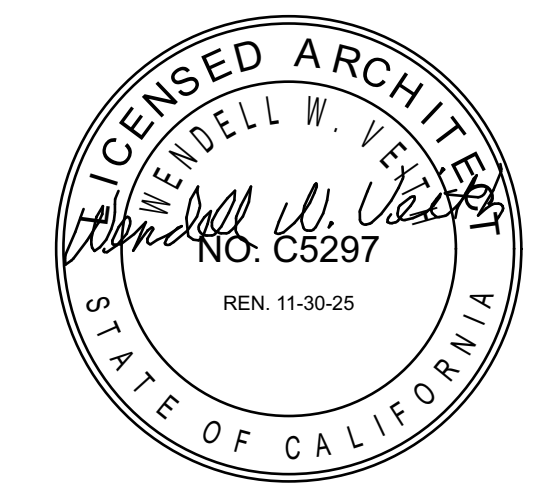
Utilities

- 45.) Is this project proposing using the same meter as Dollar Tree and same sewer connection?
- 46.) Project may be required to make its own separate connections to the water and sewer system

- 47.) Submit water and sewer plans to Engineering for approval from Utilities Manager
- 48.) Applicant will be required to submit a source control survey; all requirements shall be completed prior to issuance of a certificate of occupancy
- 49.) Detailed plumbing and mechanical plans shall be submitted
- 50.) Water & Sewer impact fees to be paid prior to certificate of occupancy
- 51.) Project must install a designated water service connection with a 4G AMI master meters.
- 52.) Backflows required on all nonresidential meters, backflow devices would require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
- 53.) Domestic water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)
- 54.) Additional requirements subject to water and sewer plan checking process
- 55.) All new water and sewer service connections must be shown on water and sewer improvement plans.
- 56.) Plumbing blueprints depicting water, sanitary, industrial, and/or grease waste line. (all lines that are applicable)
- 57.) Domestic water and sewer point of connection to the City's utilities.
- 58.) Plumbing code fixture schedule with total DFU's listed.
- 59.) Complete wastewater discharge survey.
- 60.) For tenant improvements, current and proposed plumbing code fixture schedule must be provided
- 61.) Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
- 62.) Pretreatment Equipment Minimum Requirements
 - t. 750 gal minimum
 - u. Clean outs and vents before and after pretreatment equipment
 - v. Sample box immediately downstream of the pretreatment equipment
 - w. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device.

Fire

- 63.) Applicant shall satisfy all Fire Department conditions listed below, and all additional conditions requested from the Fire Department for the project prior to certificate of occupancy. All fire conditions for the project shall be addressed by the applicant to the satisfaction of the Fire Department.
- 64.) PRIOR TO FINAL- FIRE SPRINKLERS. Prior to issuance of Certification of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinklers plans shall be submitted to Fire Marshal's office for approval prior to installation
- 65.) PRIOR TO FINAL- FIRE ALARM. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station or as approved by Riverside County Fire, based on a requirement for monitoring the sprinkler system, occupancy, or use. Fire alarm panel shall be accessible from the exterior of building in an approved location. Plans shall be submitted to the Fire Marshal's office for approval prior to installation.
- 66.) PRIOR TO FINAL- HAZMAT PLAN. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Fire Marshal's office to maintain, store, use, handle materials, or conduct process which produce conditions hazardous to life or property, and to install equipment used in connection with such activities.
- 67.) PRIOR TO FINAL- FIRE EXTINGUISHERS. Prior to issuance of Certificate of Occupancy, fire extinguishers of appropriate type and size shall be mounted in an accessible location within adequate travel distance.
- 68.) PRIOR TO FINAL KNOX BOX. Prior to issuance of Certificate of Occupancy, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switch for access by emergency personnel.
- 69.) PRIOR TO FINAL TANK PERMIT. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or aboveground tank permit for the storage of combustible liquids, flammable liquids or any other hazardous material from both the County of Riverside Community health Agency Department of Environmental health and Fire Marshal's office.



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of nonresidential sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:
Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBCS)
301.5 HEALTH FACILITIES. (see GBCS)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:
HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHPD Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lumen does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:
1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating of 9 or 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" within Section 385.5 of the Vehicle Code or a 48CFR571.1500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

- Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Scheduling construction activity during dry weather, when possible.
 - Preservation of natural features, vegetation, soil, and buffers around surface waters.
 - Drainage swales or lined ditches to control stormwater flow.
 - Mulching or hydrosediment to stabilize disturbed soils.
 - Erosion control to protect slopes.
 - Protection of storm drain inlets (gravel bags or catch basin inserts).
 - Perimeter sediment control (perimeter silt fence, fiber rolls).
 - Sediment trap or sediment basin to retain sediment on site.
 - Stabilized construction exits.
 - Wind erosion control.
 - Other soil loss BMPs acceptable to the enforcing agency.
- Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Dewatering activities.
 - Material handling and waste management.
 - Building materials stockpile management.
 - Management of washout areas (concrete, paints, stucco, etc.).
 - Control of vehicle/equipment fueling to contractor's staging area.
 - Vehicle and equipment cleaning performed off site.
 - Spill prevention and control.
 - Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale must comply with the construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale must comply with the construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:
1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.
Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:
1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
a. Where there is no local utility power supply.
b. Where the local utility is unable to supply adequate power.
c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) ²
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total ¹	25% of EV capable spaces ³

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.
3. 5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is cumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS). The required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when installed by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
a. Where there is no local utility power supply.
b. Where the local utility is unable to supply adequate power.
c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
	Greater than 90,000	3 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
	Greater than 135,000	3 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
	Greater than 256,000	3 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. 1 Outdoor lighting systems shall be designed and installed to comply with the following:
1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8. [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]
1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING³					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting ⁴	N/A	U0	U0	U0	U0
For all other outdoor lighting including decorative luminaires	N/A	U1	U2	U3	UR

MAXIMUM ALLOWABLE GLARE RATING (G)	Y NA RESPON PARTY	YES APPLICABLE RESPONSIBLE PARTY (IN ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A		G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A		G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A		G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A		G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet the reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"
4. For luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Backlight
Luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

5.106.8.2 Facing-Glare
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #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 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 planting.

5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.
Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3 Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.
Exceptions:
1. Walks, hardscape areas 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 planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY SECTION 5.201 GENERAL
5.201.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)
EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAP) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which as two major influences on the amount of water that needs to be applied to the landscape.
FOOTPRINT AREA [DSA-SS]. The total area of the farthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.
METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.
GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy body wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.
POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.
POTABLE WATER, [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.
RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13059 (n)]. Strictly put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.
SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multifamily residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water Code Section 517 for additional details.)
WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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MARK	DATE	DESCRIPTION
SCALE:		
PROJECT NO:	03282024	
MODEL FILE:	VMP Event Center. 04.11.24 V27.pln	
DRAWN BY:	Bob Sipovac	
CHK'D BY:	#Contact Full Name	
COPYRIGHT	Sipovac Construction Inc.	
SHEET TITLE	Cal Green	
Thursday, August 22, 2024		

G-101
SHEET 2 OF 25



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



SECTION 5.303 INDOOR WATER USE
5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

- For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
 - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
 - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
 - Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or with an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 60 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches)] at 60 psi.

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches)] at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray valve
 When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shut-off.

FOR REFERENCE ONLY:The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (< 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and < 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE
5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
- MWELO and supporting documents, including a water budget calculator, are available at: <https://www.water.ca.gov/>.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
SECTION 5.401 GENERAL
5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS
5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT
5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

- An installed awning at least 4 feet in depth.
- The door is protected by a roof overhang at least 4 feet in depth.
- The door is recessed at least 4 feet.
- Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

- Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
- Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- Identifies diversion facilities where construction and demolition waste material collected will be taken.
- Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
- Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

- Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
- Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: <http://www.dtsc.ca.gov/universalwaste/>

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, roots and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a pruned project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

- If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
- For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS
5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastic, organic waste, and metals or meet a locally enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42049.82 (a)(2)(A) at sea, shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (AC).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For L-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

- Owner's or Owner Representative's project requirements.
- Basis of design.
- Commissioning measures shown in the construction documents.
- Commissioning plan.
- Functional performance testing.
- Documentation and training.
- Commissioning report.

Exceptions:

- Unconditioned warehouses of any size.
- Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
- Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
- Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and/or air conditioning.

Informational Notes:

- IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
- Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

- Environmental and sustainability goals.
- Building sustainable goals.
- Indoor environmental quality requirements.
- Project program, including facility functions and hours of operation, and need for after hours operation.
- Equipment and systems expectations.
- Building occupancy and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

- Renewable energy systems.
- Landscape irrigation systems.
- Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

- General project information.
- Commissioning goals.
- Systems to be commissioned. Plans to test systems and components shall include:
 - An explanation of the original design intent.
 - Equipment and systems to be tested, including the extent of tests.
 - Functions to be tested.
 - Conditions under which the test shall be performed.
 - Measurable criteria for acceptable performance.
- Commissioning team information.
- Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made by the enforcing agency.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

- Site information, including facility description, history and current requirements.
- Site contact information.
- Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
- Major systems.
- Site equipment inventory and maintenance notes.
- A copy of verifications required by the enforcing agency or this code.
- Other reports and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

- System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
- Review and demonstration of servicing/preventive maintenance.
- Review of the information in the Systems Manual.
- Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet and new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)(3) for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

- Renewable energy systems.
- Landscape irrigation systems.
- Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing, Adjusting and Balancing Bureau National Standards, the National Environmental Balancing Bureau Procedural Standards, Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of warranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY
SECTION 5.501 GENERAL
5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS
5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-beams or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as generators, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors, the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). [N] The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995) or its Fourth Assessment Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14, the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec. 82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/ROG).

PSIG. Pounds per square inch, gauge.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES
5.503.1 FIREPLACES. Install only a direct-vented sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL
5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE FULL CODE.

Item 5.

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MARK	DATE	DESCRIPTION
PROJECT NO:	03282024	
MODEL FILE:	VMP Event Center. 04.11.24 V27.pln	
DRAWN BY:	Bob Sipovac	
CHK'D BY:	#Contact Full Name	
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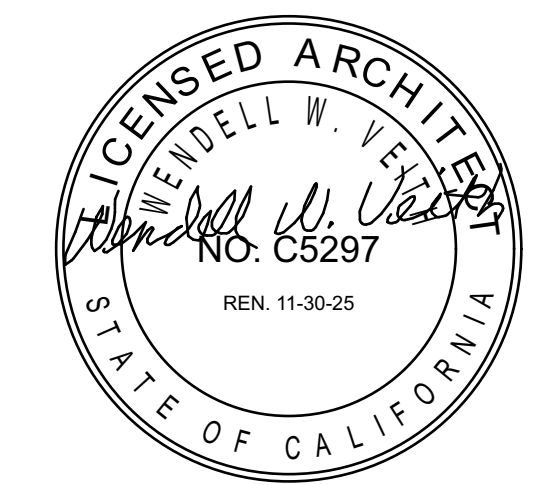
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California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y NA RESPON PARTY YES NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAGMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT

Table with 2 columns: Architectural Applications, Current VOC Limit. Includes rows for Indoor Carpet Adhesives, Carpet Pad Adhesives, Outdoor Carpet Adhesives, Wood Flooring Adhesives, Rubber Floor Adhesives, Subfloor Adhesives, Ceramic Tile Adhesives, VCT & Asphalt Tile Adhesives, Drywall & Panel Adhesives, Cove Base Adhesives, Multipurpose Construction Adhesives, Structural Glazing Adhesives, Single-Ply Roof Membrane Adhesives, Other Adhesives Not Specifically Listed, Specialty Applications (PVC Welding, CPVC Welding, ABS Welding, Plastic Cement Welding, Adhesive Primer for Plastic, Contact Adhesive, Special Purpose Contact Adhesive, Structural Wood Member Adhesive, Top & Trim Adhesive), Substrate Specific Applications (Metal to Metal, Plastic Foams, Porous Materials, Wood, Fiberglass).

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DREDB/SC/CURH/TM/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Table with 2 columns: Sealants, Current VOC Limit. Includes rows for Architectural (Nonporous, Porous), Modified Bituminous, Marine Deck, Other.

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(a)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation R Rule 49.

TABLE 5.504.4.3 - CONT.

Table with 3 columns: Coating Category, Current VOC Limit, and a checkbox column. Includes rows for Specialty Coatings (Aluminum Roof, Basement Specialty, Bituminous Roof, Fire Resistive, Floor, Form-Release, Graphic Arts, High-Temperature, Industrial Maintenance, Low Solids, Magnesite Cement, Mastic Texture, Metallic Pigmented, Multicolor, Pretreatment Wash Primers, Primers, Sealers, & Undercoaters, Reactive Penetrating Sealers, Recycled Coatings, Roof, Rust Preventative, Shellacs, Clear, Opaque, Specialty Primers, Sealers & Undercoaters, Stains, Stone Consolidants, Swimming Pool, Traffic Marking, Tub & Tile Refinish, Waterproofing Membranes, Wood Coatings, Wood Preservatives, Zinc-Rich Primers).

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/DCDC/EHLBIAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/DCDC/EHLBIAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 COR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 S3 standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS

Table with 2 columns: Product, Current Limit. Includes rows for Hardwood Plywood Veneer Core, Hardwood Plywood Composite Core, Particle Board, Medium Density Fiberboard, Thin Medium Density Fiberboard.

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall be installed in retail food stores in retail food areas, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/DCDC/EHLBIAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal Insulation. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 12, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/DCDC/EHLBIAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building already prohibited by other laws or regulations, or as enforced by ordinances, regulations or policies of any city, county, city and county, California State University, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

5.504.7.1 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.2 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

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5.504.7.5 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.6 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.7 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.8 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.9 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.10 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.11 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.12 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.13 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.14 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.15 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.16 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.17 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.18 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.19 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.20 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.21 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.22 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.23 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.24 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.25 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.26 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.27 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.28 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.29 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.504.7.30 Verification of compliance. Documentation shall be provided verifying that environmental tobacco smoke control measures meet the requirements of the California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section installed in retail food stores in retail food areas, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global-warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multilayer seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows:

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and registers by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- 1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector.

- 1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).
3. Successful completion of a third party apprentice training program in the appropriate trade.

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial compliance. When special documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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760-567-2347
APN # 603-310-005
LEGAL ADDRESS :
POR SEC 32 T5S R8E

MARK DATE DESCRIPTION

SCALE:

PROJECT NO: 03282024

MODEL FILE: VMP Event Center. 04.11.24 V27.pln

DRAWN BY: Bob Sipovac

CHK'D BY: #Contact Full Name

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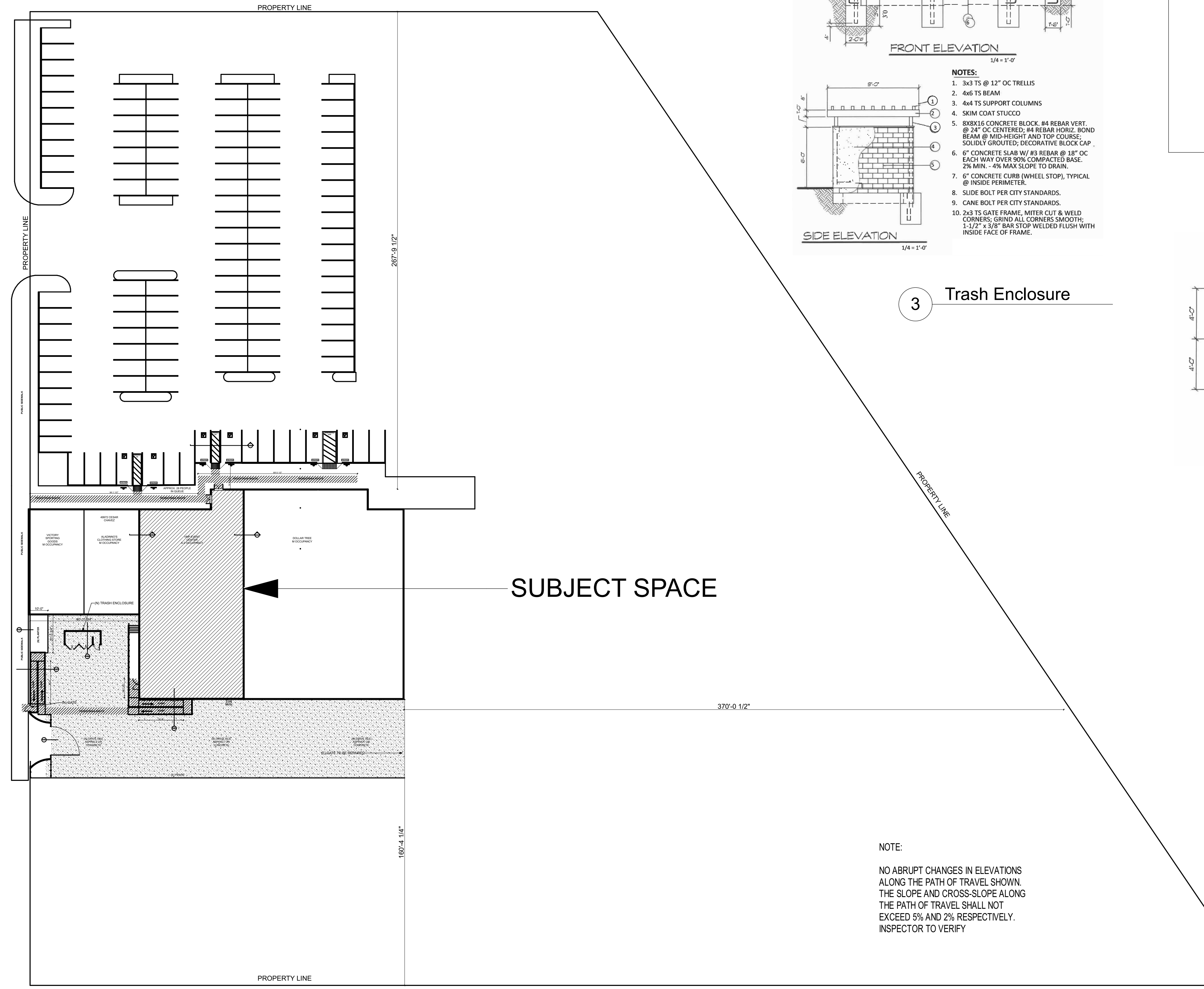
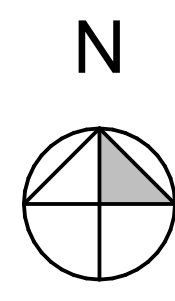
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Cal Green

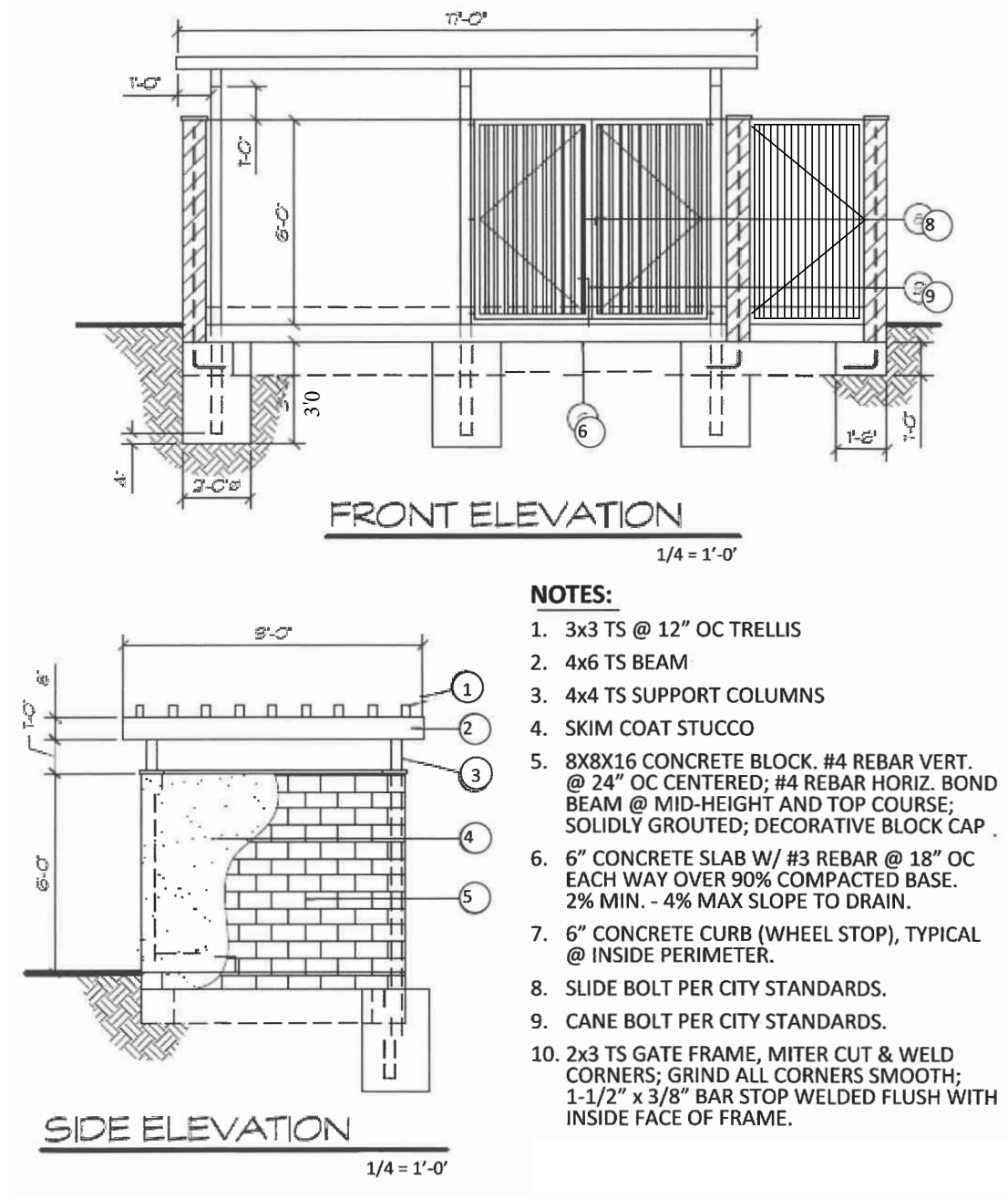
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G-103

SHEET 4 OF 25

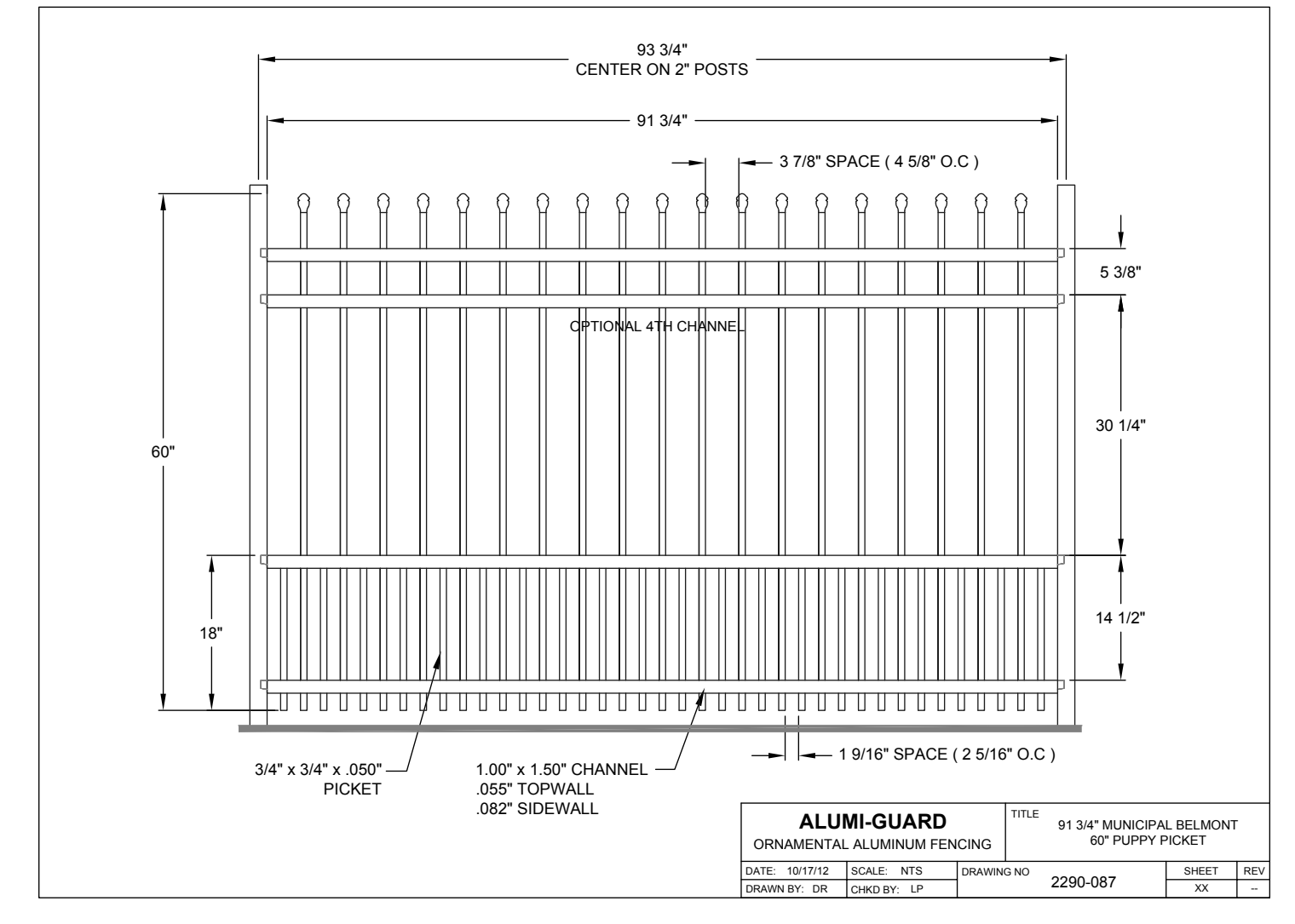


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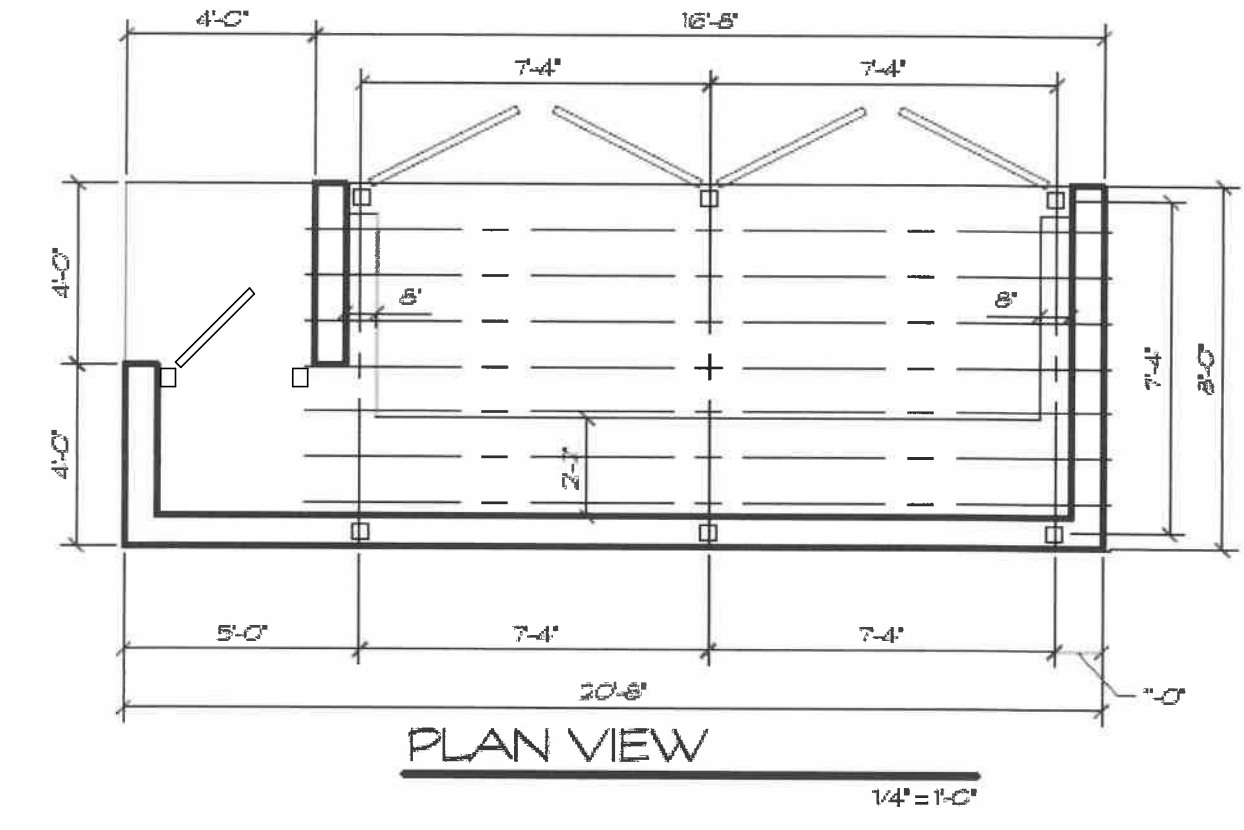


3 Trash Enclosure

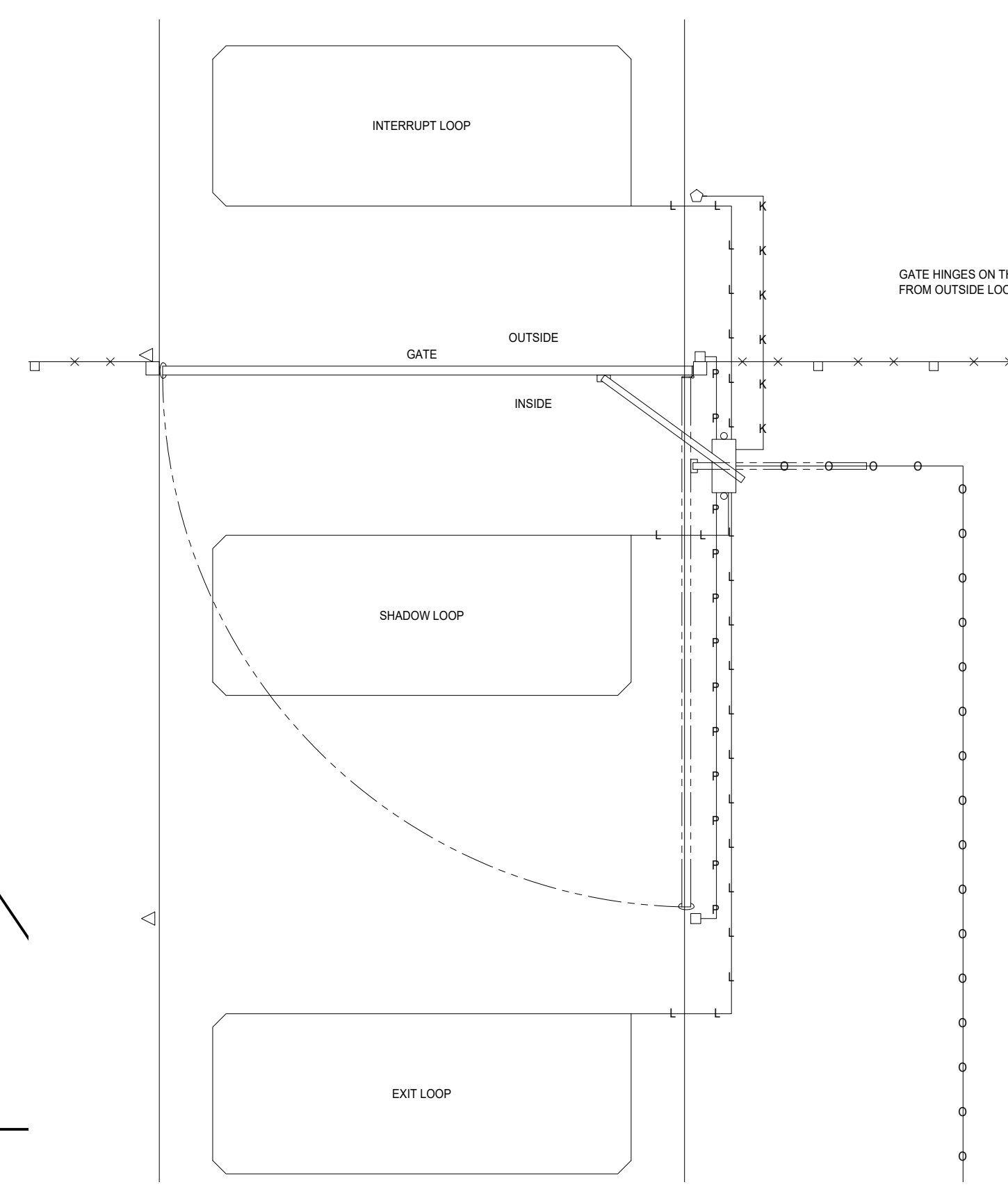
- NOTES:**
- 3x3 TS @ 12" OC TRELLIS
 - 4x6 TS BEAM
 - 4x4 TS SUPPORT COLUMNS
 - SKIM COAT STUCCO
 - 8X8X16 CONCRETE BLOCK, #4 REBAR VERT. @ 24" OC CENTERED, #4 REBAR HORIZ. BOND BEAM @ MID-HEIGHT AND TOP COURSE, SOLIDLY GROUTED, DECORATIVE BLOCK CAP.
 - 6" CONCRETE SLAB W/ #3 REBAR @ 18" OC EACH WAY OVER 90% COMPACTED BASE. 2% MIN. - 4% MAX SLOPE TO DRAIN.
 - 6" CONCRETE CURB (WHEEL STOP), TYPICAL @ INSIDE PERIMETER.
 - SLIDE BOLT PER CITY STANDARDS.
 - CANE BOLT PER CITY STANDARDS.
 - 2x3 TS GATE FRAME, MITER CUT & WELD CORNERS, GRIND ALL CORNERS SMOOTH; 1-1/2" x 3/8" BAR STOP WELDED FLUSH WITH INSIDE FACE OF FRAME.



1 Fencing



3 Trash Enclosure



2 Motorized Gate

NOTE:

NO ABRUPT CHANGES IN ELEVATIONS ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY



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CIVIL:
GENERAL CONTRACTOR
 Parra Construction

OWNER
 Daniel Grabarch
 175 E Main St.
 Morgan Hill, 95037
 760-567-2347
 APN # 603-310-005
LEGAL ADDRESS :
 POR SEC 32 T5S R8E

1" = 30'-0"

MARK	DATE	DESCRIPTION

SCALE:
 PROJECT NO: 03282024
 MODEL FILE: VMP Event Center. 04.11.24 V27.pln
 DRAWN BY: Bob Sipovac
 CHK'D BY: #Contact Full Name
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SHEET TITLE
Site Plan
 Thursday, August 22, 2024



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APN # 603-310-005
LEGAL ADDRESS:
POR SEC 32 T5S R8E

1" = 10'-0"

MARK	DATE	DESCRIPTION
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SCALE:

PROJECT NO: 03282024

MODEL FILE: VMP Event Center. 04.11.24 V27.pln

DRAWN BY: Bob Sipovac

CHK'D BY: #Contact Full Name

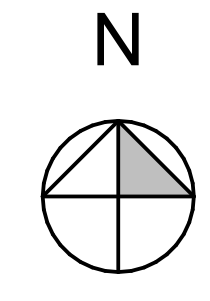
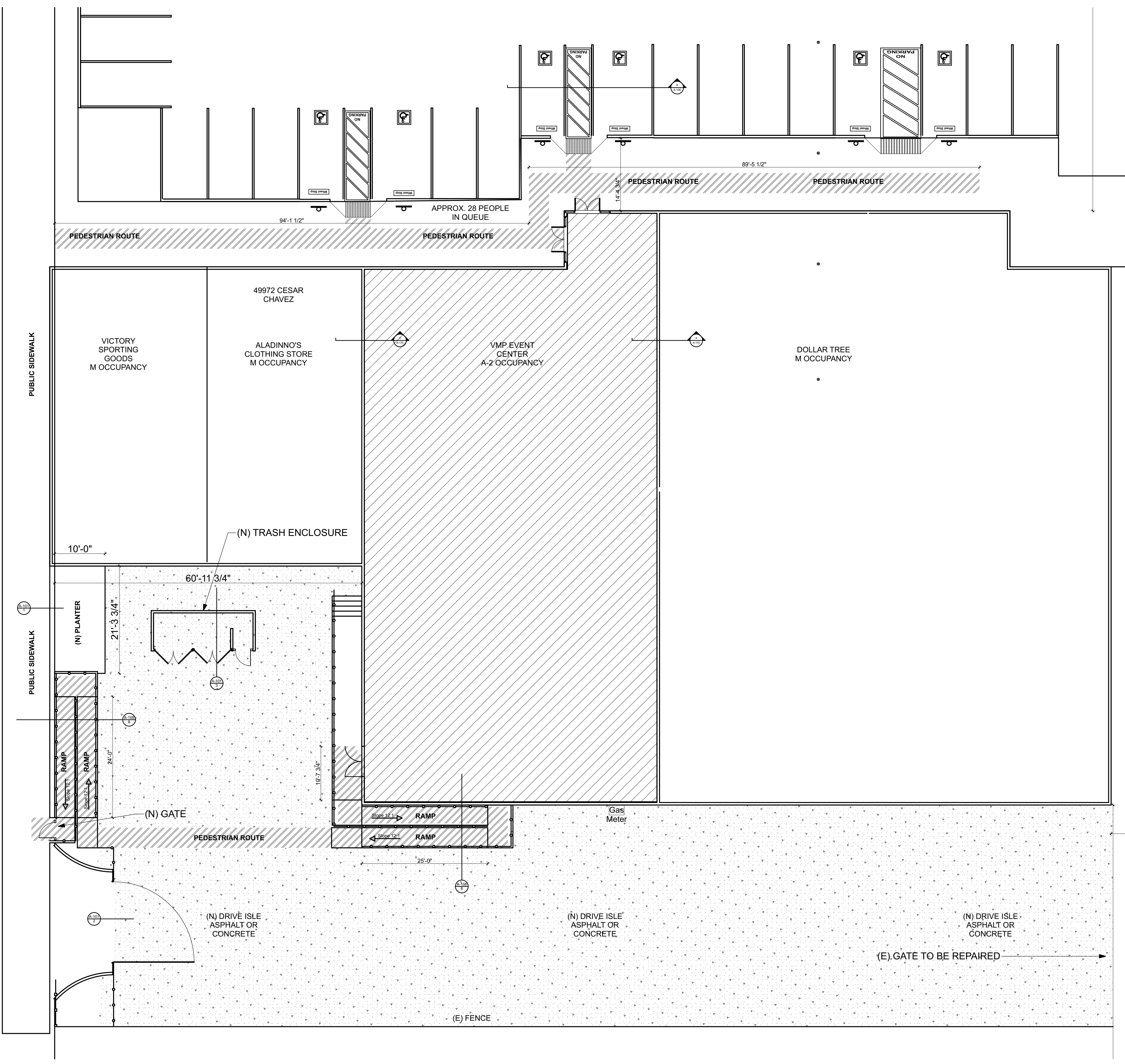
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Expanded Site

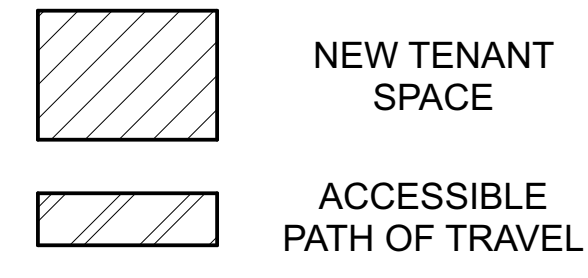
Thursday, August 22, 2024

A-102



NOTE:

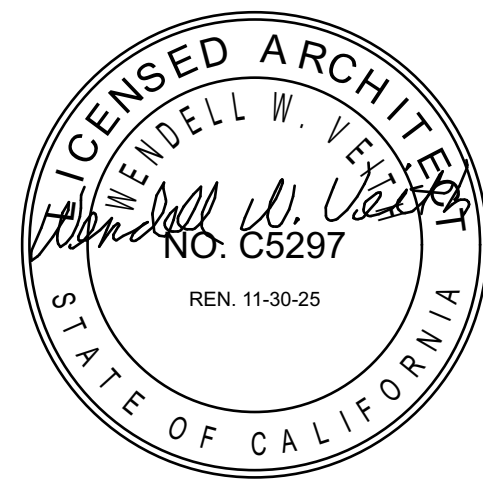
(A Occupancies) Group A occupancies with an occupant load greater than 100 and less than 300 shall have at least one exit that discharges on a street or an unoccupied space of not less than 20 feet in width that adjoins a street or public way. (CBC Section 1030.3.1).
CBC: (A Occupancies) Group A occupancies with an occupant load of 100 to 300 not less than one of the required means of egress shall exit through one of the following: (CBC Section 1030.3.1)
1. Directly to an exit.
2. Egress through a lobby that is not used to access the other required exits.
3. To a one-hour rated corridor to an exit.
4. Continuous through a one-hour rated lobby to an exit.



NOTE:
NO ABRUPT CHANGES IN ELEVATIONS ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY

(E) GATE TO BE REPAIRED

(E) FENCE



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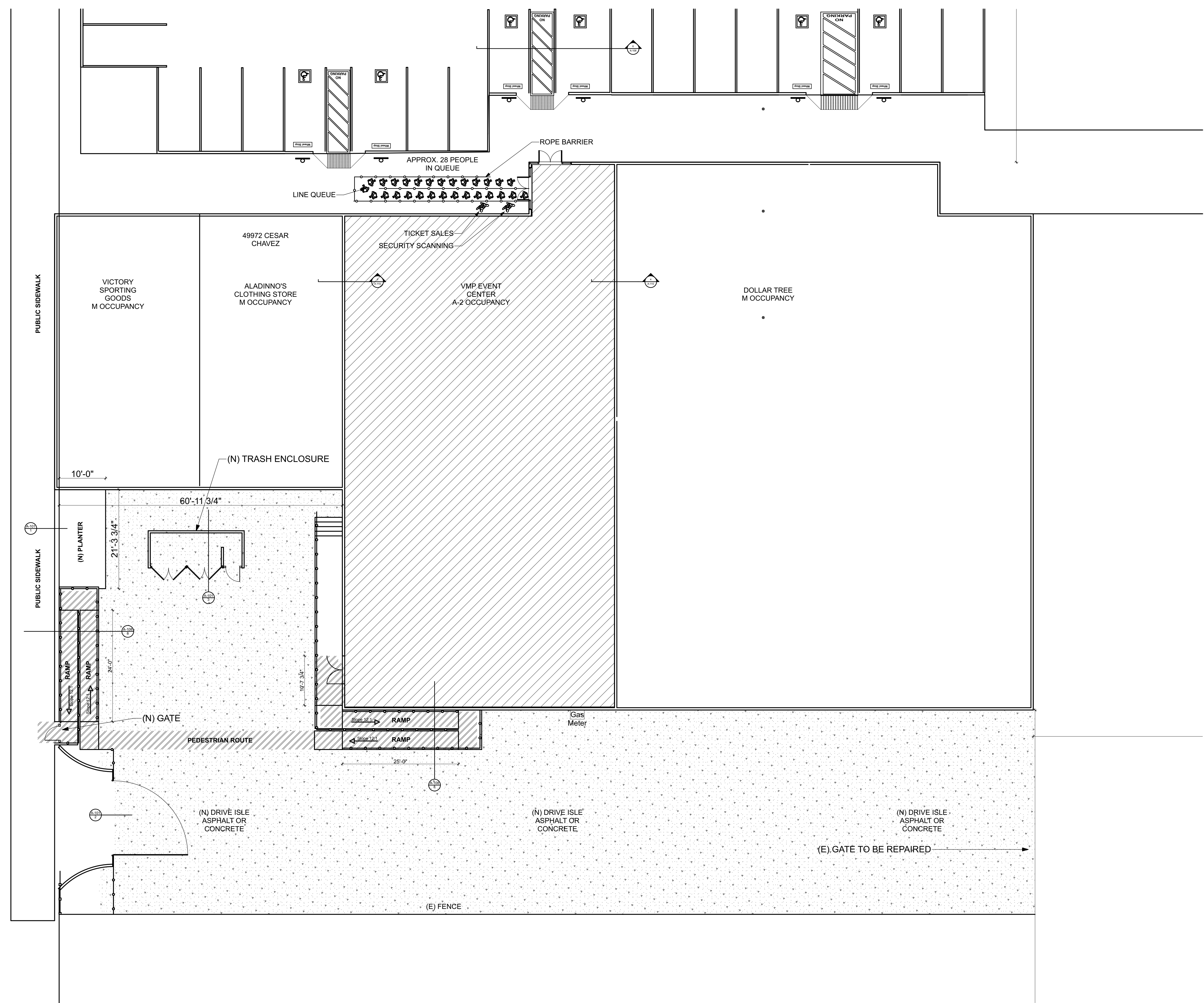
CIVIL:

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Parra Construction

OWNER

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Morgan Hill, 95037
760-567-2347
APN # 603-310-005
LEGAL ADDRESS :
POR SEC 32 T5S R8E



MARK	DATE	DESCRIPTION

SCALE:

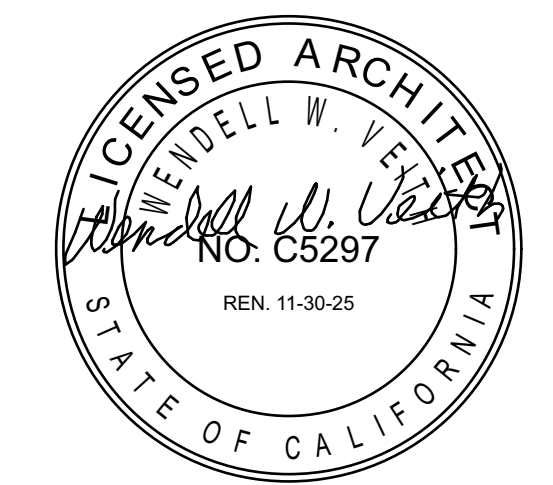
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Line Queue Plan

Thursday, August 22, 2024

A-102A

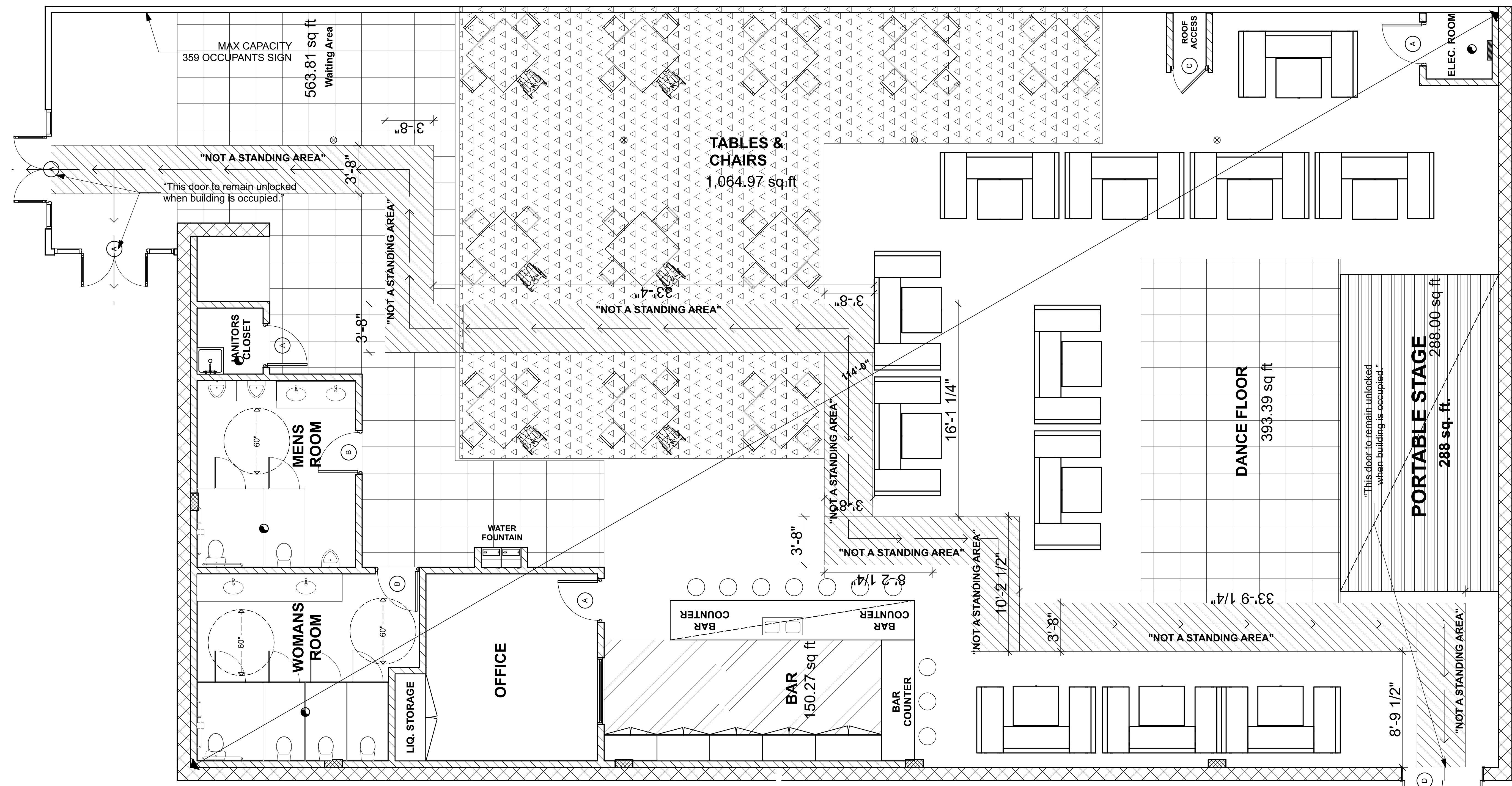


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NOTE:

(Accessory Occupancies) Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. No separation is required between accessory occupancies and the main occupancy. (CBC Section 508.2, 508.2.4).
 2022 CBC: (Fixed Seats) For areas having fixed seats, the occupant load shall be determined by the number of fixed seats. (CBC 1004.6)
 (Door Opening Force) The opening force required for hinged interior and exterior doors other than fire doors shall be 5 pounds maximum. (CBC 11B-404.2.9)
 (Door Lever Type) Provide lever type hardware for all doors that are equipped with a latch or locking device, and in a path of travel. (other than panic type). The hardware type should be identified within the drawing plans. (CBC 11B-309.4, 11B-404.2.7)
 (Door Hardware) Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11B shall not require tight grasping, tight pinching or twisting of the wrist to operate. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Section 1010.1.9.1, 11B-404.2.7)
 (Panic Hardware - A Occupancy) Provide panic hardware on exit doors serving A- Occupancies where the occupant load served exceeds 50. Identify all panic hardware within the door schedule. (CBC 1010.1.10)

OCCUPANT LOAD FACTORS (SQ FT/OCC) PER SECTION 1004

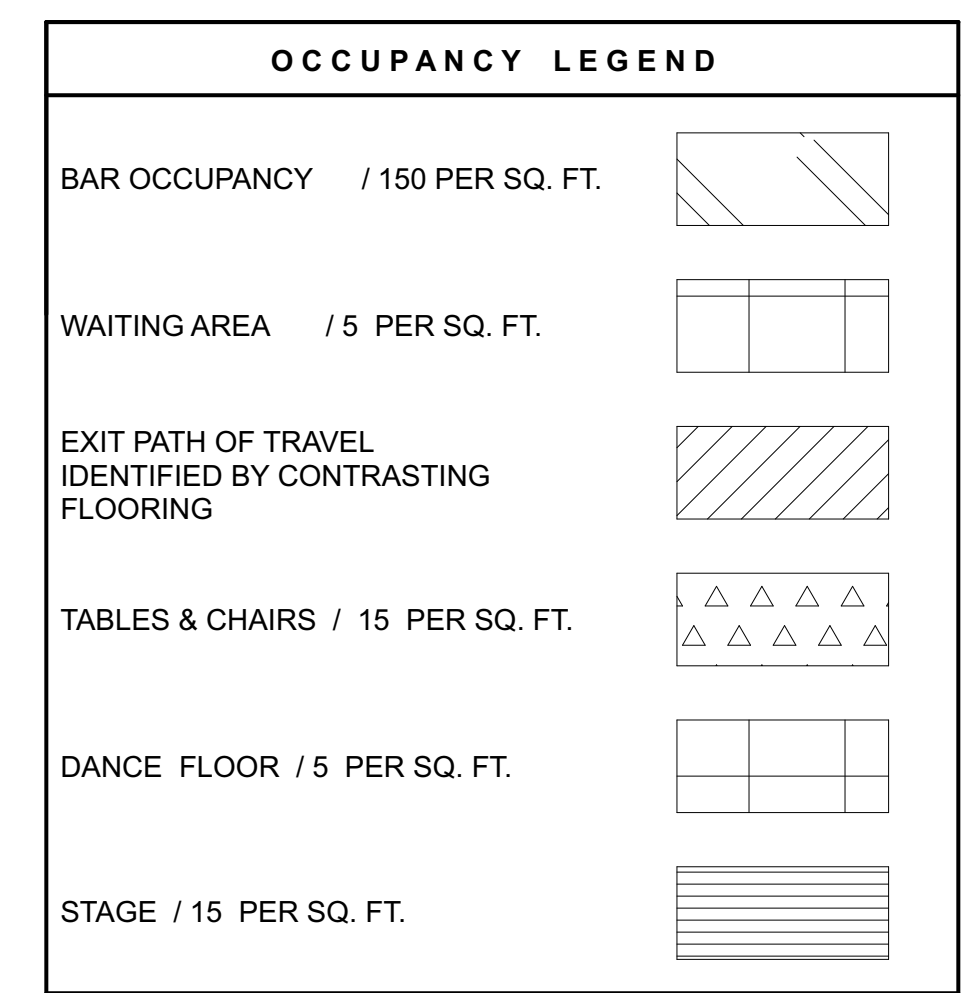
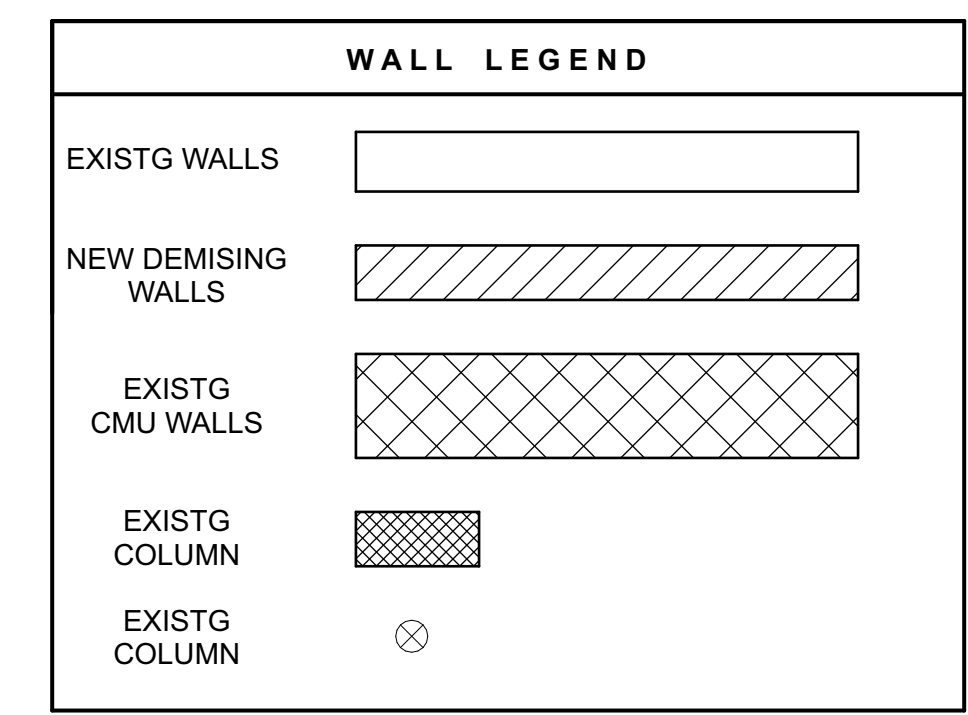
ASSEMBLY W/O FIXED SEATS (TABLES AND CHAIRS) 15 NET
 ASSEMBLY W/ FIXED SEATS (W/O TWO DIVIDING ARMS) 1 OCC / 18"
 ASSEMBLY W/ FIXED SEATS (BOOTHES): 1 OCC / 24"
 ASSEMBLY W/ FIXED SEATS: 1 OCC / SEAT
 ASSEMBLY W/O FIXED SEATS (STANDING SPACE) 5 NET

AREAS

TABLES AND CHAIRS = 1065 SQ. FT.
 BAR SEATS = 10
 BOOTHS = 1584"
 WAITING = 564
 STAGE / DANCE FLOOR = 681 SQ. FT.

OCCUPANT LOADS

TABLES AND CHAIRS = 1065 / 15	71 OCC
BAR SEATS =	10 OCC
BOOTHS = 1584" / 24	66 OCC
WAITING = 564 / 5	113 OCC
STAGE = 288 / 15	20 OCC
DANCE FLOOR 394 / 5	79 OCC
TOTAL	359 OCC



DOOR SCHEDULE											
MARK	SIZE		New Or Existing	Glazing	Operation Type	Opening Force	Hardware	U FACTOR	SHGC	FIRE RATING	NOTES
	W	HT									
A	4'-0"	6'-8"	Existing								
A	5'-0"	6'-8"	Existing			5 Lbs Max	Panic hardware				
D	6'-0"	6'-8"	New			5 Lbs Max	Panic Hardware				
B	3'-0"	7'-0"	New			5 Lbs Max	Lever Hardware / Closer			N/A	
A	3'-0"	7'-0"	New			5 Lbs Max	Lever Hardware				
C	2'-6"	7'-0"	New			5 Lbs Max	Lever Hardware				

MARK	DATE	DESCRIPTION

SCALE:
 PROJECT NO: 03282024
 MODEL FILE: VMP Event Center. 04.11.24 V27.pln
 DRAWN BY: Bob Sipovac
 CHK'D BY: #Contact Full Name
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SHEET TITLE
Floor Plan A
 Thursday, August 22, 2024
A-103A
 SHEET 8 OF 25



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CONSULTANTS

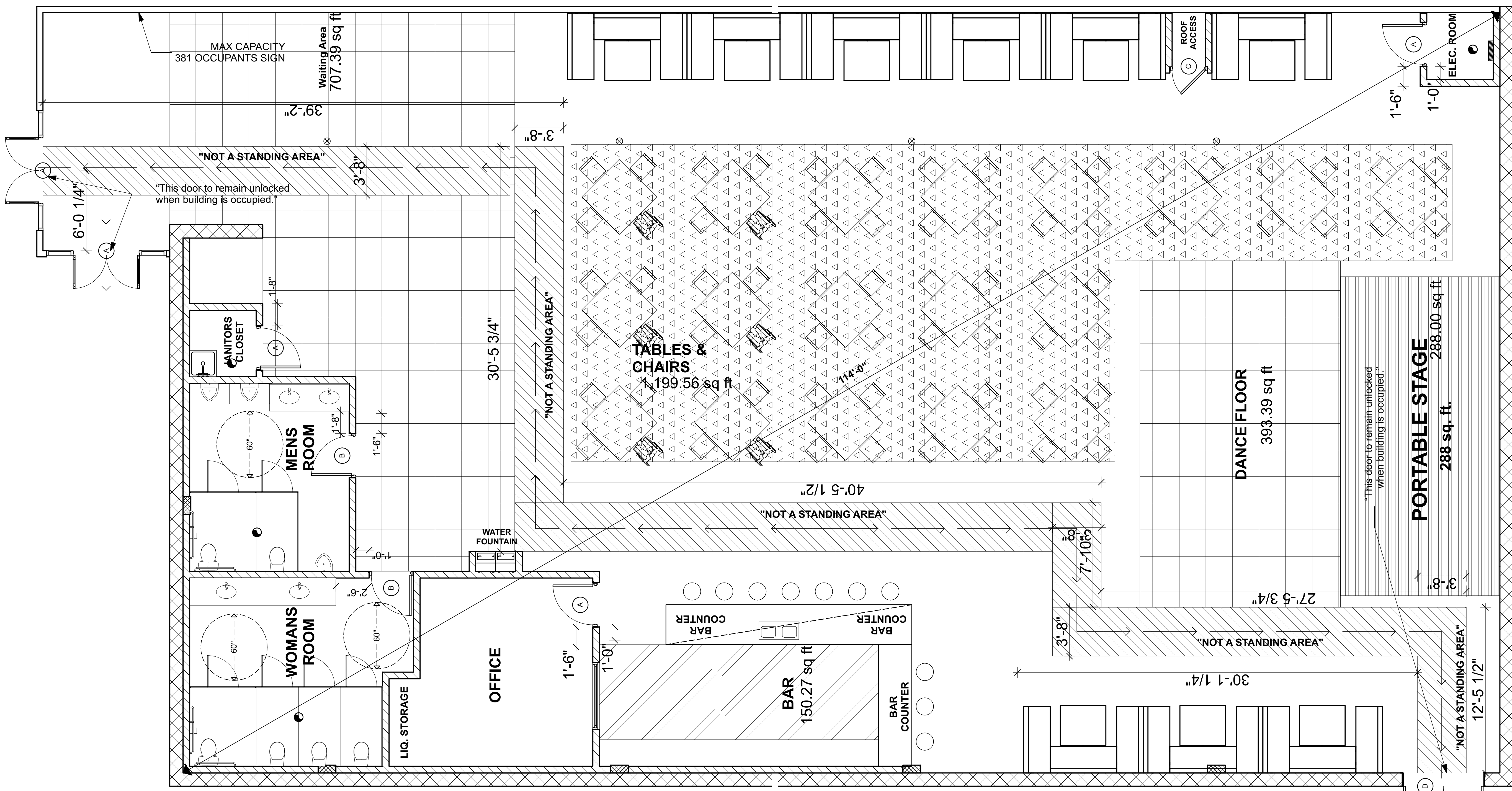
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 (Panic Hardware - A Occupancy) Provide panic hardware on exit doors serving A- Occupancies where the occupant load served exceeds 50. Identify all panic hardware within the door schedule. (CBC 1010.1.10)

OCCUPANT LOAD FACTORS (SQ FT/OCC) PER SECTION 1004

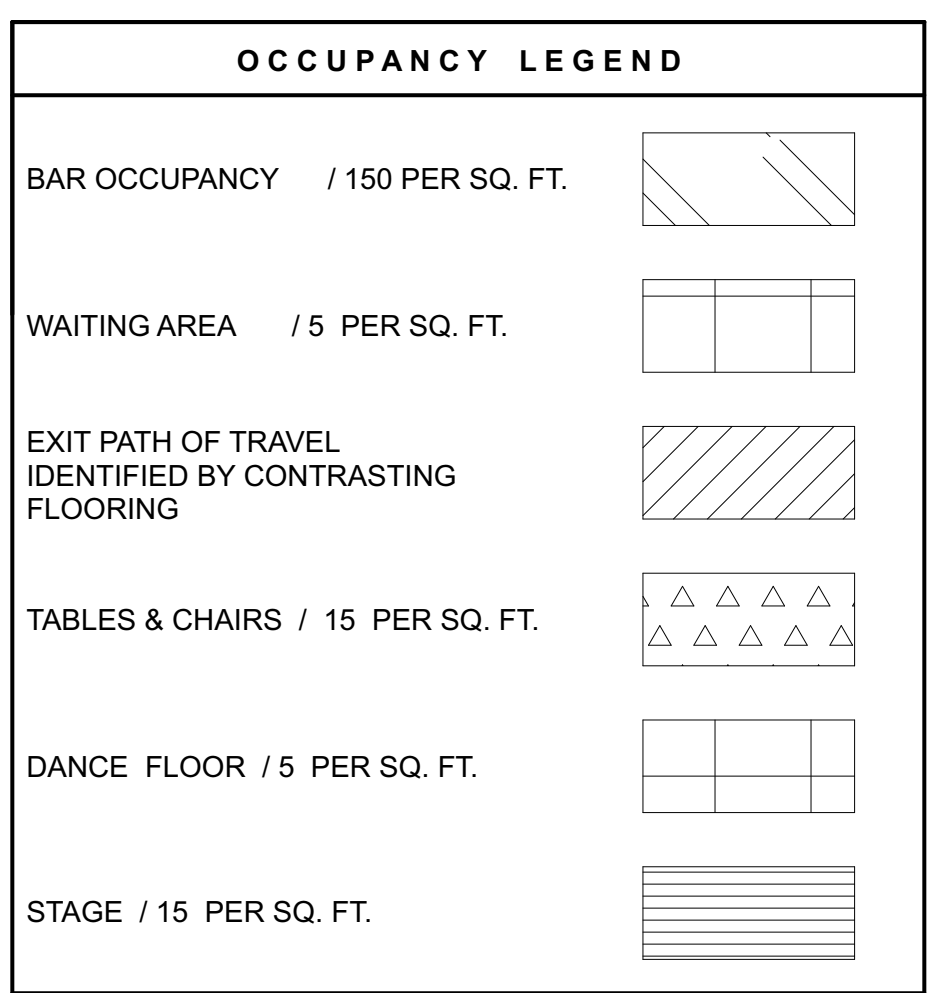
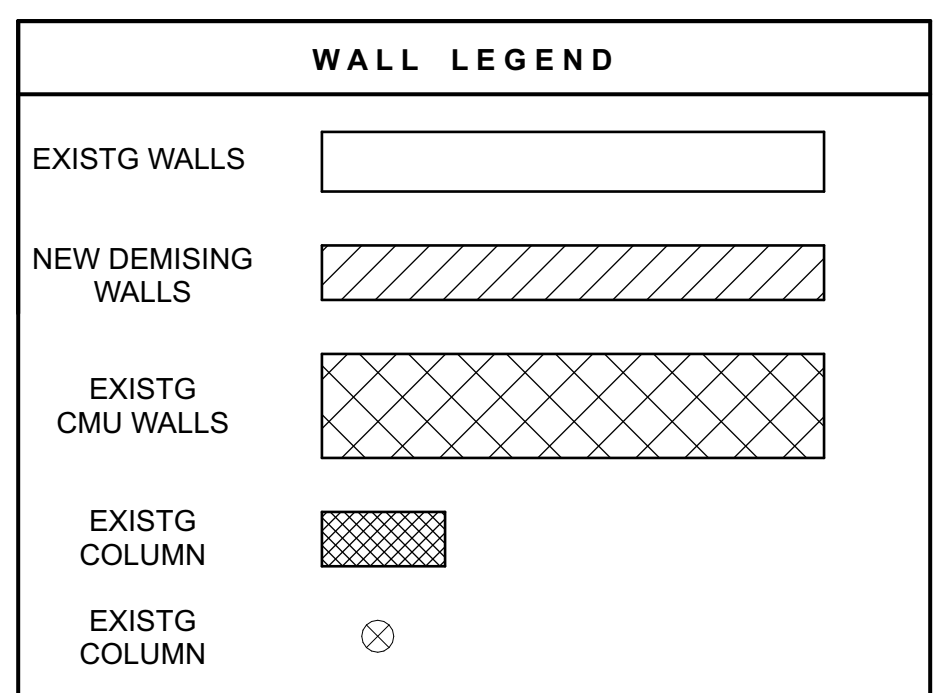
ASSEMBLY W/O FIXED SEATS (TABLES AND CHAIRS) 15 NET
 ASSEMBLY W/ FIXED SEATS (W/O TWO DIVIDING ARMS) 1 OCC / 18"
 ASSEMBLY W/ FIXED SEATS (BOOTHES): 1 OCC / 24"
 ASSEMBLY W/ FIXED SEATS: 1 OCC / SEAT
 ASSEMBLY W/O FIXED SEATS (STANDING SPACE) 5 NET

AREAS

TABLES AND CHAIRS = 1200 SQ. FT.
 BAR SEATS = 10
 BOOTHS = 1188"
 WAITING = 708
 STAGE / DANCE FLOOR = 681 SQ. FT.

OCCUPANT LOADS

TABLES AND CHAIRS = 1200 / 15 80 OCC
 BAR SEATS = 10 OCC
 BOOTHS = 1188" / 24 50 OCC
 WAITING = 708 / 5 142 OCC
 STAGE = 288 / 15 20 OCC
 DANCE FLOOR 394 / 5 79 OCC
TOTAL 381 OCC



DOOR SCHEDULE

MARK	SIZE		New Or Existing	Glazing	Operation Type	Opening Force	Hardware	U FACTOR	SHGC	FIRE RATING	NOTES
	W	HT									
A	4'-0"	6'-8"	Existing								
A	5'-0"	6'-8"	Existing			5 Lbs Max	Panic hardware				
D	6'-0"	6'-8"	New			5 Lbs Max	Panic Hardware				
B	3'-0"	7'-0"	New			5 Lbs Max	Lever Hardware / Closer			N/A	
A	3'-0"	7'-0"	New			5 Lbs Max	Lever Hardware				
C	2'-6"	7'-0"	New			5 Lbs Max	Lever Hardware				

MARK	DATE	DESCRIPTION

SCALE:

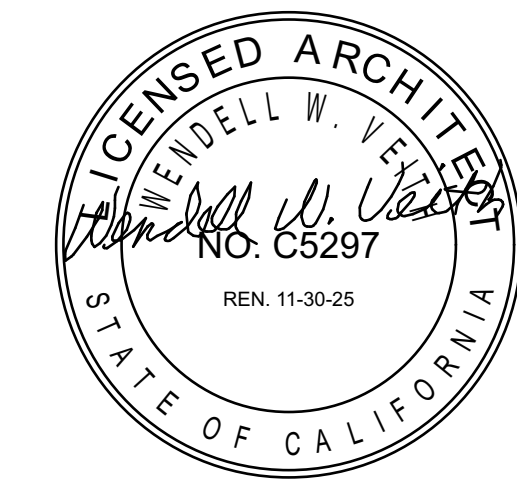
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SHEET TITLE
Floor Plan B

Thursday, August 22, 2024

A-103B

SHEET 9 OF 25



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 760-567-2347
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CIVIL:

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OWNER

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 760-567-2347
 APN # 603-310-005
 LEGAL ADDRESS :
 POR SEC 32 T5S R8E

MARK	DATE	DESCRIPTION

SCALE:

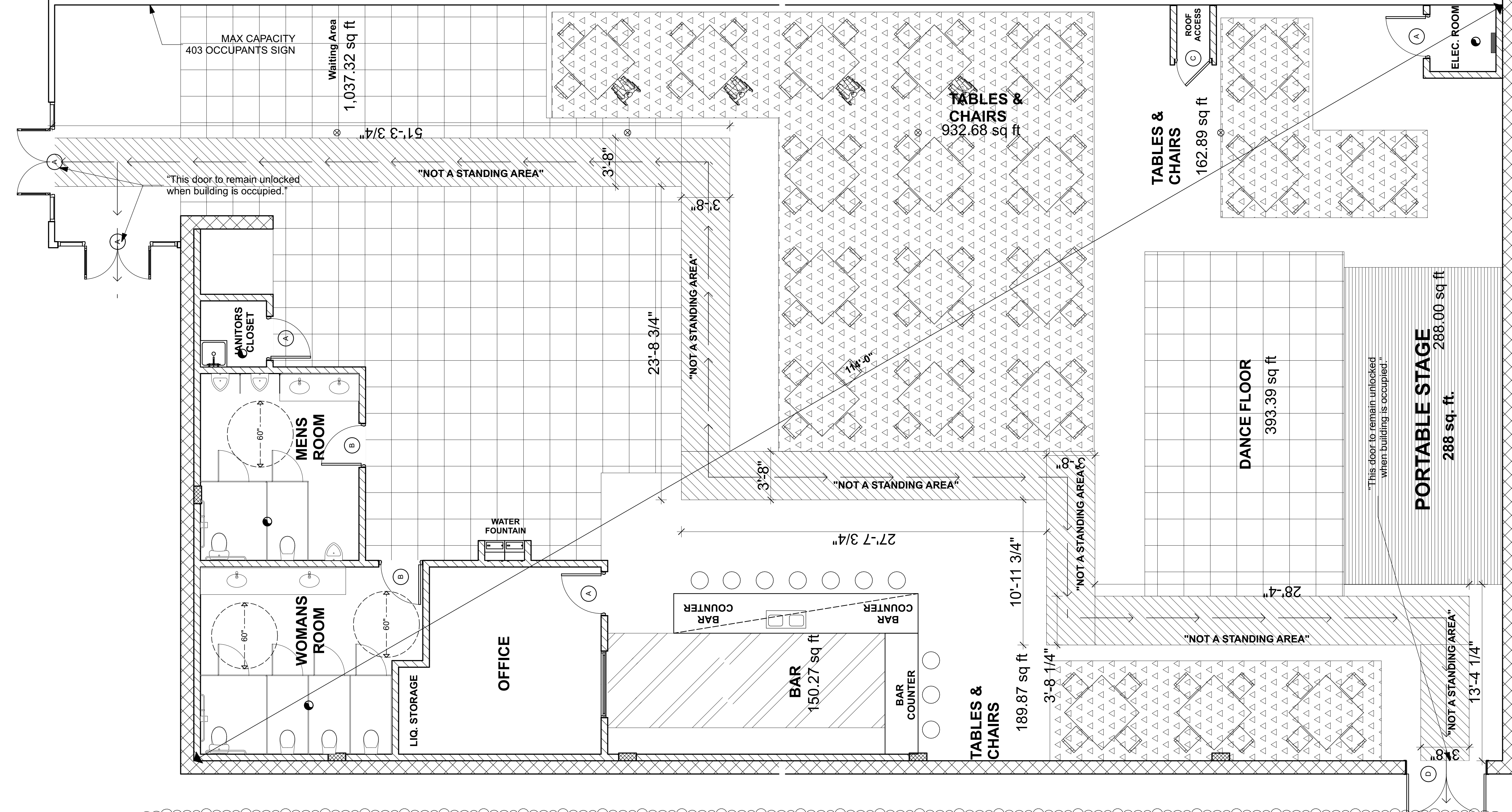
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MODEL FILE:	VMP Event Center. 04.11.24 V27.pln
DRAWN BY:	Bob Sipovac
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SHEET TITLE

Floor Plan C

Thursday, August 22, 2024

A-103C



NOTE:

(Accessory Occupancies) Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. No separation is required between accessory occupancies and the main occupancy. (CBC Section 508.2, 508.2.4).
 2022 CBC: (Fixed Seats) For areas having fixed seats, the occupant load shall be determined by the number of fixed seats. (CBC 1004.6)
 (Door Opening Force) The opening force required for hinged interior and exterior doors other than fire doors shall be 5 pounds maximum. (CBC 11B-404.2.9)
 (Door Lever Type) Provide lever type hardware for all doors that are equipped with a latch or locking device, and in a path of travel. (other than panic type). The hardware type should be identified within the drawing plans. (CBC 11B-309.4, 11B-404.2.7)
 (Door Hardware) Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11B shall not require tight grasping, tight pinching or twisting of the wrist to operate. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Section 1010.1.9.1, 11B-404.2.7)
 (Panic Hardware - A Occupancy) Provide panic hardware on exit doors serving A- Occupancies where the occupant load served exceeds 50. Identify all panic hardware within the door schedule. (CBC 1010.1.10)

OCCUPANT LOAD FACTORS (SQ FT/OCC) PER SECTION 1004

- ASSEMBLY W/O FIXED SEATS (TABLES AND CHAIRS) 15 NET
- ASSEMBLY W/ FIXED SEATS (W/O TWO DIVIDING ARMS) 1 OCC / 18"
- ASSEMBLY W/ FIXED SEATS (BOOTHES): 1 OCC / 24"
- ASSEMBLY W/ FIXED SEATS: 1 OCC / SEAT
- ASSEMBLY W/O FIXED SEATS (STANDING SPACE) 5 NET

AREAS

TABLES AND CHAIRS = 1286 SQ. FT.
 BAR SEATS = 10
 BOOTHS = 0"
 WAITING = 1038
 STAGE / DANCE FLOOR = 681 SQ. FT.

OCCUPANT LOADS

TABLES AND CHAIRS = 1286 / 15 86 OCC
 BAR SEATS = 10 OCC
 BOOTHS = 0" / 24 0 OCC
 WAITING = 1038 / 5 208 OCC
 STAGE = 288 / 15 20 OCC
 DANCE FLOOR 394 / 5 79 OCC
TOTAL 403 OCC

WALL LEGEND

EXISTG WALLS	[Symbol]
NEW DEMISING WALLS	[Symbol]
EXISTG CMU WALLS	[Symbol]
EXISTG COLUMN	[Symbol]
EXISTG COLUMN	[Symbol]

OCCUPANCY LEGEND

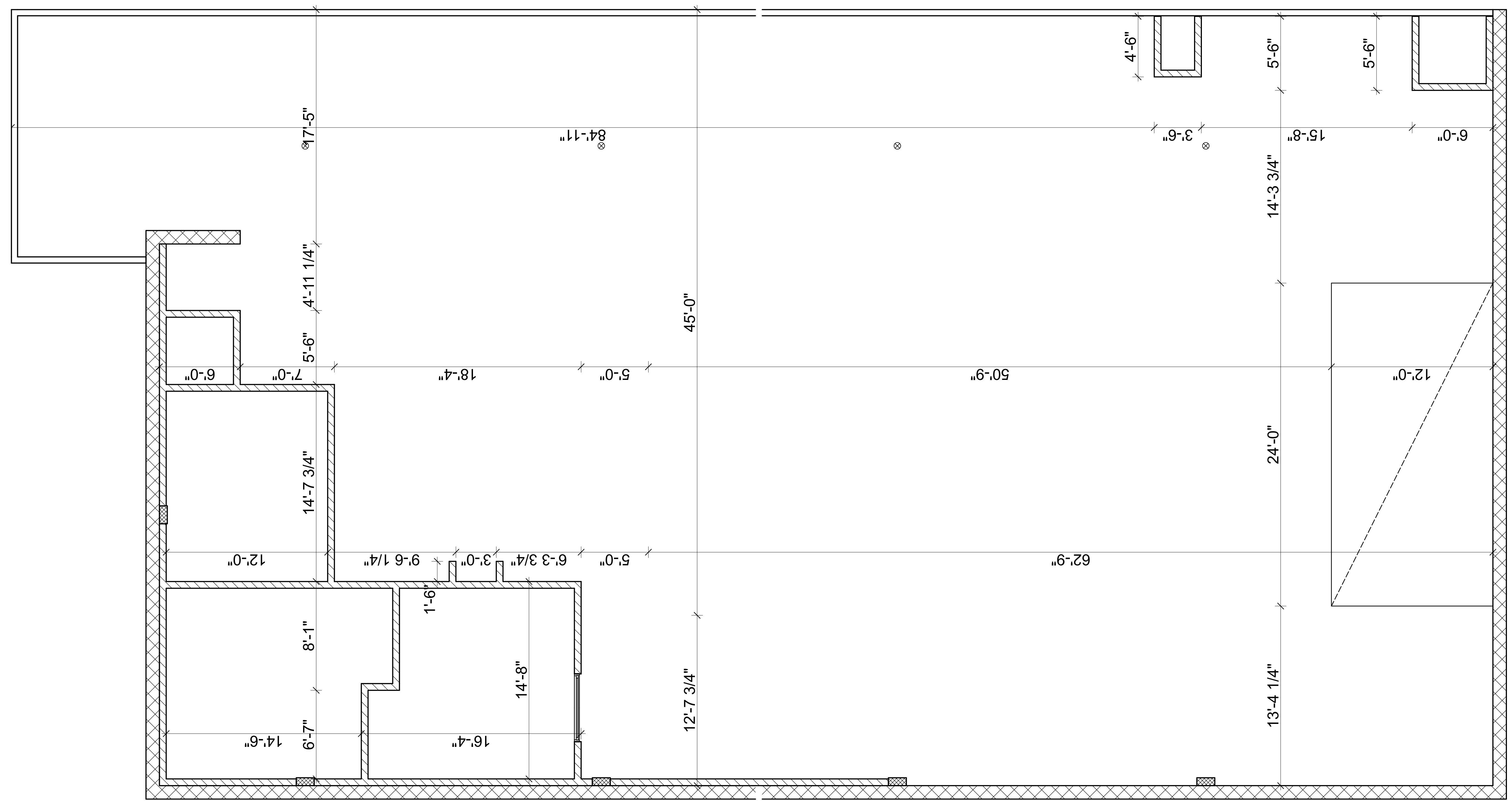
BAR OCCUPANCY / 150 PER SQ. FT.	[Symbol]
WAITING AREA / 5 PER SQ. FT.	[Symbol]
EXIT PATH OF TRAVEL IDENTIFIED BY CONTRASTING FLOORING	[Symbol]
TABLES & CHAIRS / 15 PER SQ. FT.	[Symbol]
DANCE FLOOR / 5 PER SQ. FT.	[Symbol]
STAGE / 15 PER SQ. FT.	[Symbol]

DOOR SCHEDULE

MARK	SIZE	New Or Existing	Glazing	Operation Type	Opening Force	Hardware	U FACTOR	SHGC	FIRE RATING	NOTES
A	4'-0" x 6'-8"	Existing								
A	5'-0" x 6'-8"	Existing			5 Lbs Max	Panic hardware				
D	6'-0" x 6'-8"	New			5 Lbs Max	Panic Hardware				
B	3'-0" x 7'-0"	New			5 Lbs Max	Lever Hardware / Closer			N/A	
A	3'-0" x 7'-0"	New			5 Lbs Max	Lever Hardware				
C	2'-6" x 7'-0"	New			5 Lbs Max	Lever Hardware				



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Parra Construction

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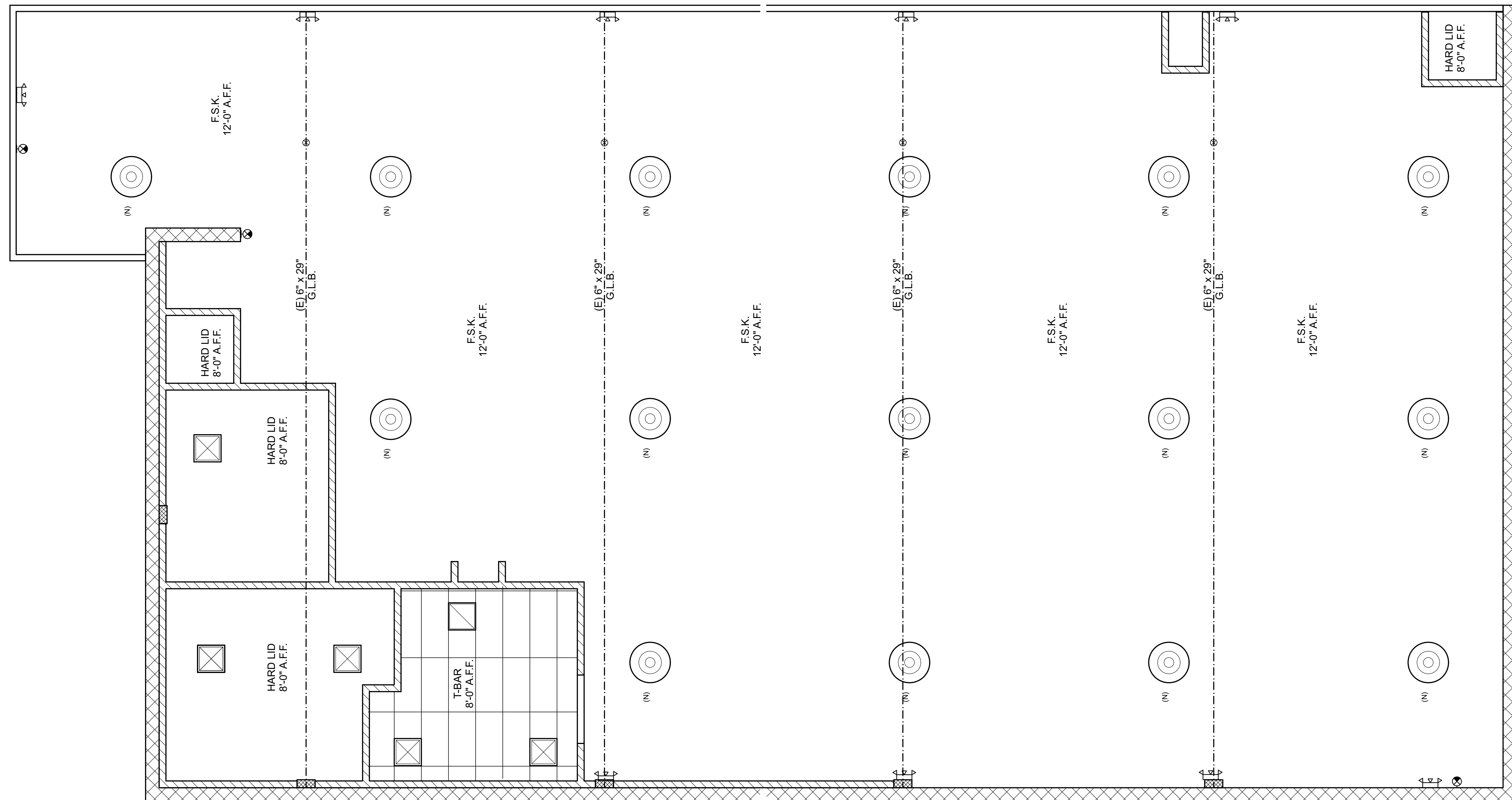
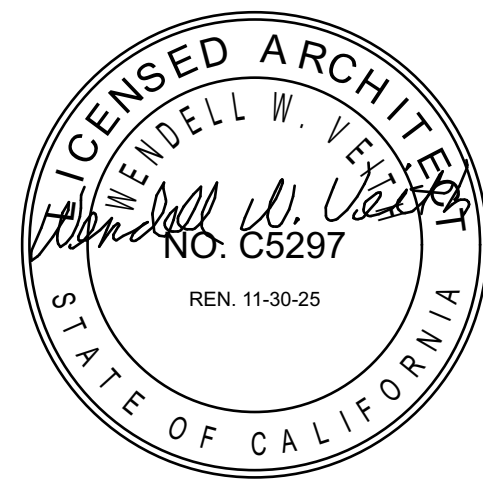
1/4" = 1'-0"

MARK	DATE	DESCRIPTION
------	------	-------------

SCALE:
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SHEET TITLE
Floor Dim
Thursday, August 22, 2024

A-105
SHEET 11 OF 25



LOCAL VENTILATION RATE SUMMARY
 BATHROOM FAN FLOW (EF-1) = 80 CFM
 NUMBER OF NEW BATHROOMS = 2
 DUCT SIZE = 4 INCHES
 MAXIMUM ALLOWABLE
 DUCT LENGTH = 70 FT

LEGEND			
	NEW HVAC supplies and returns		NEW EXIT SIGN
	NEW HVAC supplies		NEW EMERGENCY EXIT LIGHTING W/ BATTERY BACKUP
	CEILING MOUNTED LIGHT		NEW FAN - FLUSH MOUNTED IN CEILING
	NEW 2x4 FLUORESCENT LIGHT		

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SIPOVAC
 CONSTRUCTION INNOVATION

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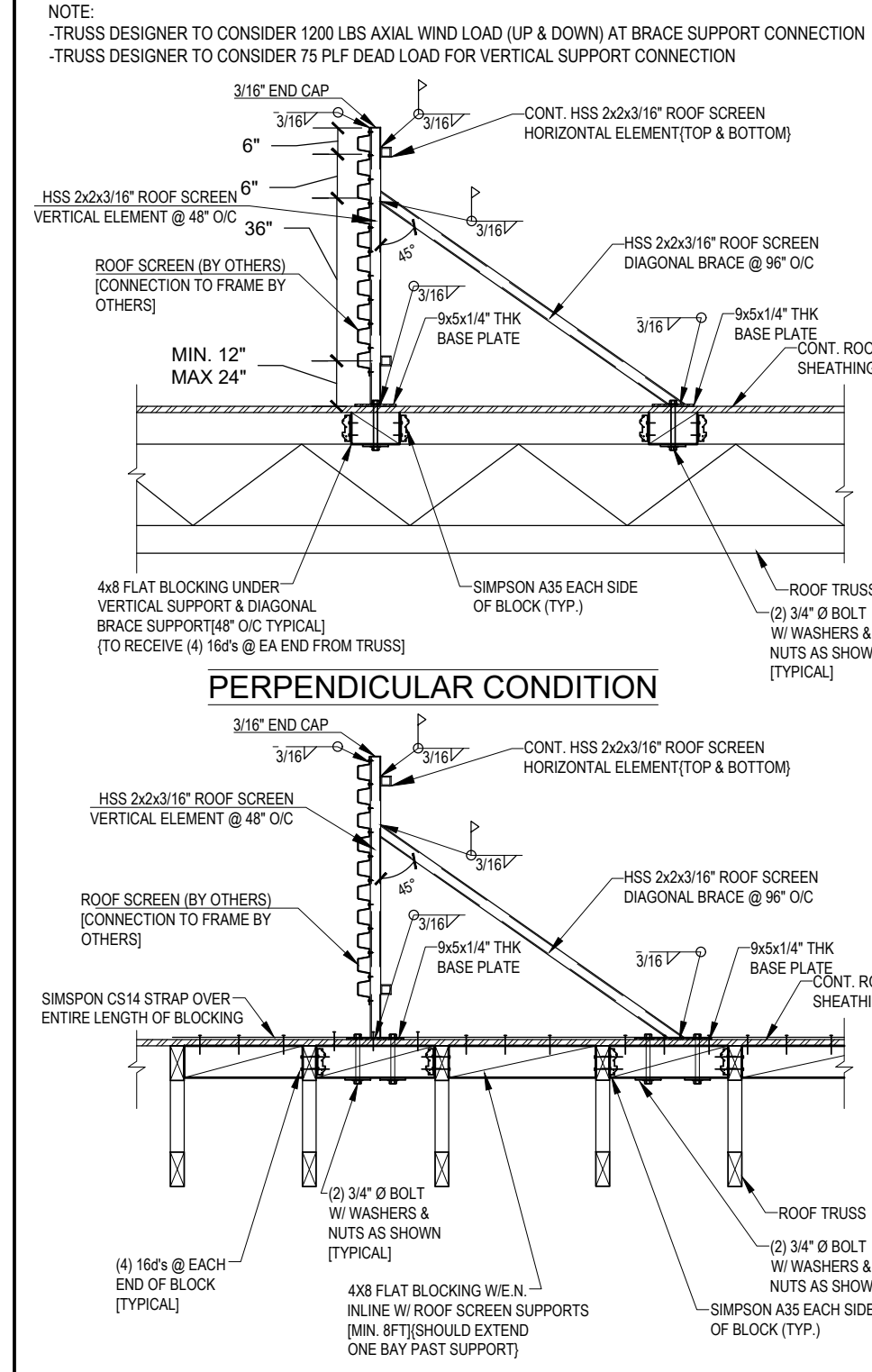
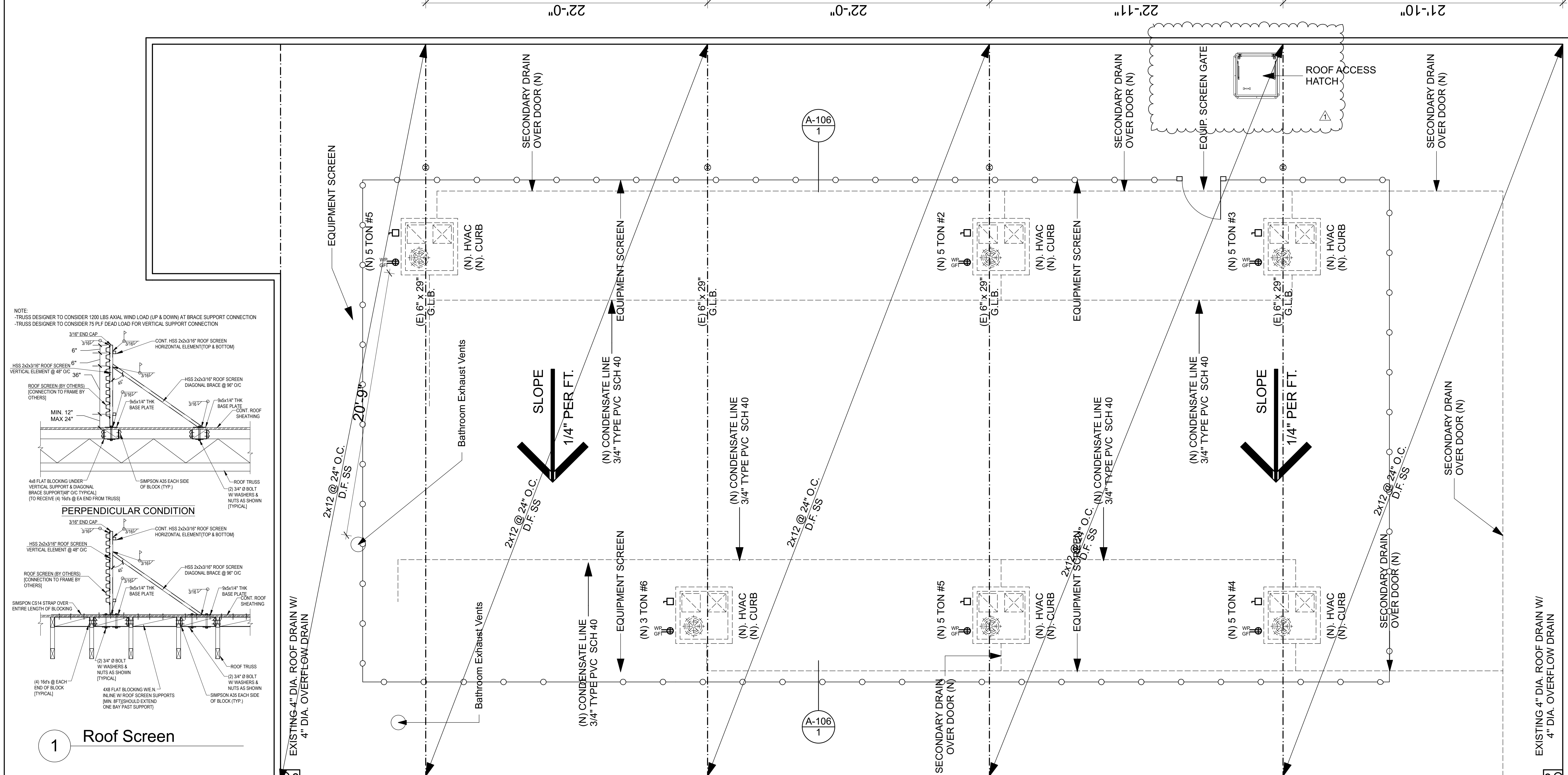
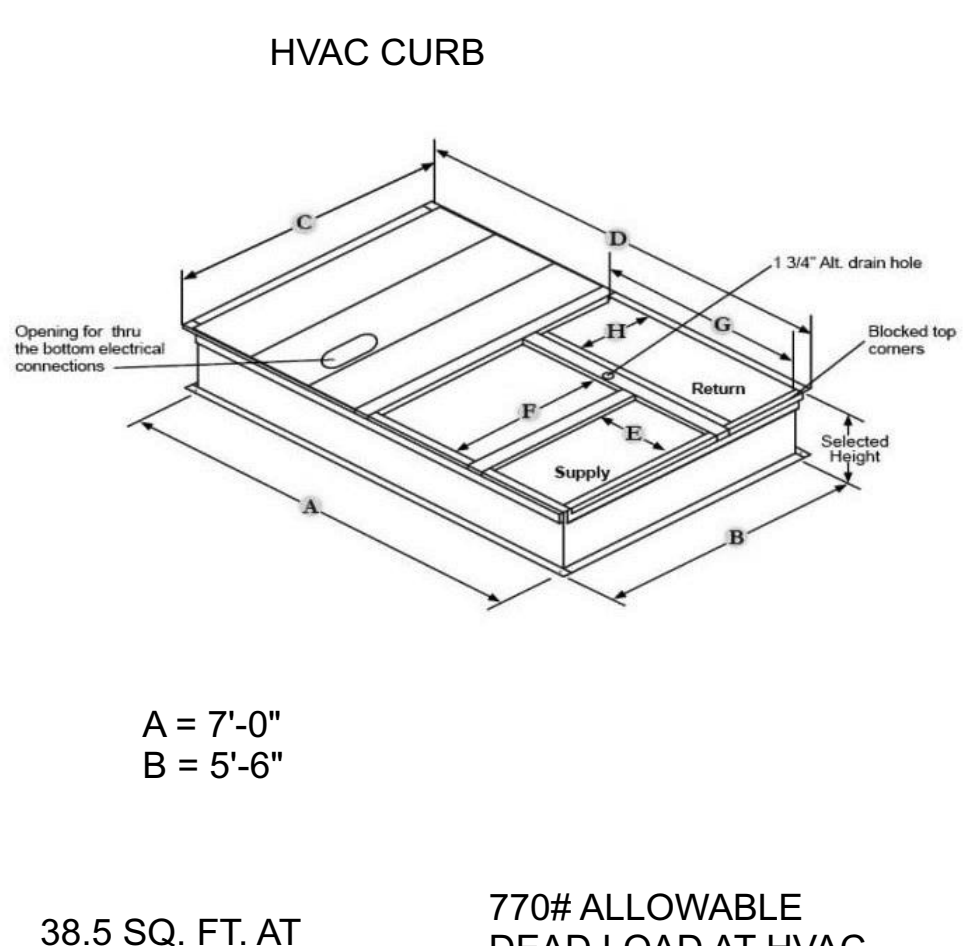
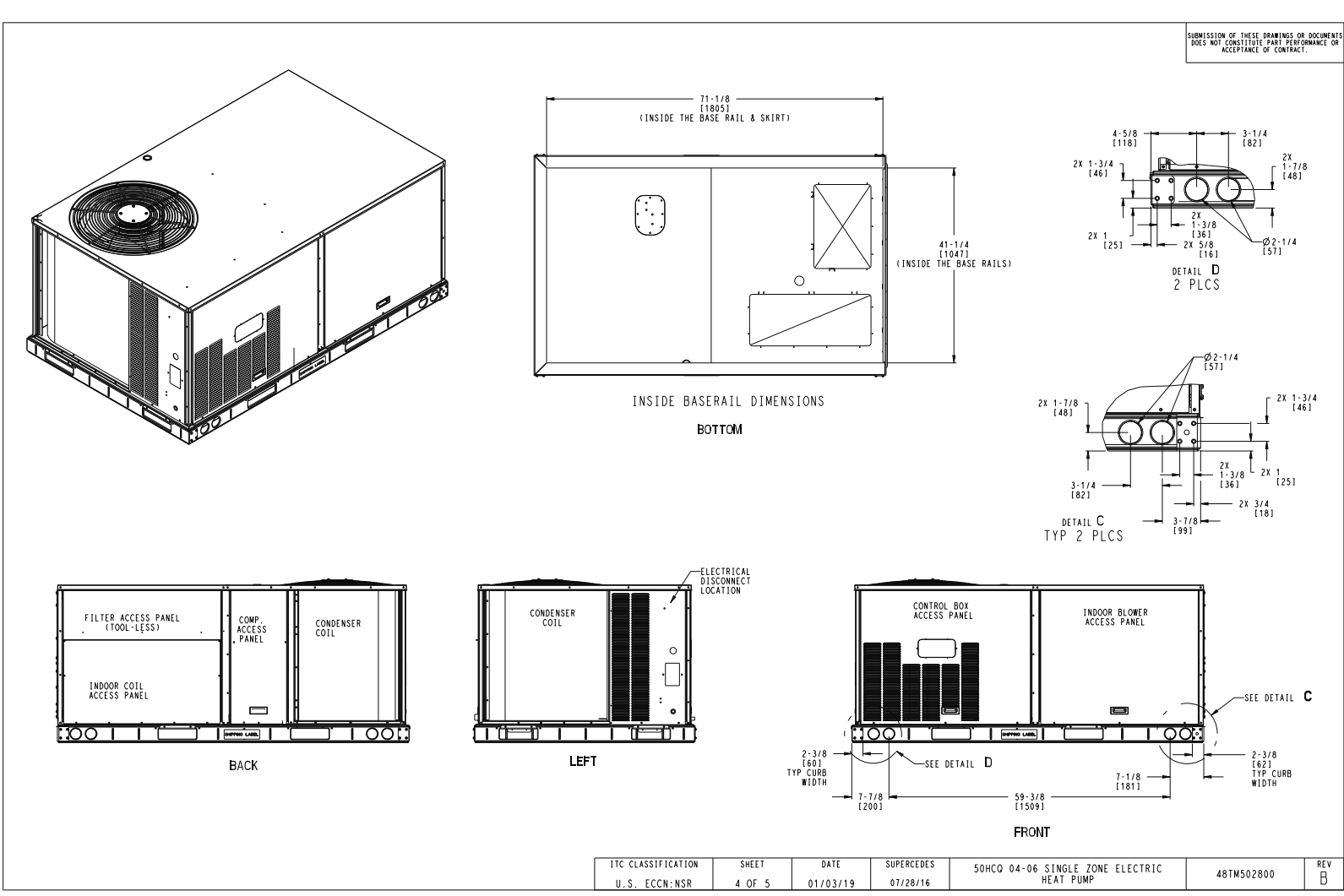
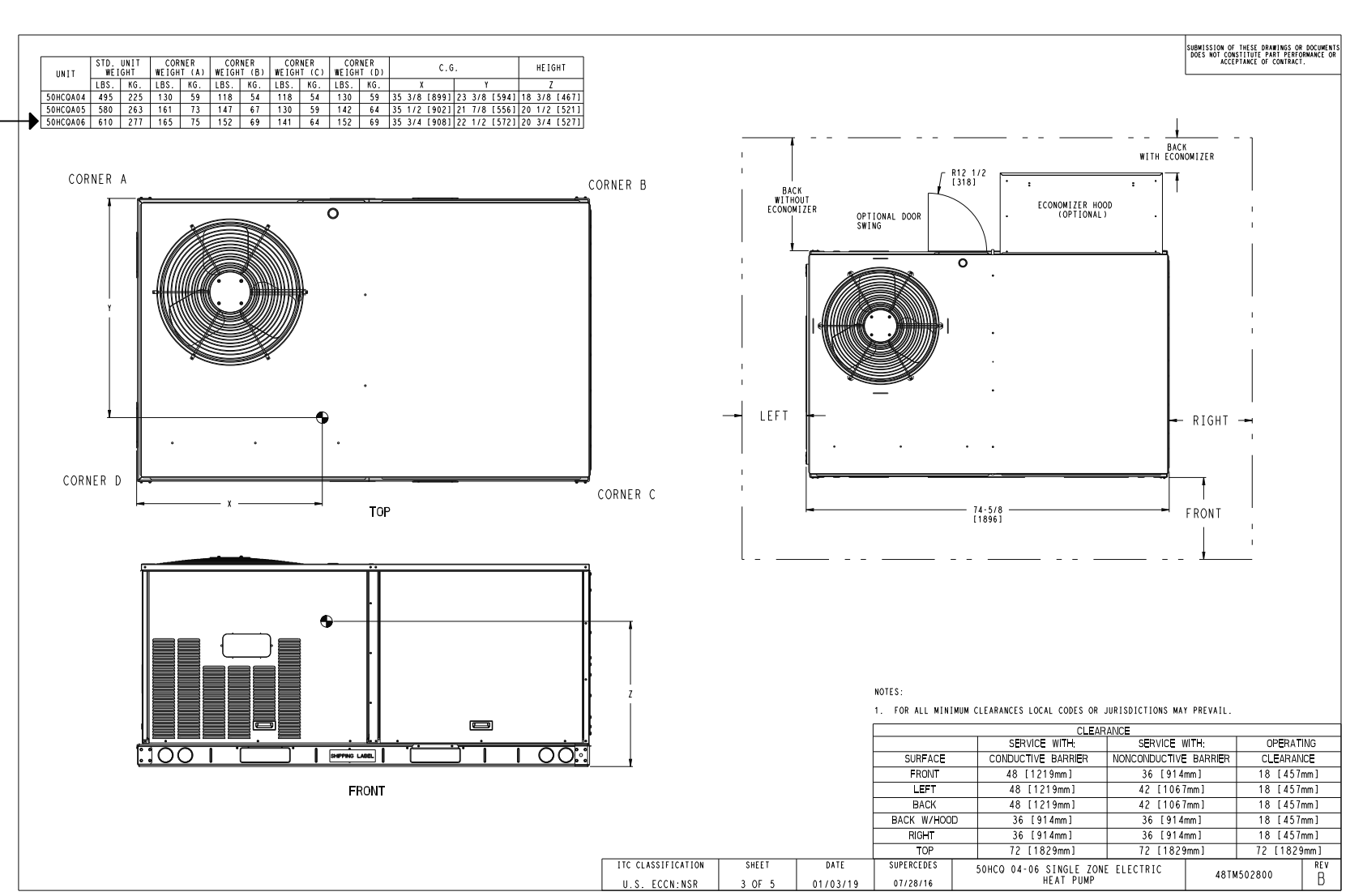
SHEET TITLE
Reflected Ceiling Plan

Thursday, August 22, 2024

Table 3.26A Rafter Spans for Common Lumber Species
(Ceiling Not Attached to Rafters) Live Load = 20 psf, L/ΔLL = 180

LL = 20 psf
L/ΔLL = 180

Rafter Species (in.)	Grade	Maximum Rafter Spans ^a							
		(ft-in.)	(ft-in.)	(ft-in.)	(ft-in.)	(ft-in.)	(ft-in.)	(ft-in.)	(ft-in.)
Douglas Fir-Larch	MBF	13-1	17-4	22-5	26-0*	29-0*	30-0*	30-0*	30-0*
	MBU	13-1	17-4	22-5	26-0*	29-0*	30-0*	30-0*	30-0*
Douglas Fir-Larch	MBF	10-9	14-9	19-3	22-0*	25-0*	27-0*	27-0*	27-0*
	MBU	10-9	14-9	19-3	22-0*	25-0*	27-0*	27-0*	27-0*



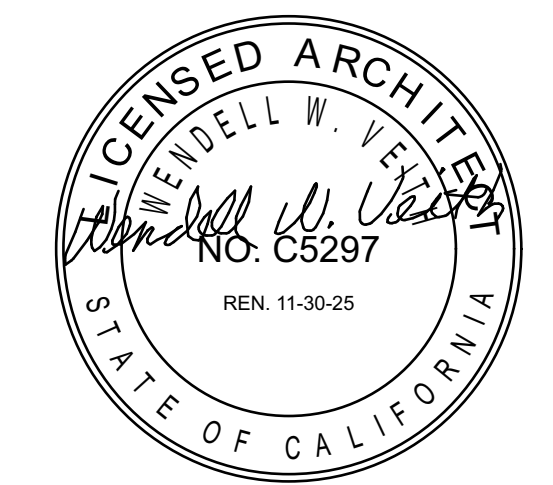
LICENSED ARCHITECT
 WENDELL W. VEITH
 No. C5297
 STATE OF CALIFORNIA
 REN. 11-30-25

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 OWNER:
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 LEGAL ADDRESS:
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SHEET TITLE
Roof Plan
 Thursday, August 22, 2024
A-107
 SHEET 13 OF 25



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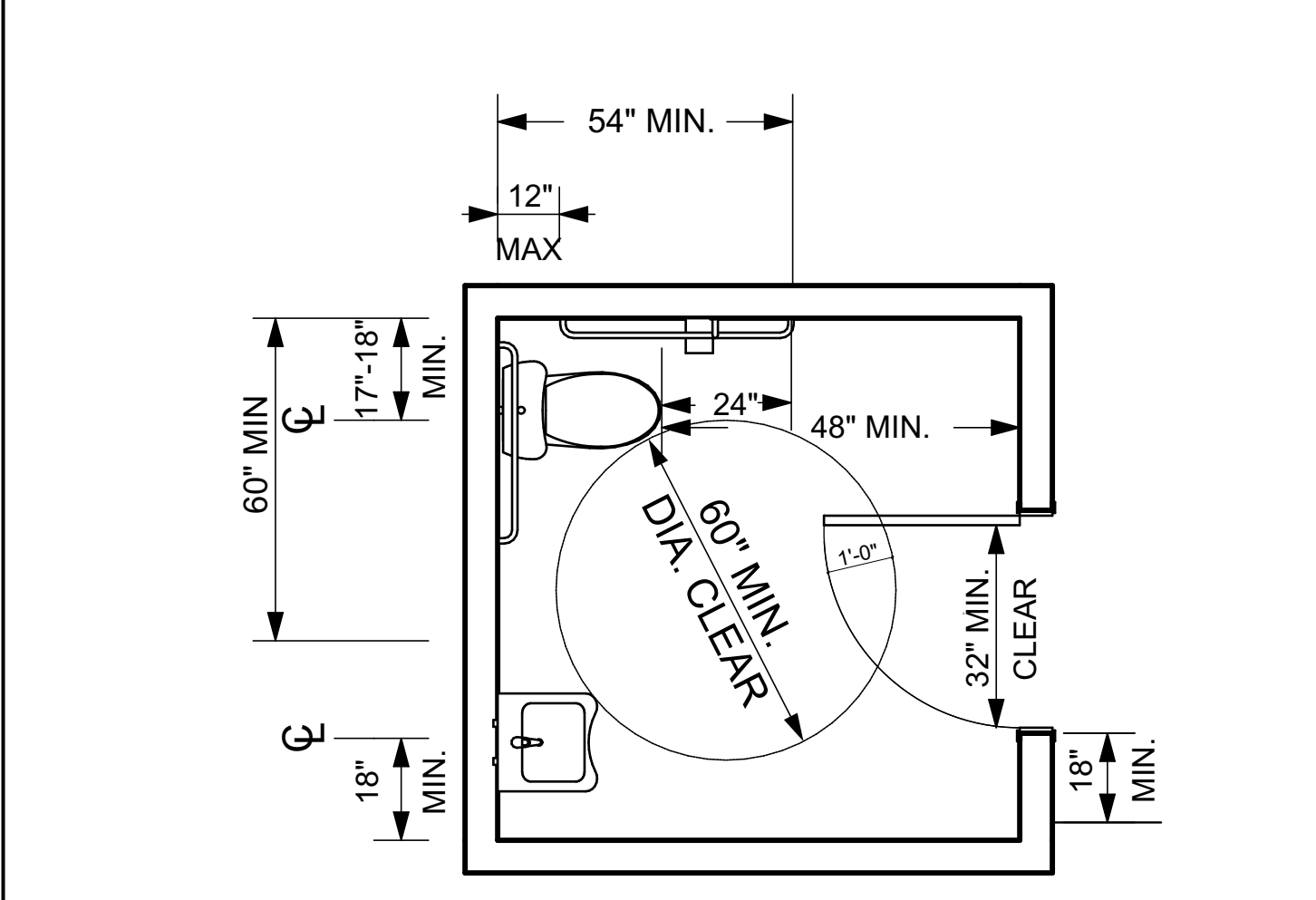
CIVIL:
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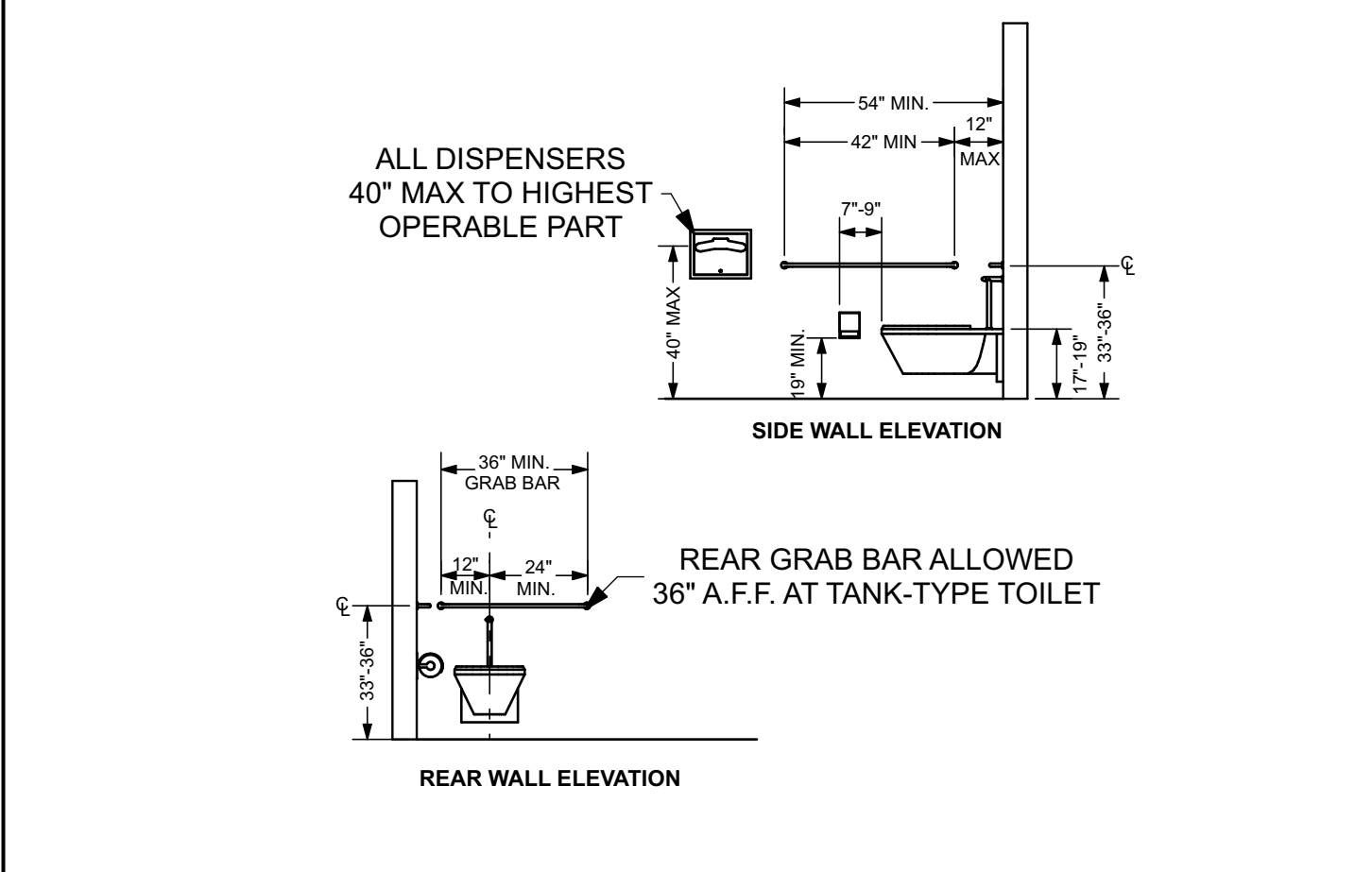
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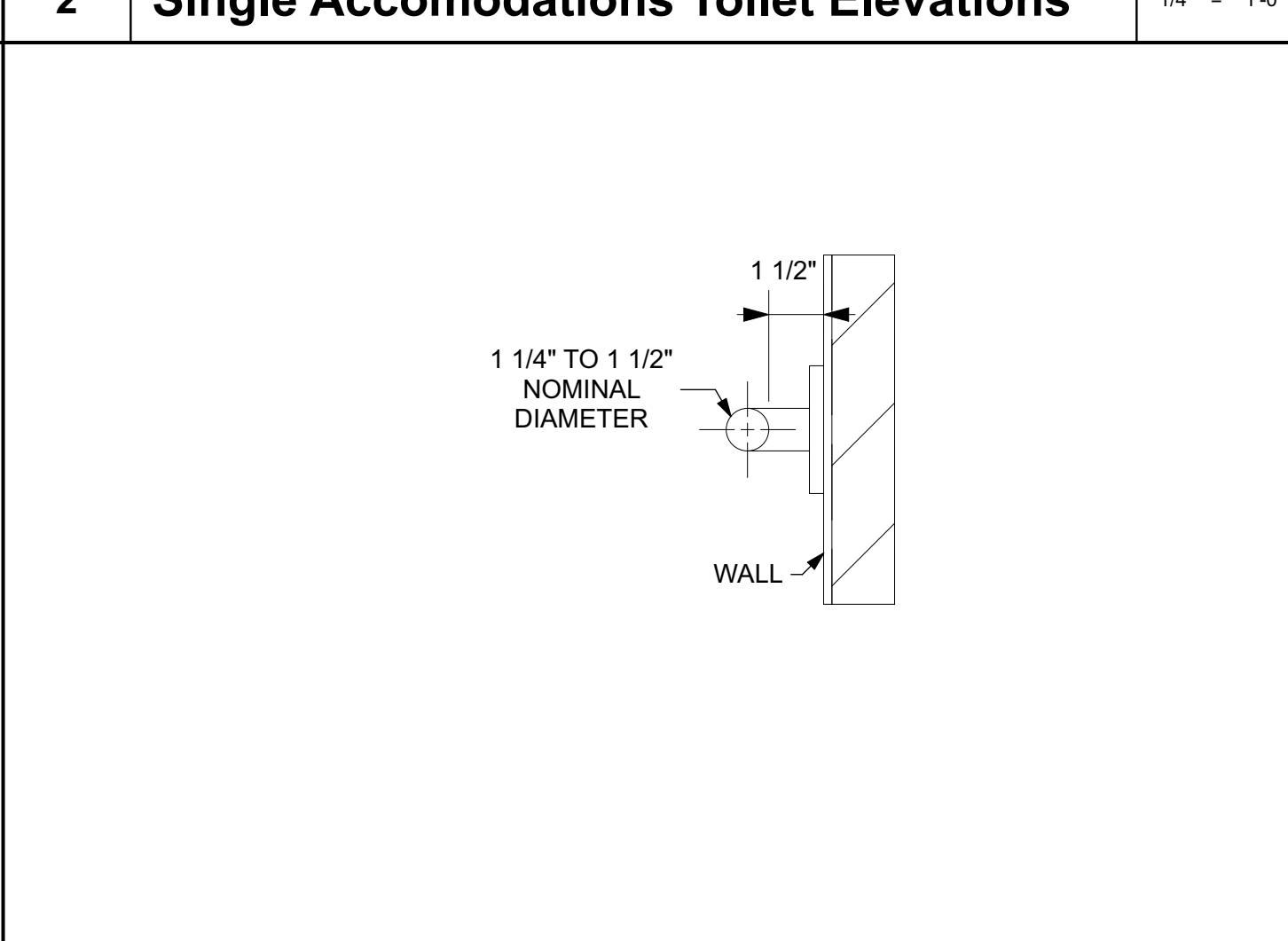
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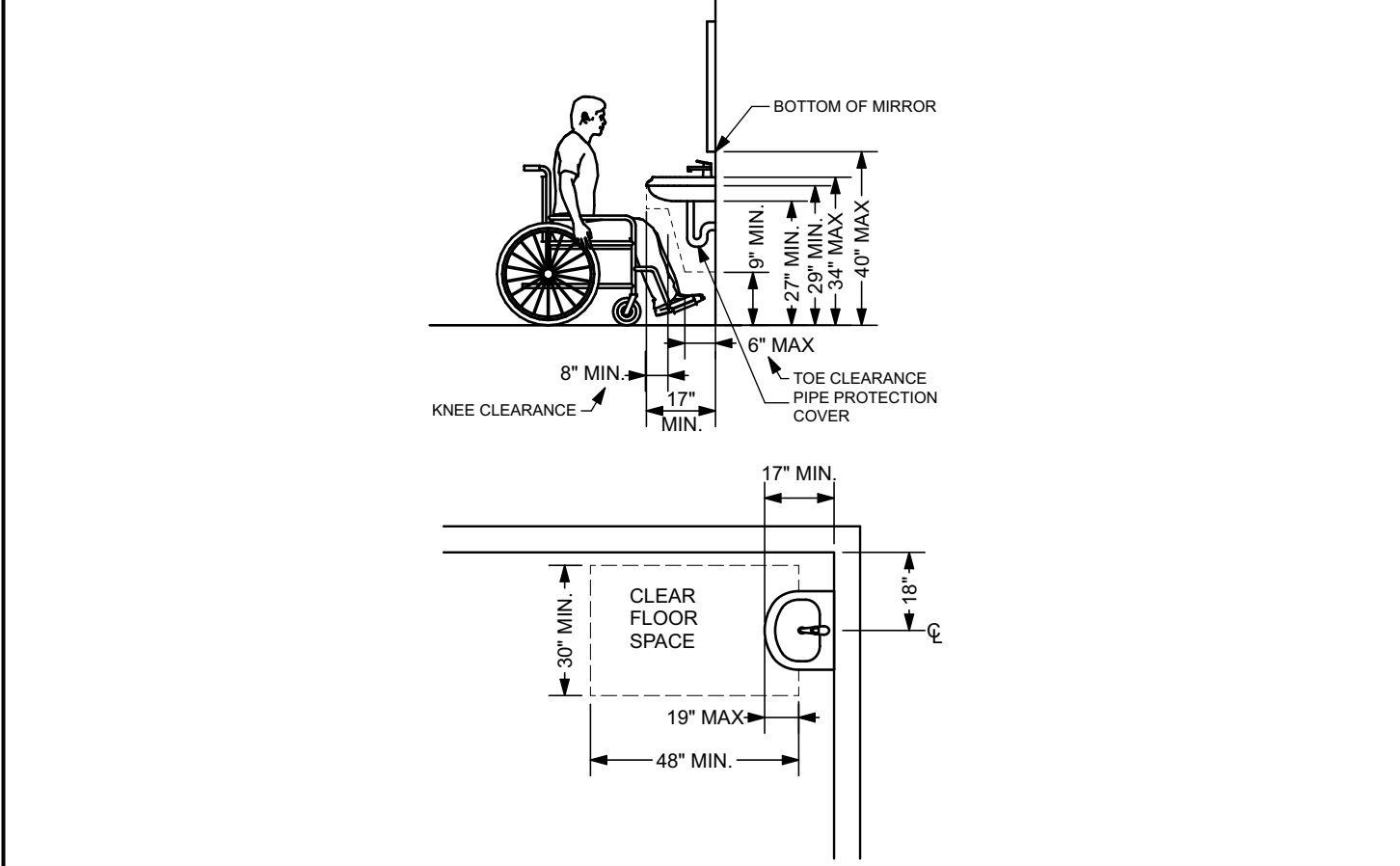
1 Single Accomodations Toilet 3/8" = 1'-0"



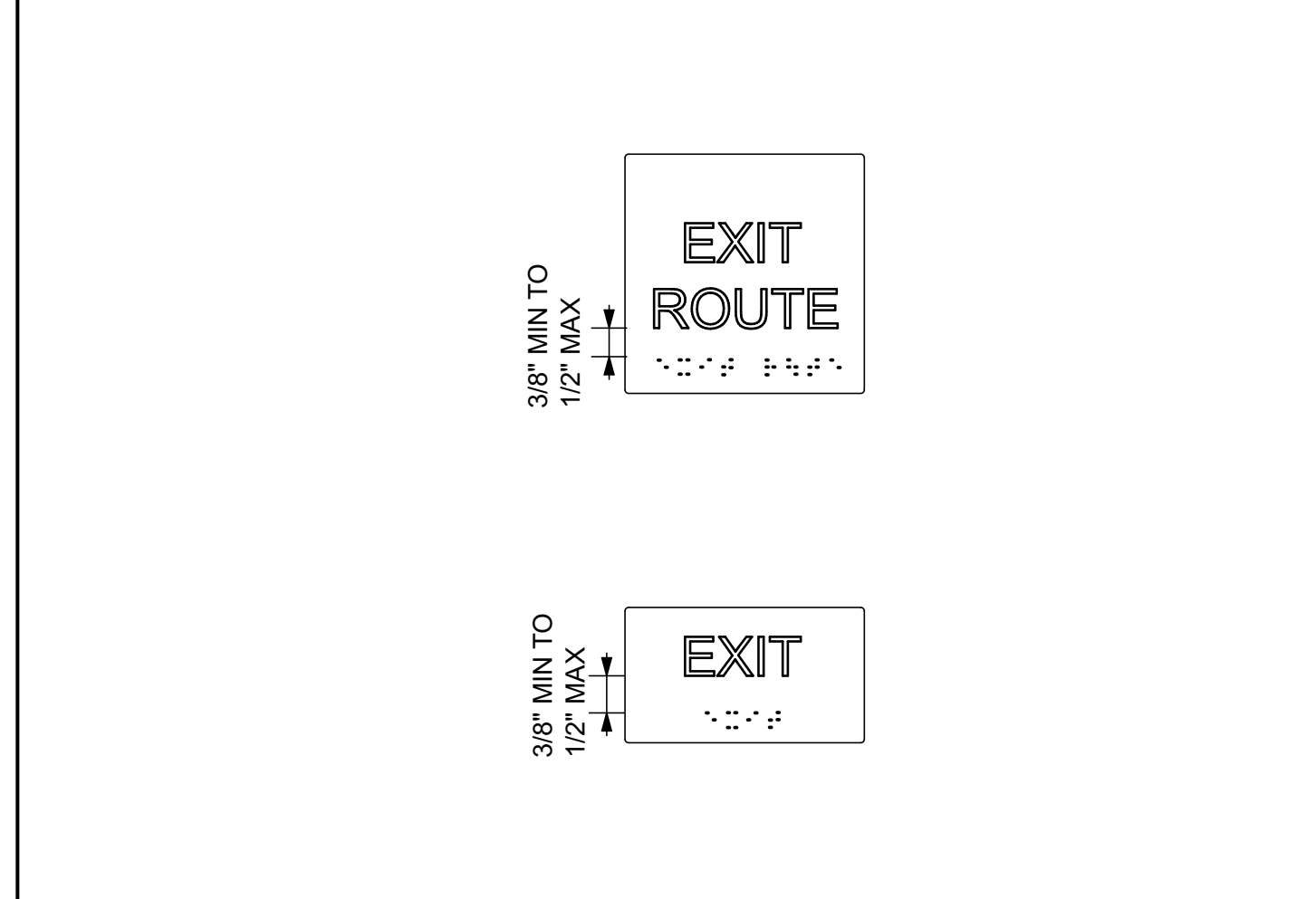
2 Single Accomodations Toilet Elevations 1/4" = 1'-0"



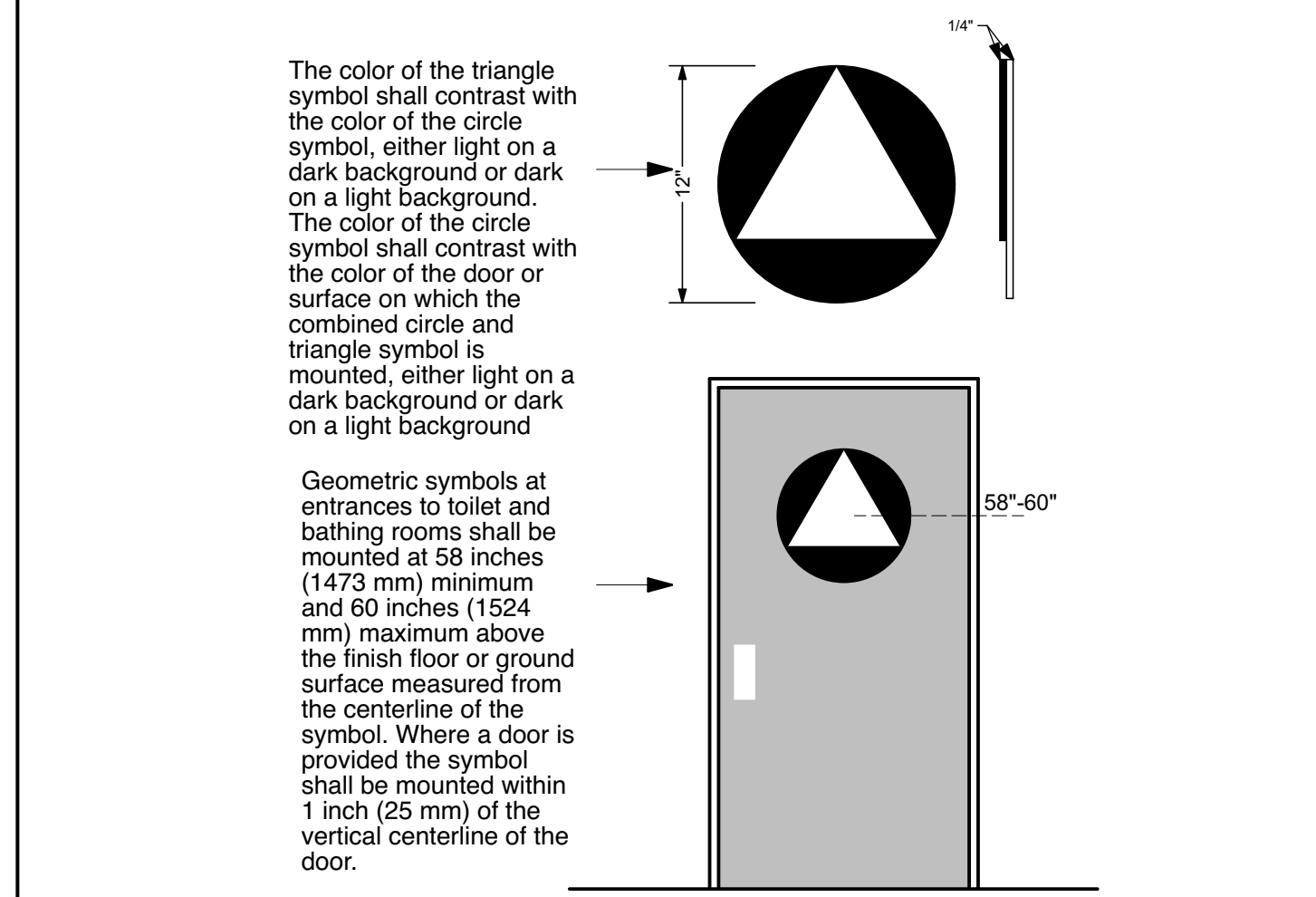
3 Grab Bar Section 1" = 1'-0"



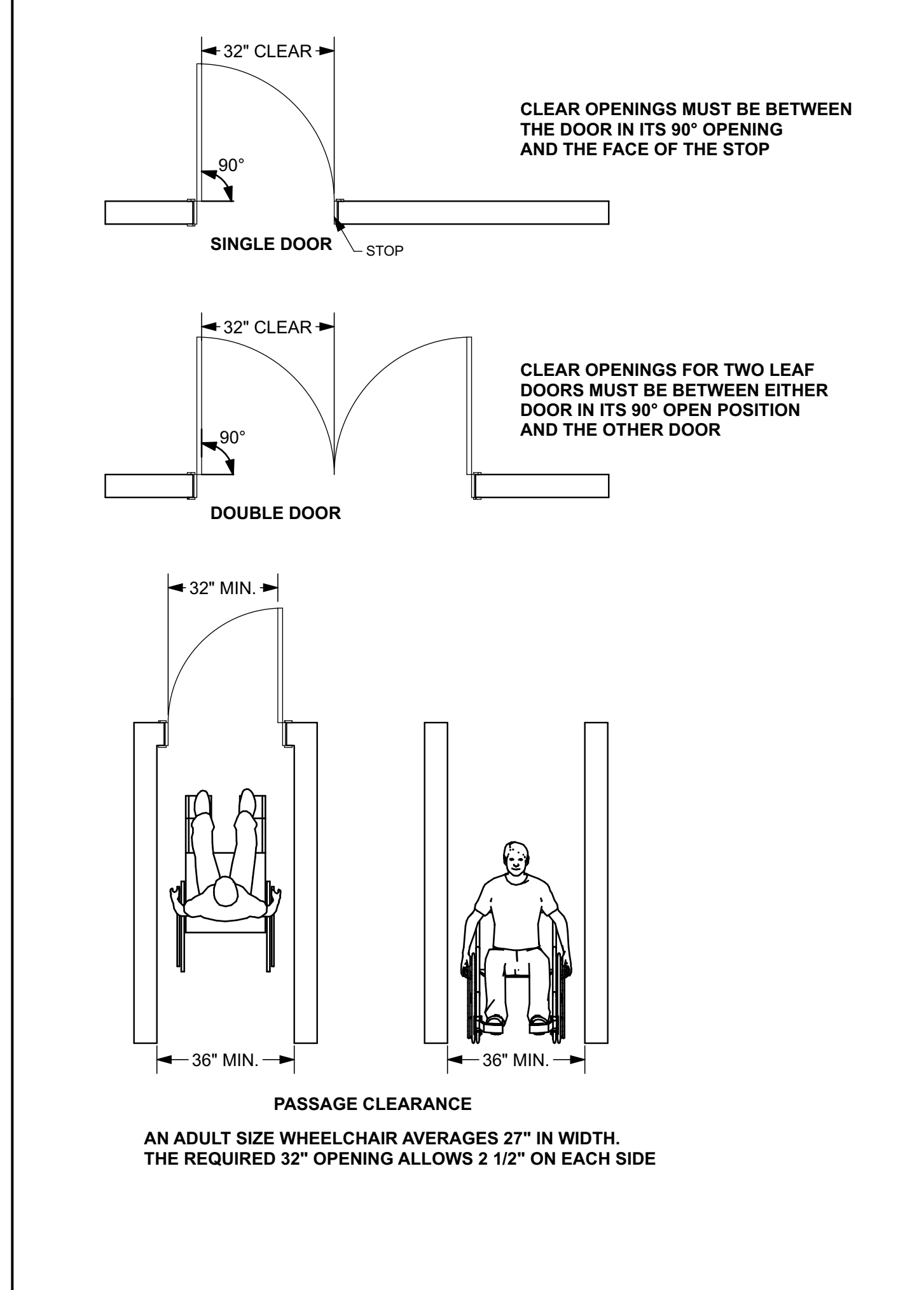
4 Lavatory Clearances Detail 3/16" = 1'-0"



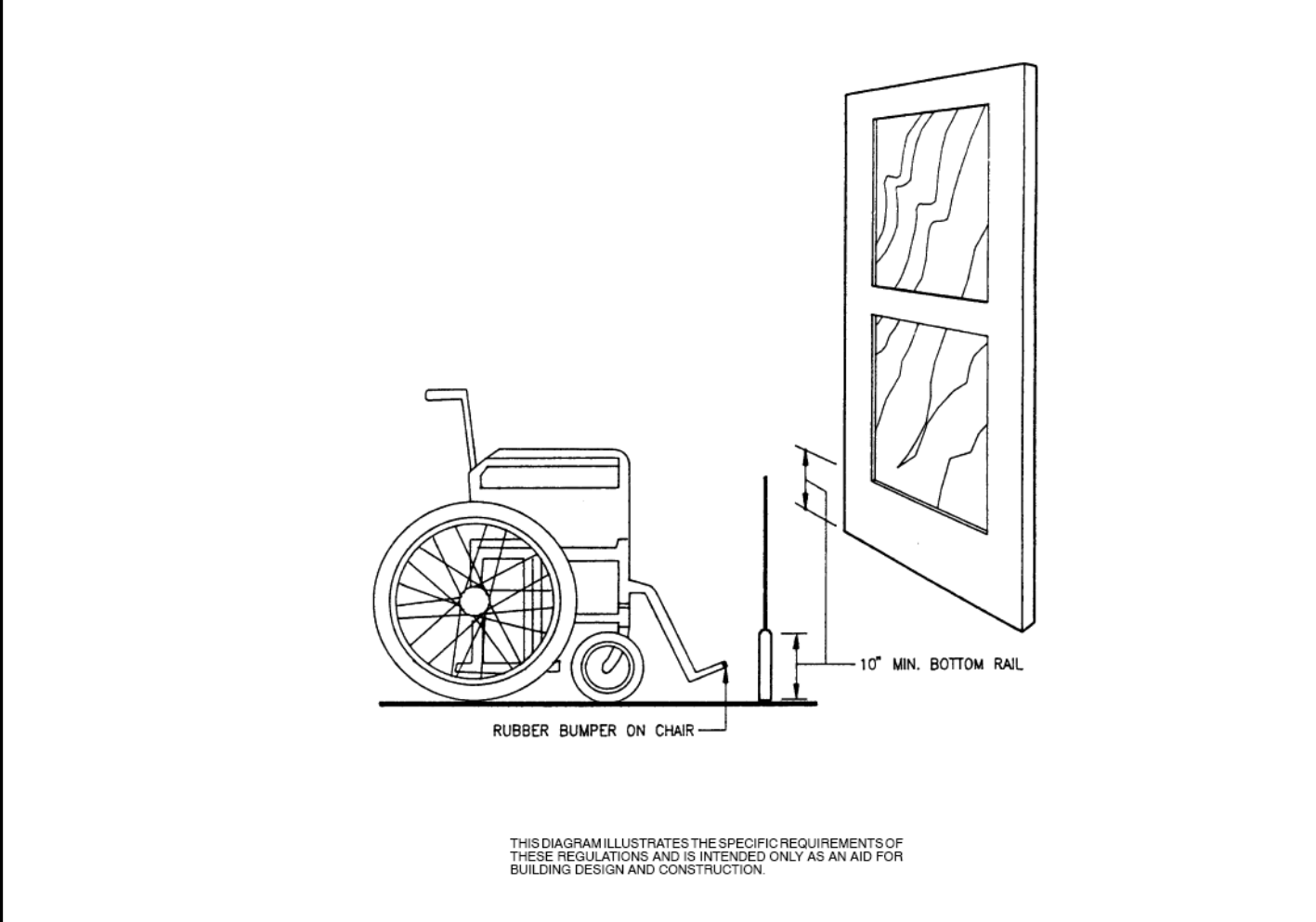
5 Tactile Exit Sign 1/4" = 1'-0"



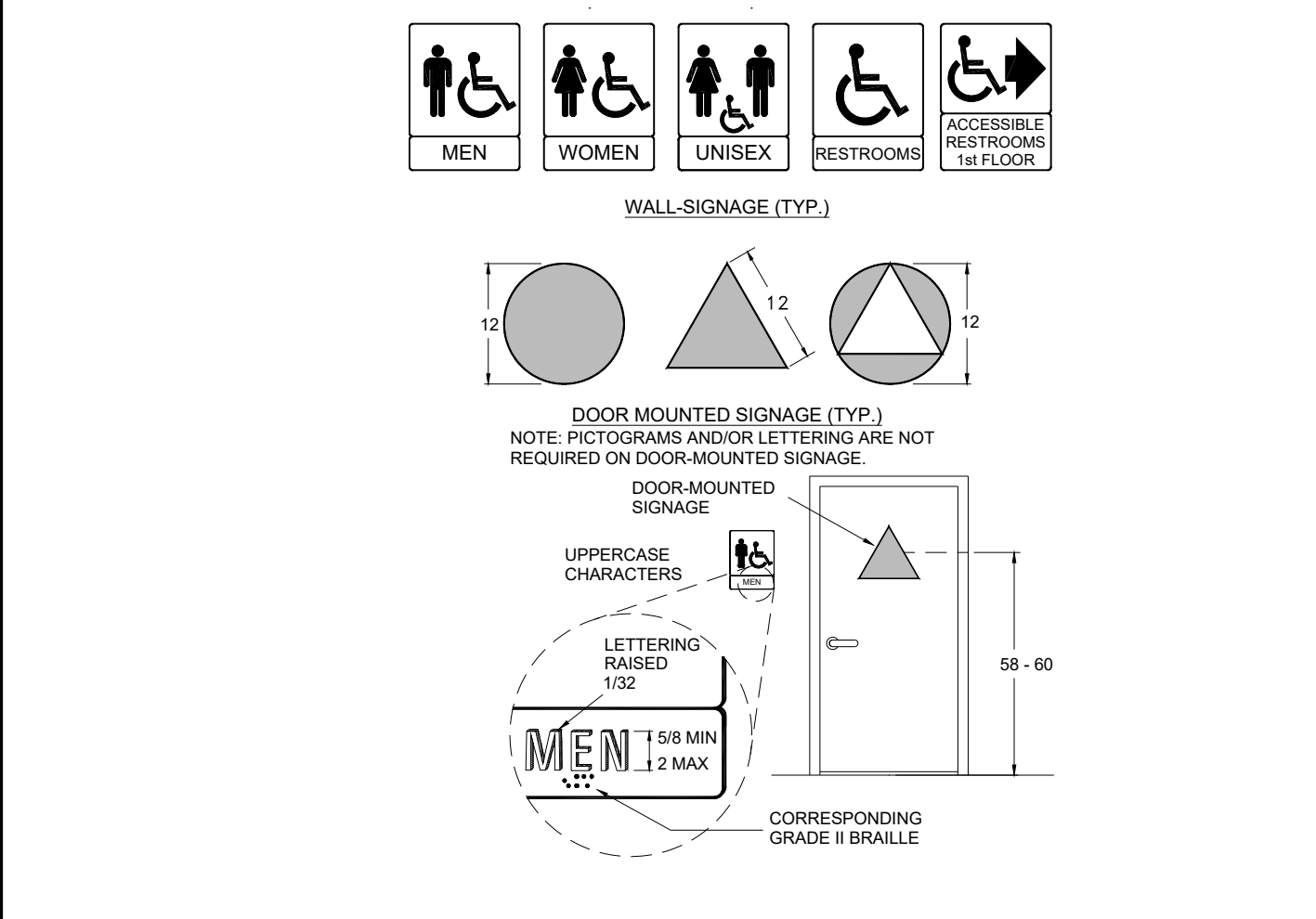
6 Unisex Restroom Signage Detail 3/16" = 1'-0"



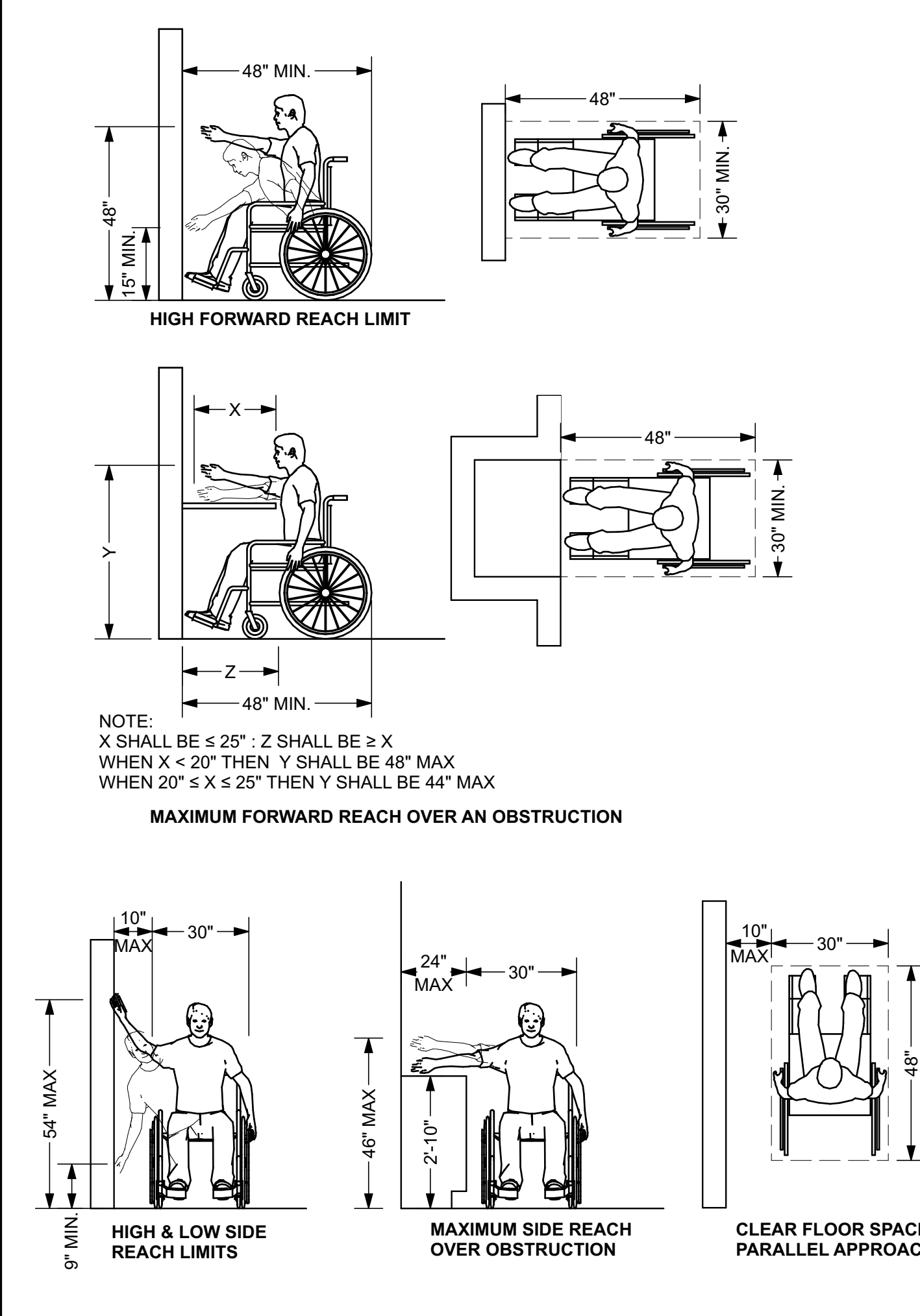
8 Door Width 3/8" = 1'-0"



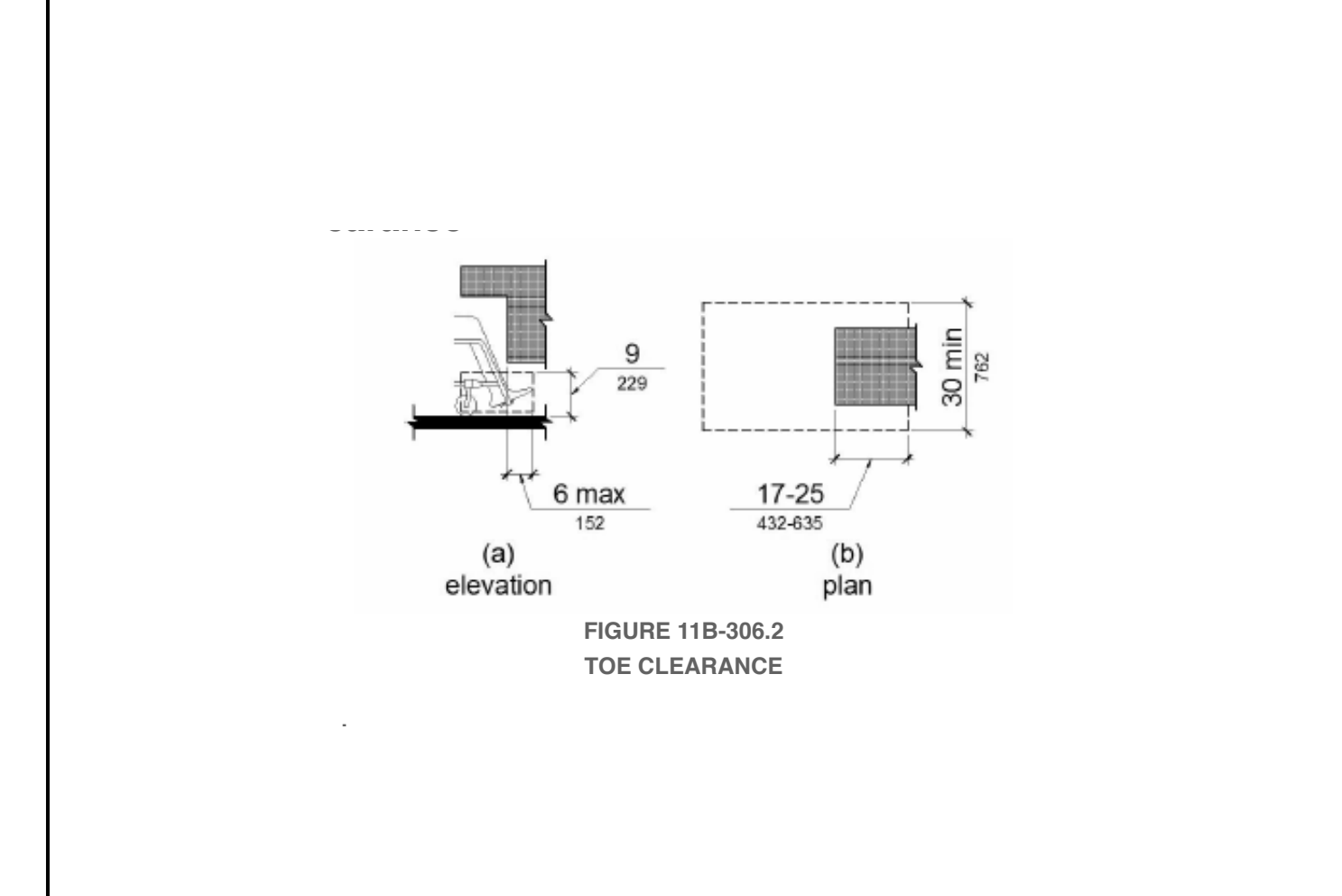
9 DOOR STRIKE PLATE 1/4" = 1'-0"



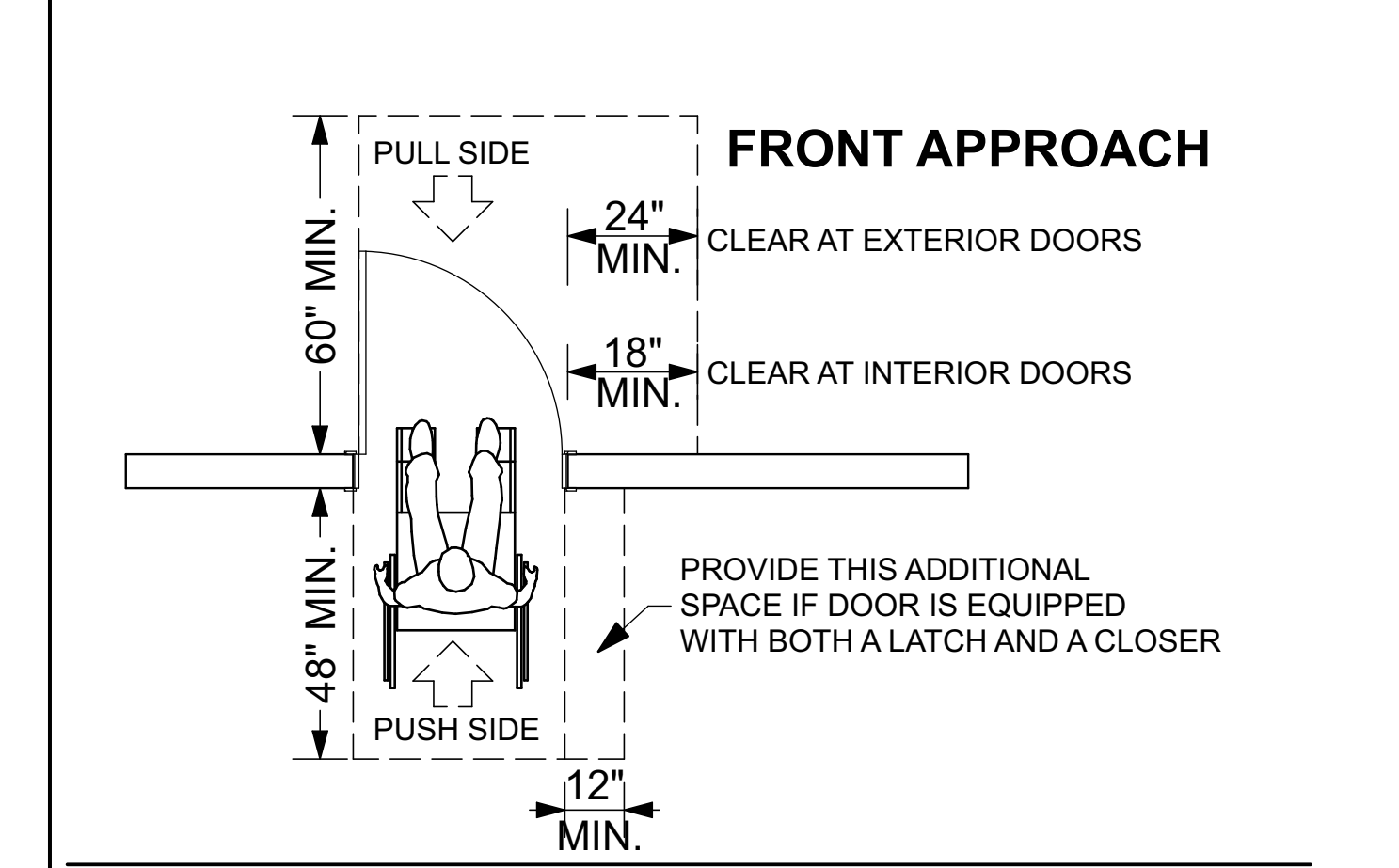
10 Unisex Restroom Signage Detail 1:1.25



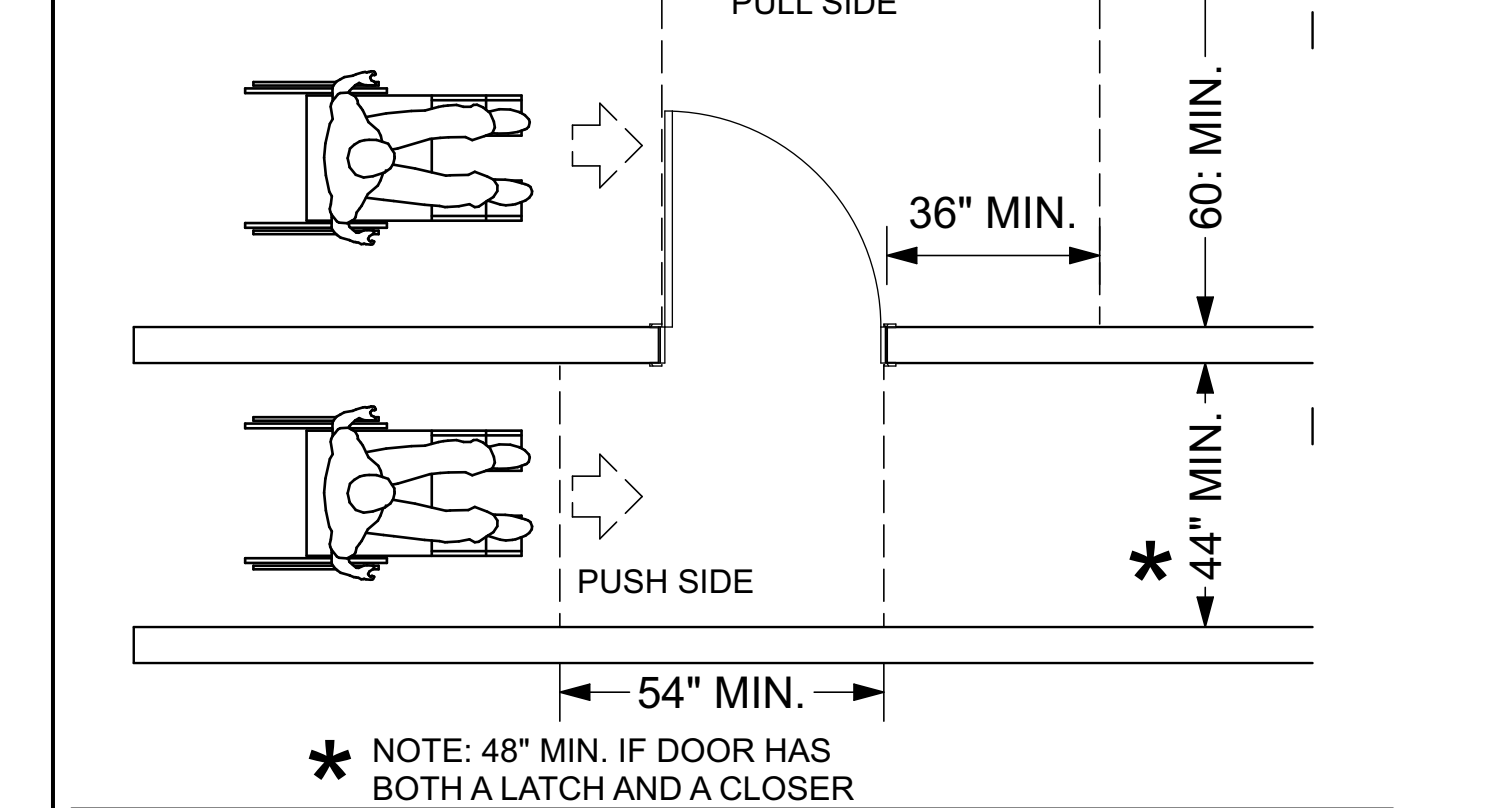
12 Forward & Side Reach Details 3/8" = 1'-0"



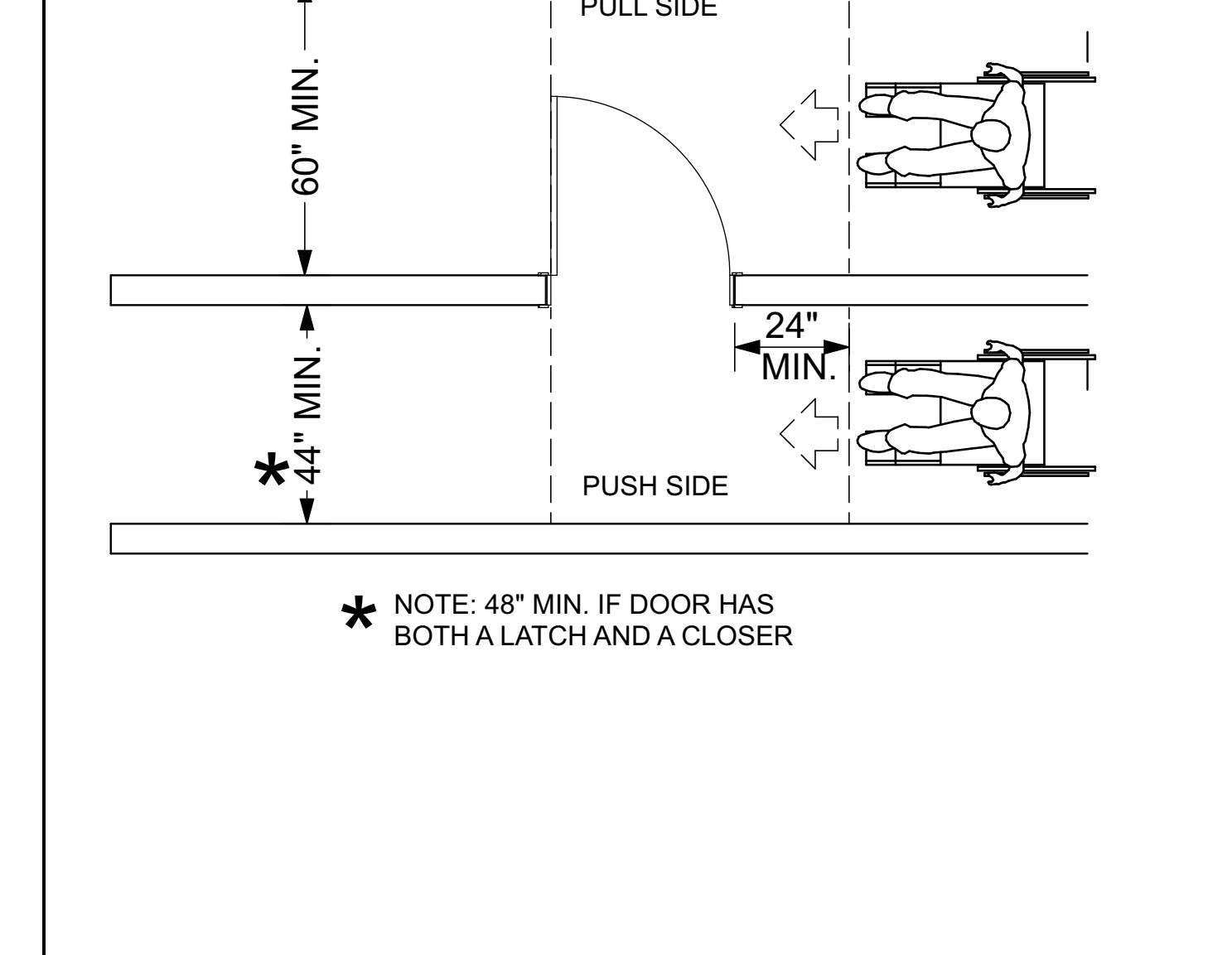
13 Toe Clearance Detail 1/4" = 1'-0"



HINGE APPROACH



LATCH APPROACH



16 Maneuvering Clearances At Doors 3/8" = 1'-0"



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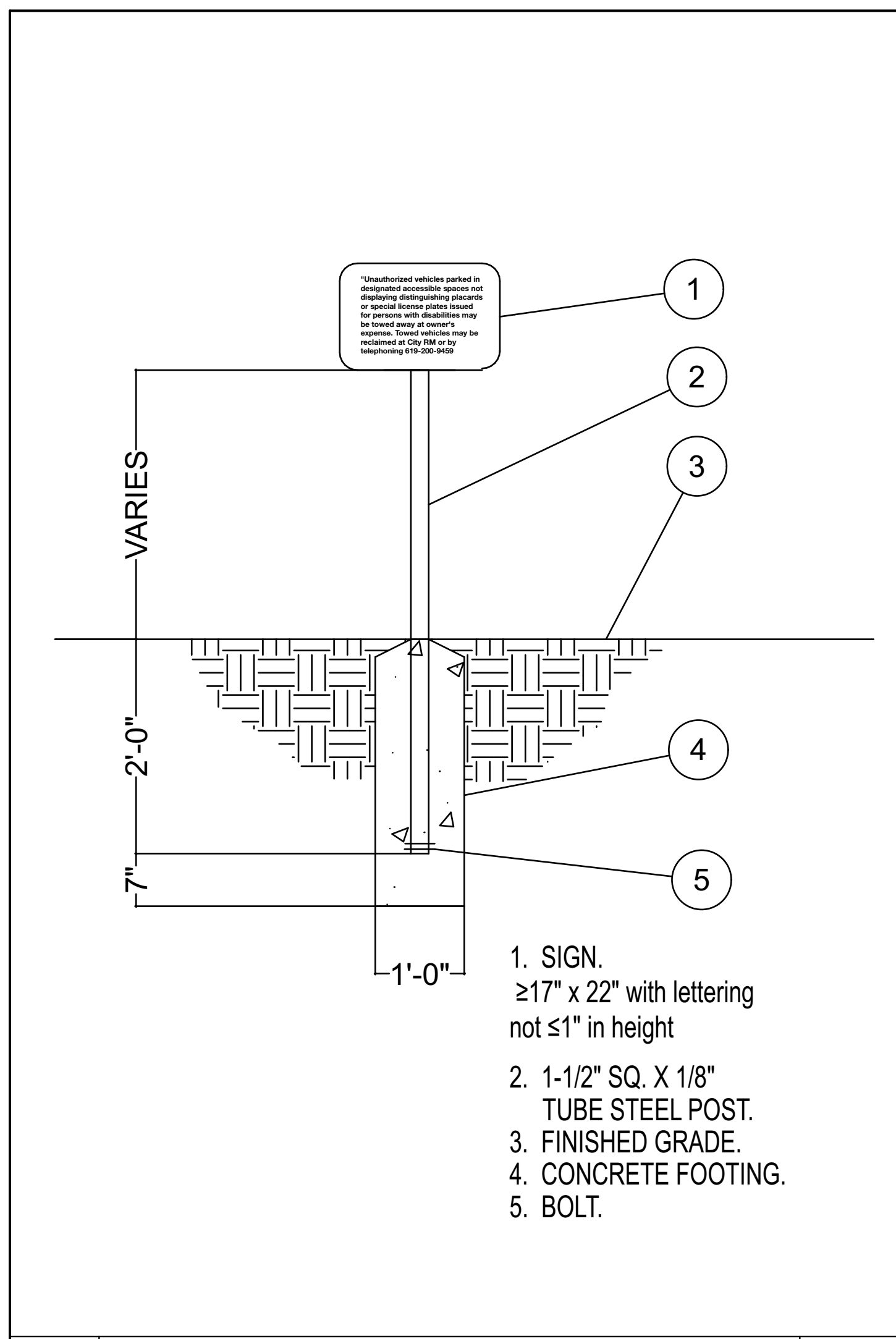
CIVIL:
GENERAL CONTRACTOR:
 Parra Construction

OWNER:
 Daniel Grabich
 175 E Main St.
 Morgan Hill, 95037
 760-567-2347
 APN # 603-310-005
 LEGAL ADDRESS:
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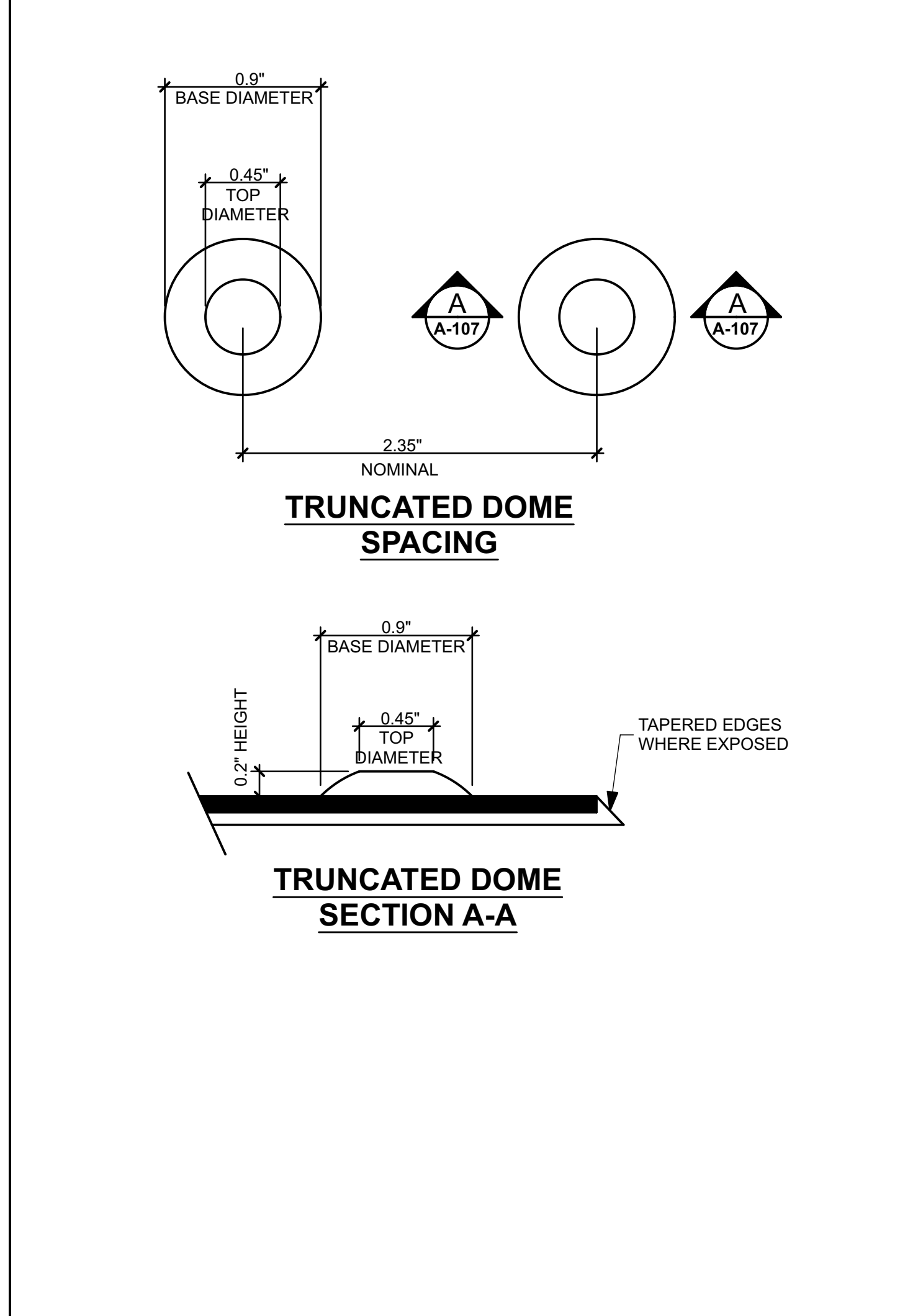
MARK	DATE	DESCRIPTION

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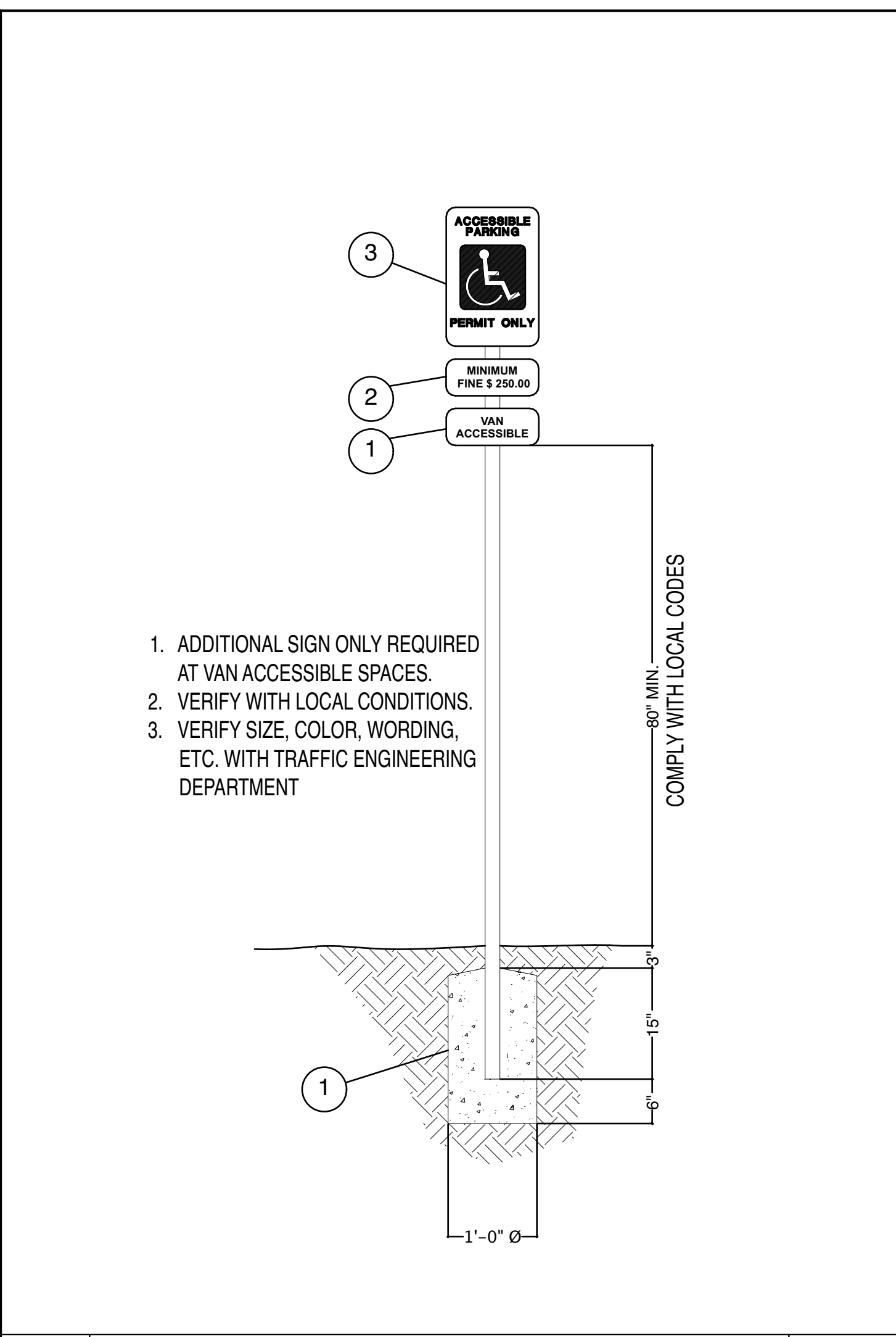
SHEET TITLE
Accessibility Details
 Thursday, August 22, 2024



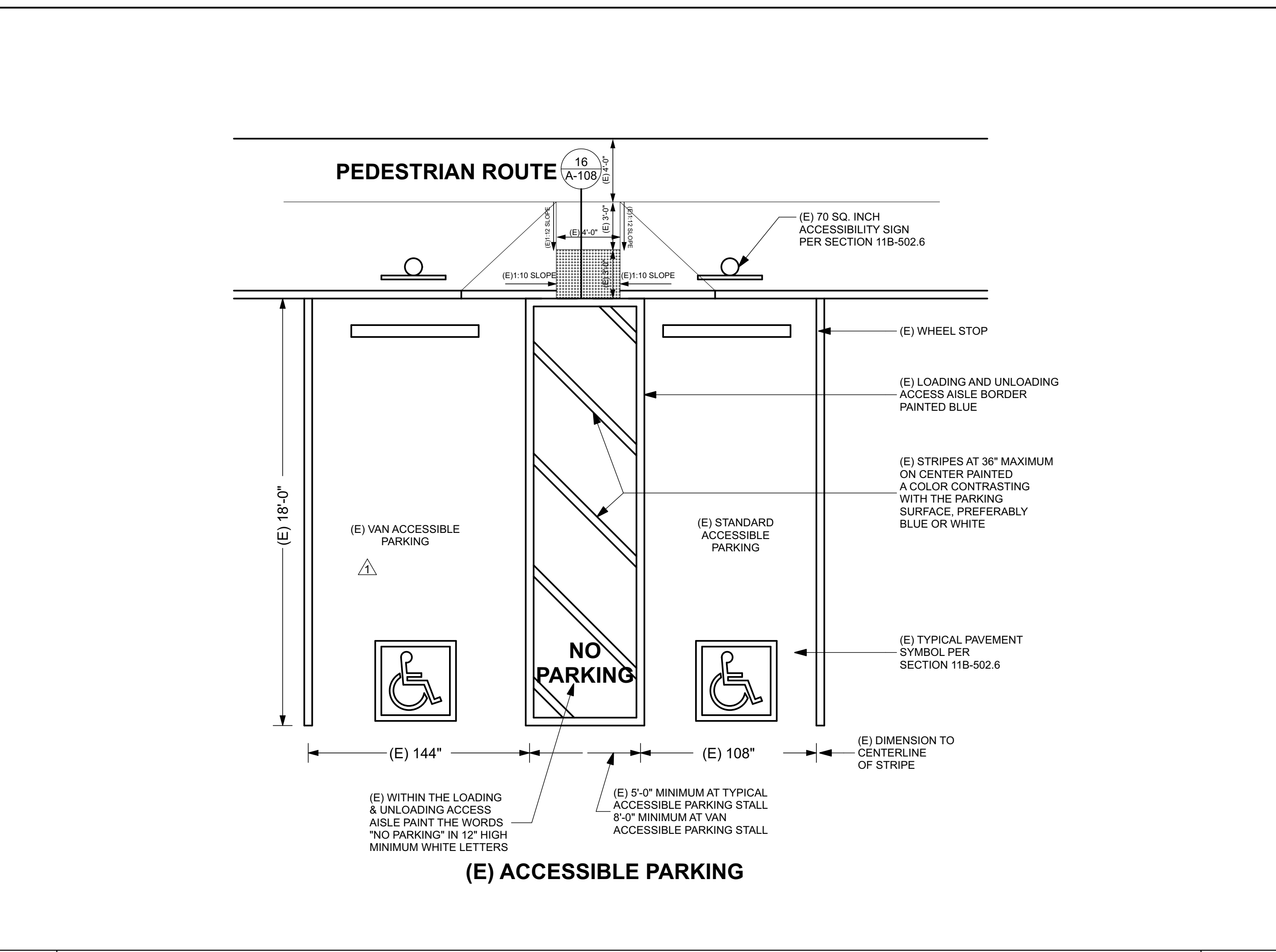
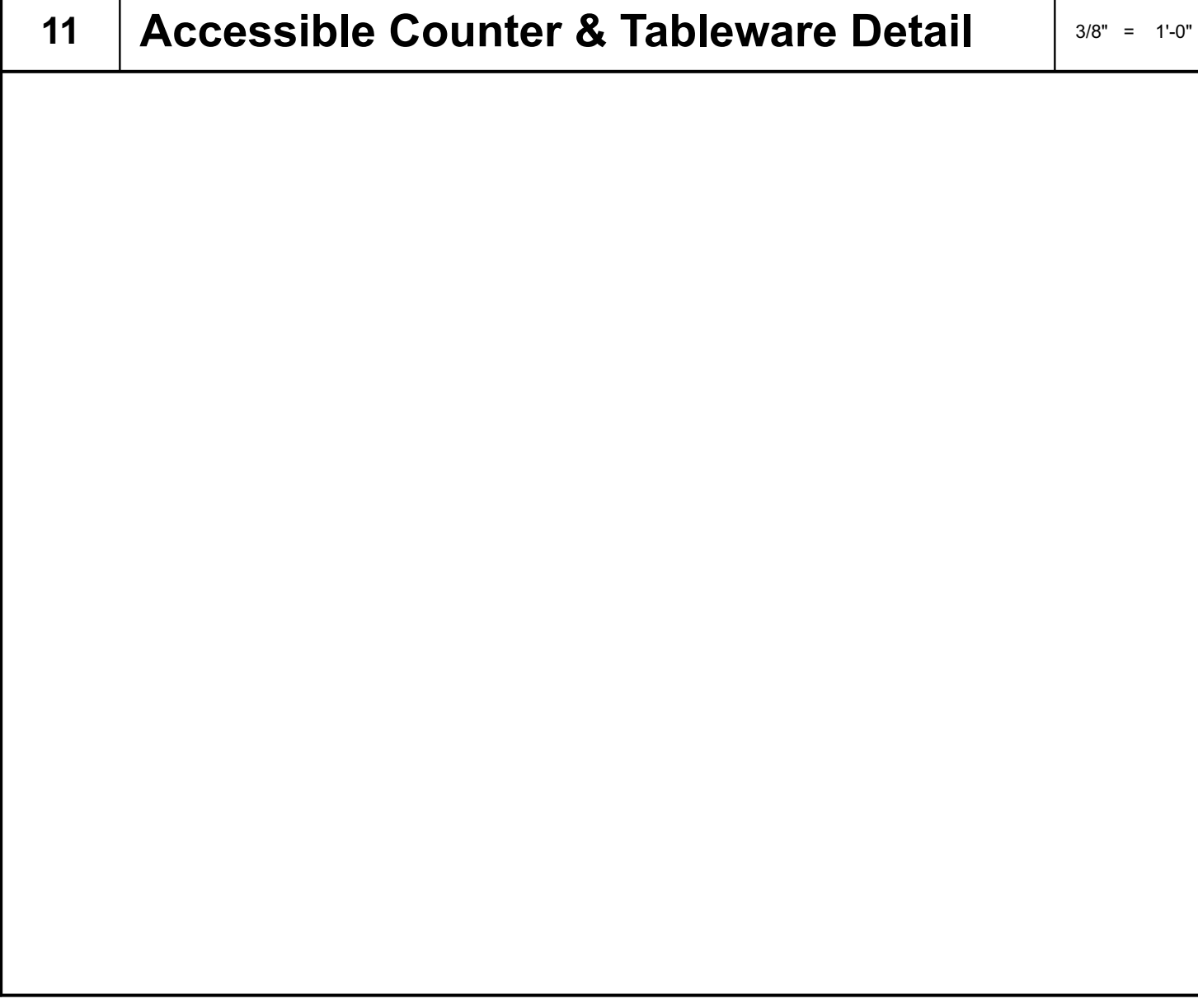
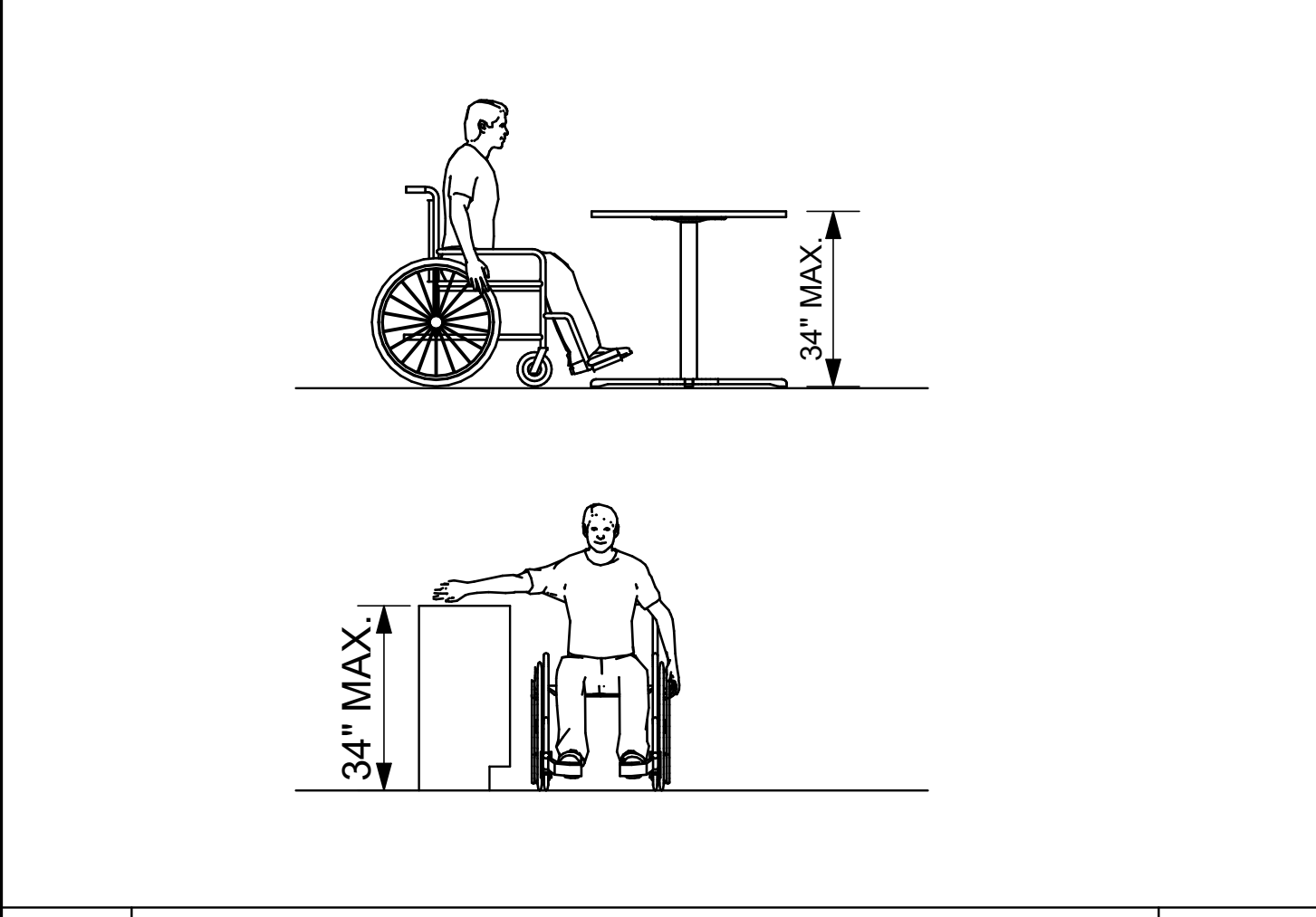
14 **Unauthorized Vehicles** 1/16" = 1'-0"



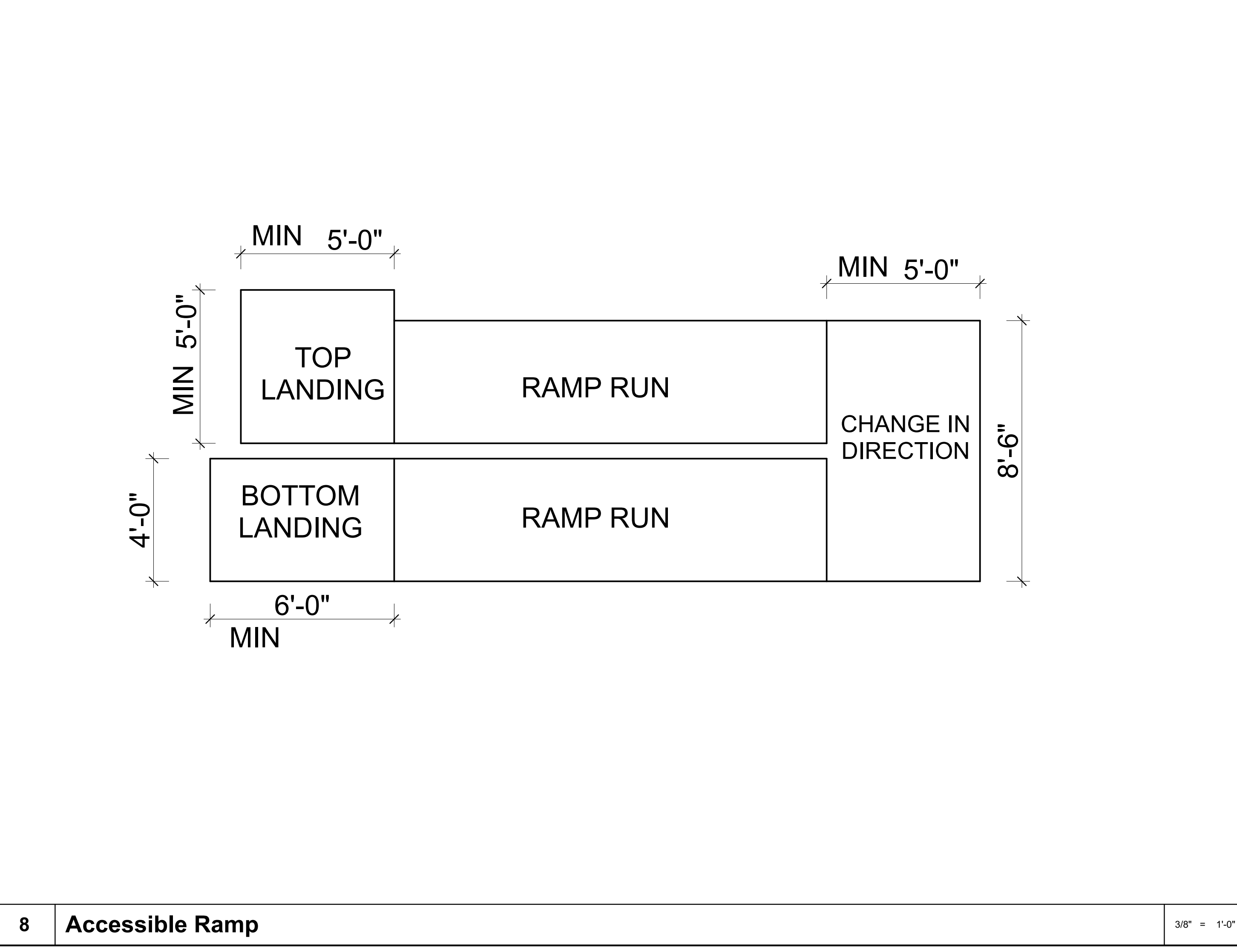
16 **Truncated Domes** 1" = 1'-0"



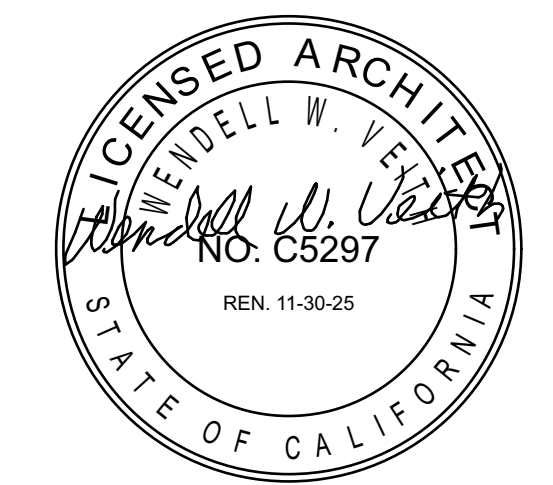
10 **Accessible Parking Sign** 1/16" = 1'-0"



6 **Accessile Parking** 3/16" = 1'-0"



8 **Accessible Ramp** 3/8" = 1'-0"



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 Parra Construction

OWNER
 Daniel Grabarch
 175 E Main St.
 Morgan Hill, 95037
 760-567-2347
 APN # 603-310-005
LEGAL ADDRESS :
 POR SEC 32 T5S R8E

MARK	DATE	DESCRIPTION
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SCALE:

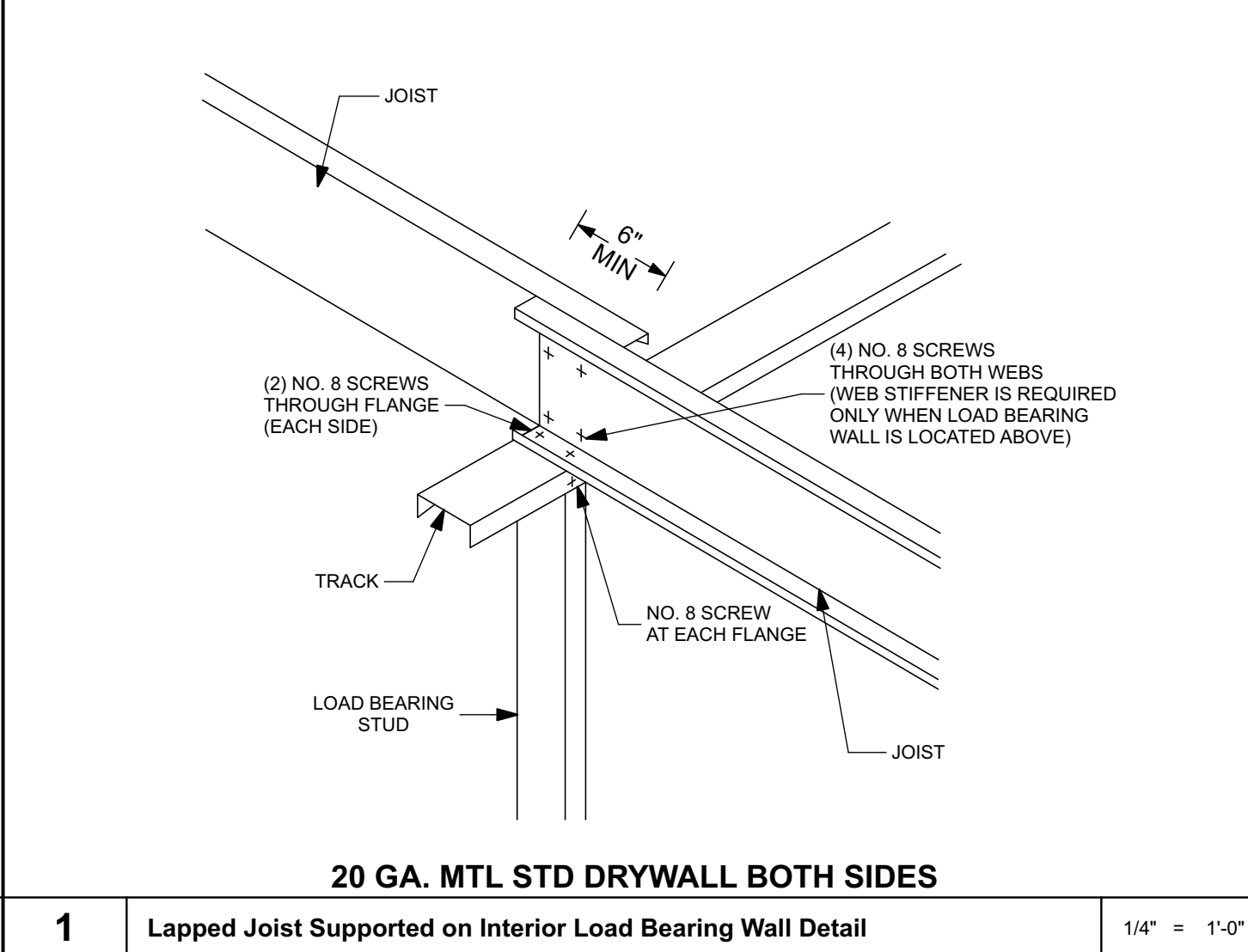
PROJECT NO: 03282024
 MODEL FILE: VMP Event Center. 04.11.24 V27.pln
 DRAWN BY: Bob Sipovac
 CHK'D BY: #Contact Full Name
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SHEET TITLE

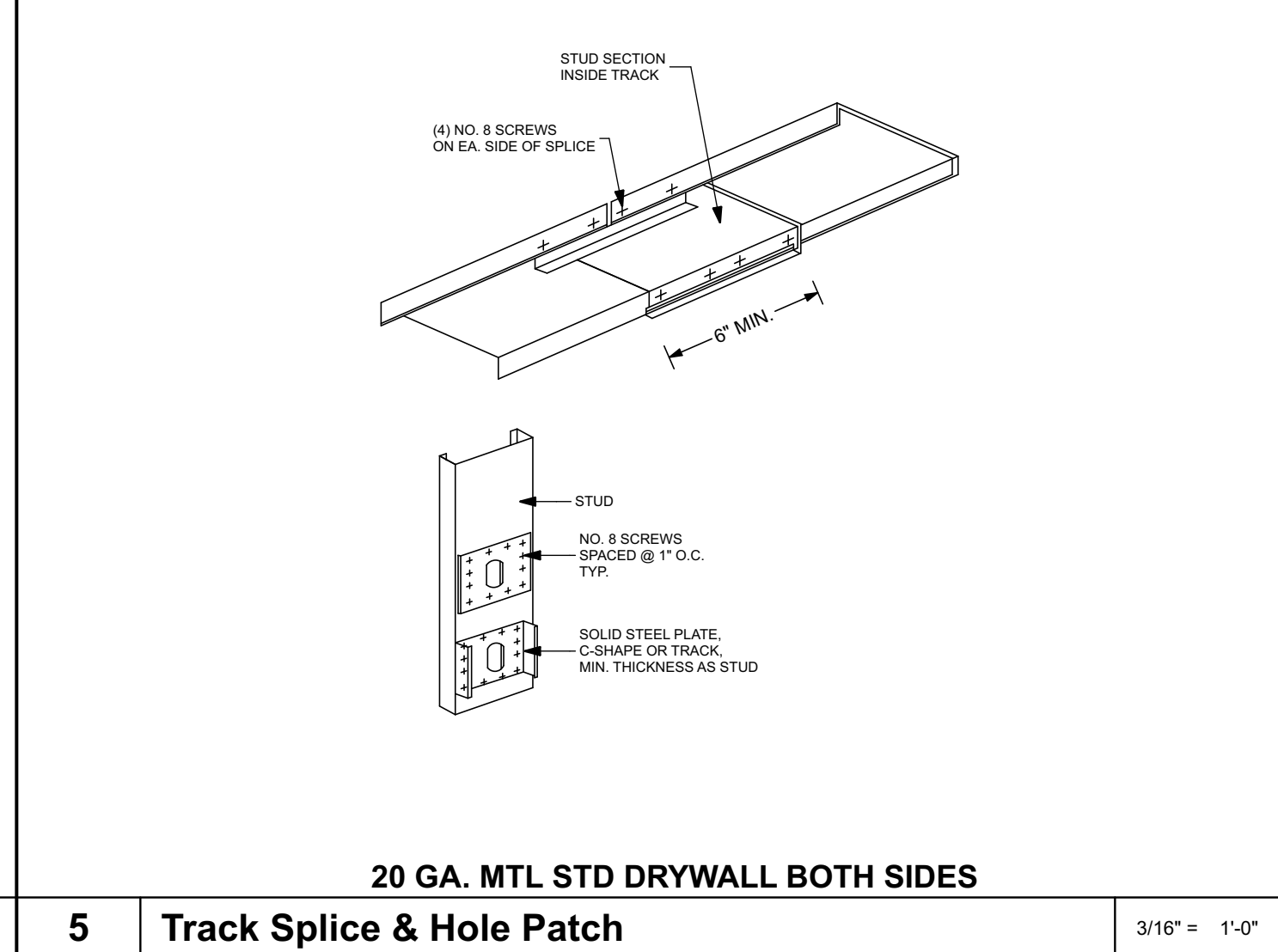
Typ. Metal Stud Detail

Thursday, August 22, 2024

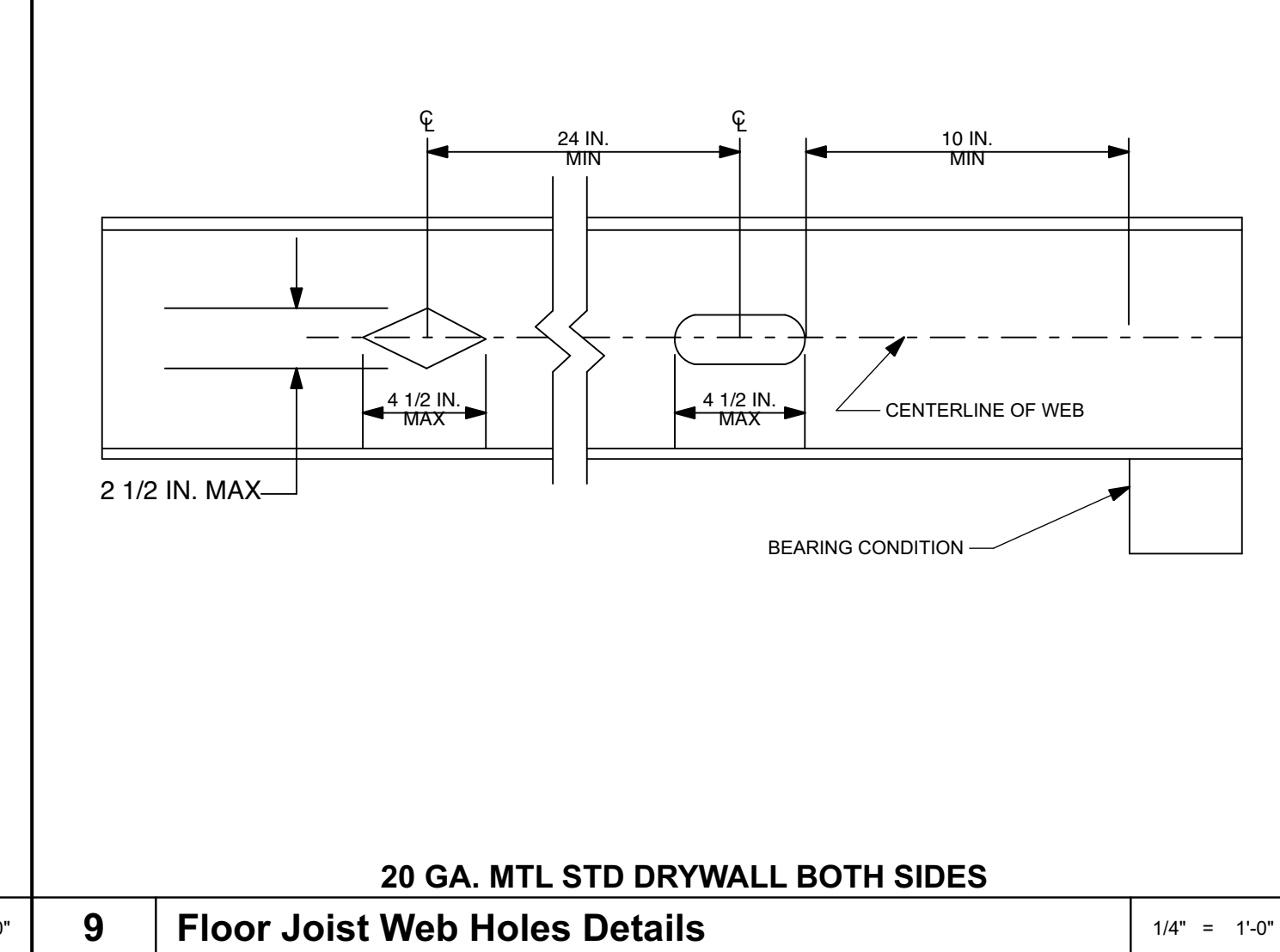
A-110



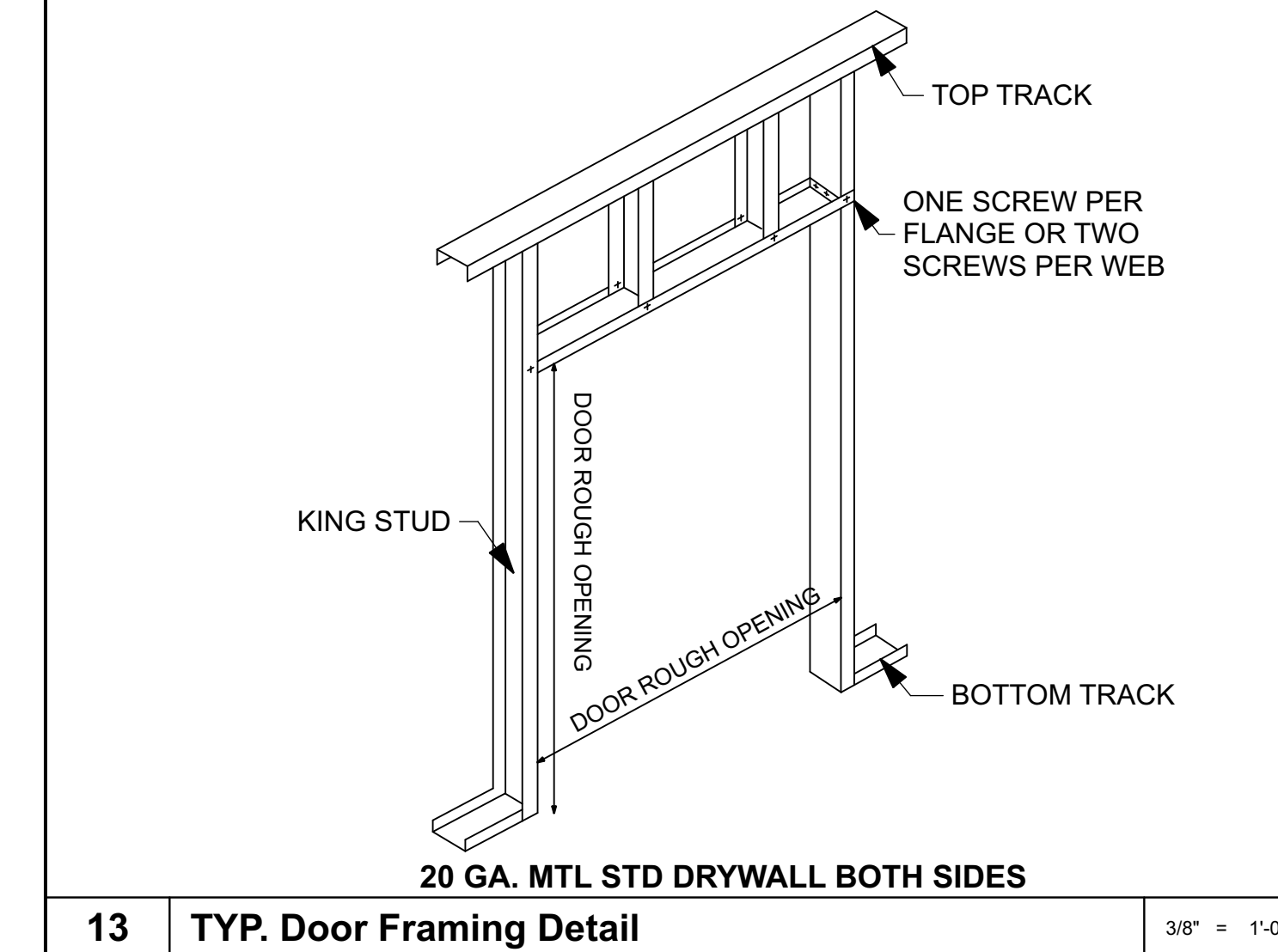
1 20 GA. MTL STD DRYWALL BOTH SIDES 1/4" = 1'-0"



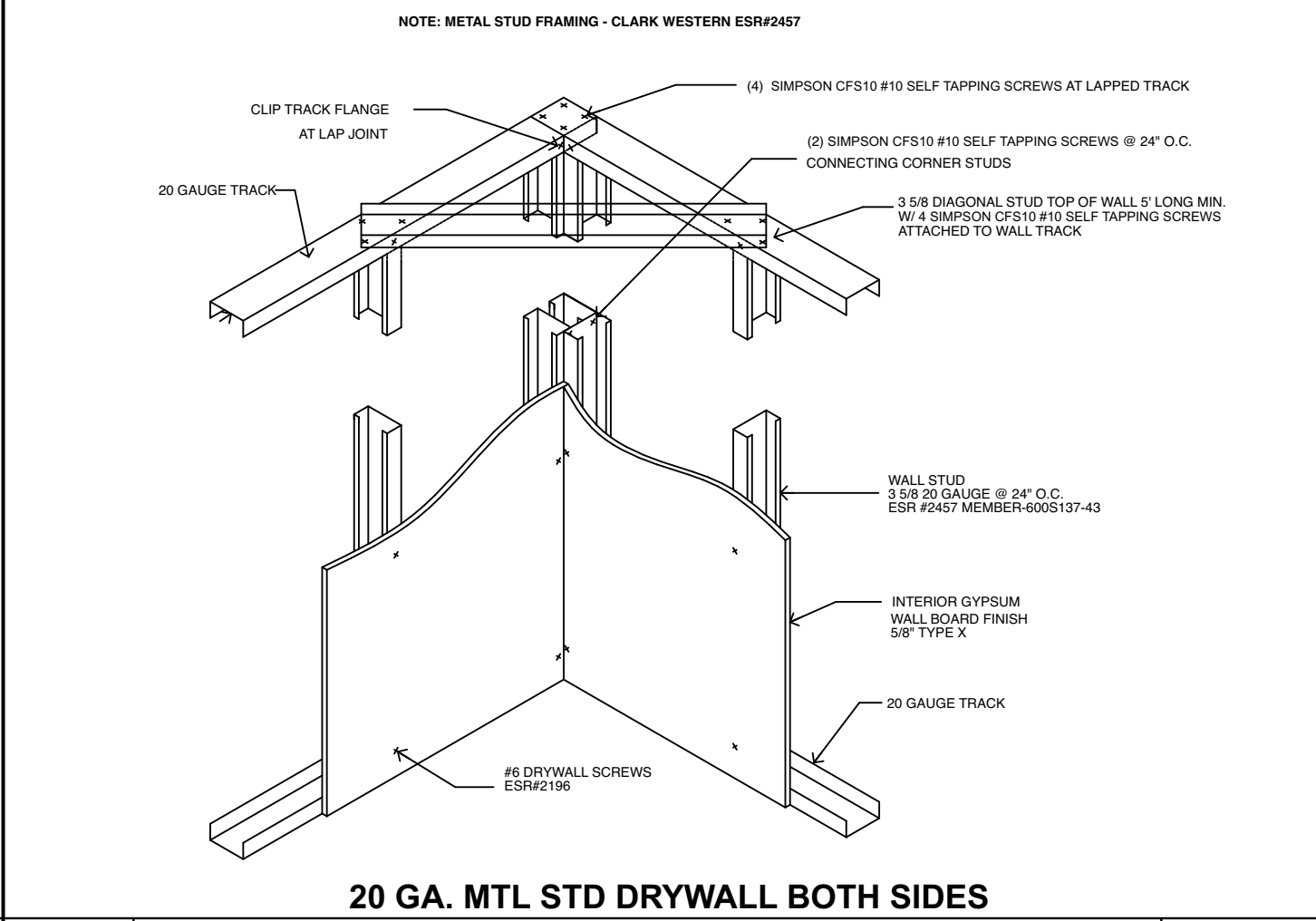
5 20 GA. MTL STD DRYWALL BOTH SIDES 3/16" = 1'-0"



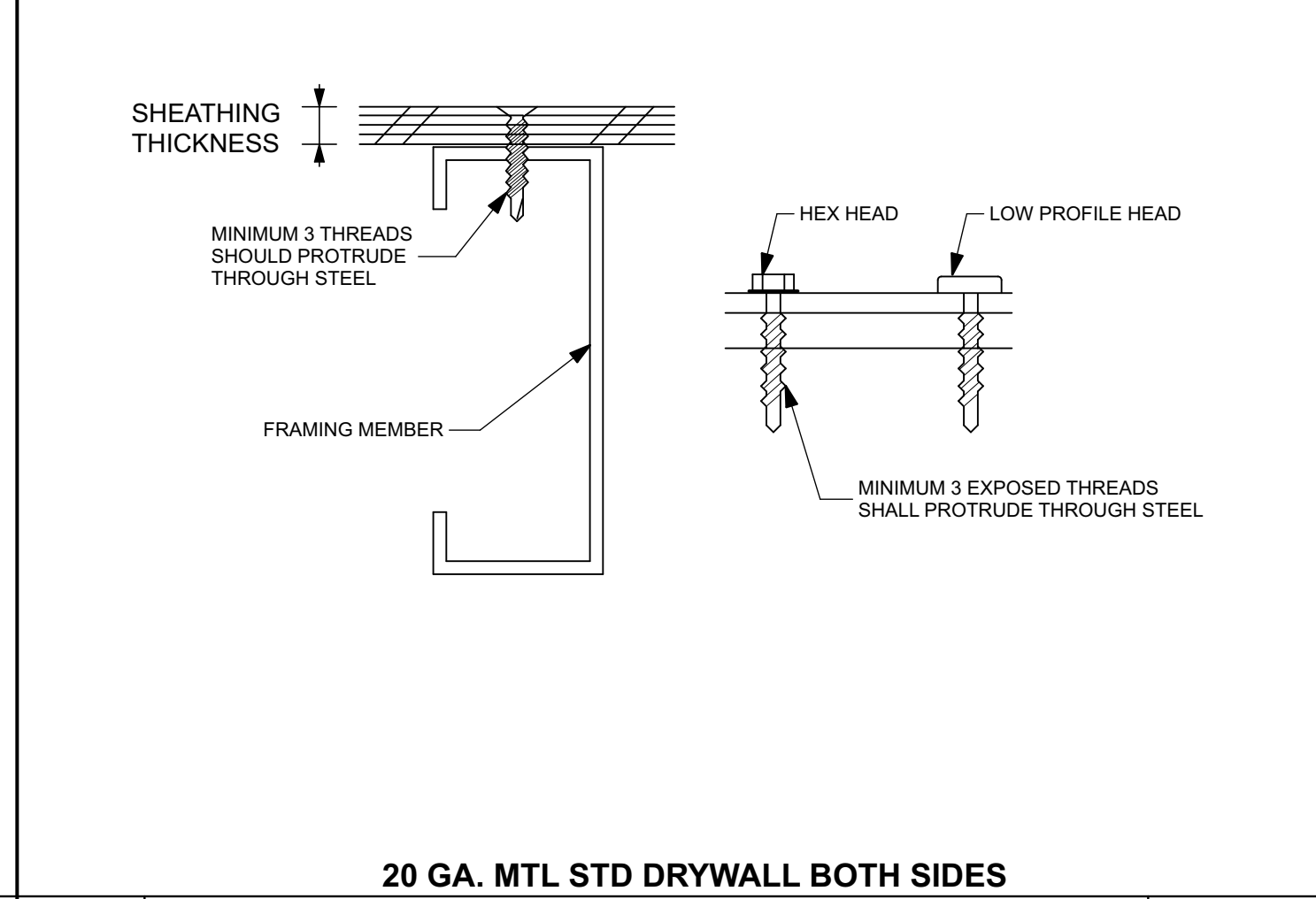
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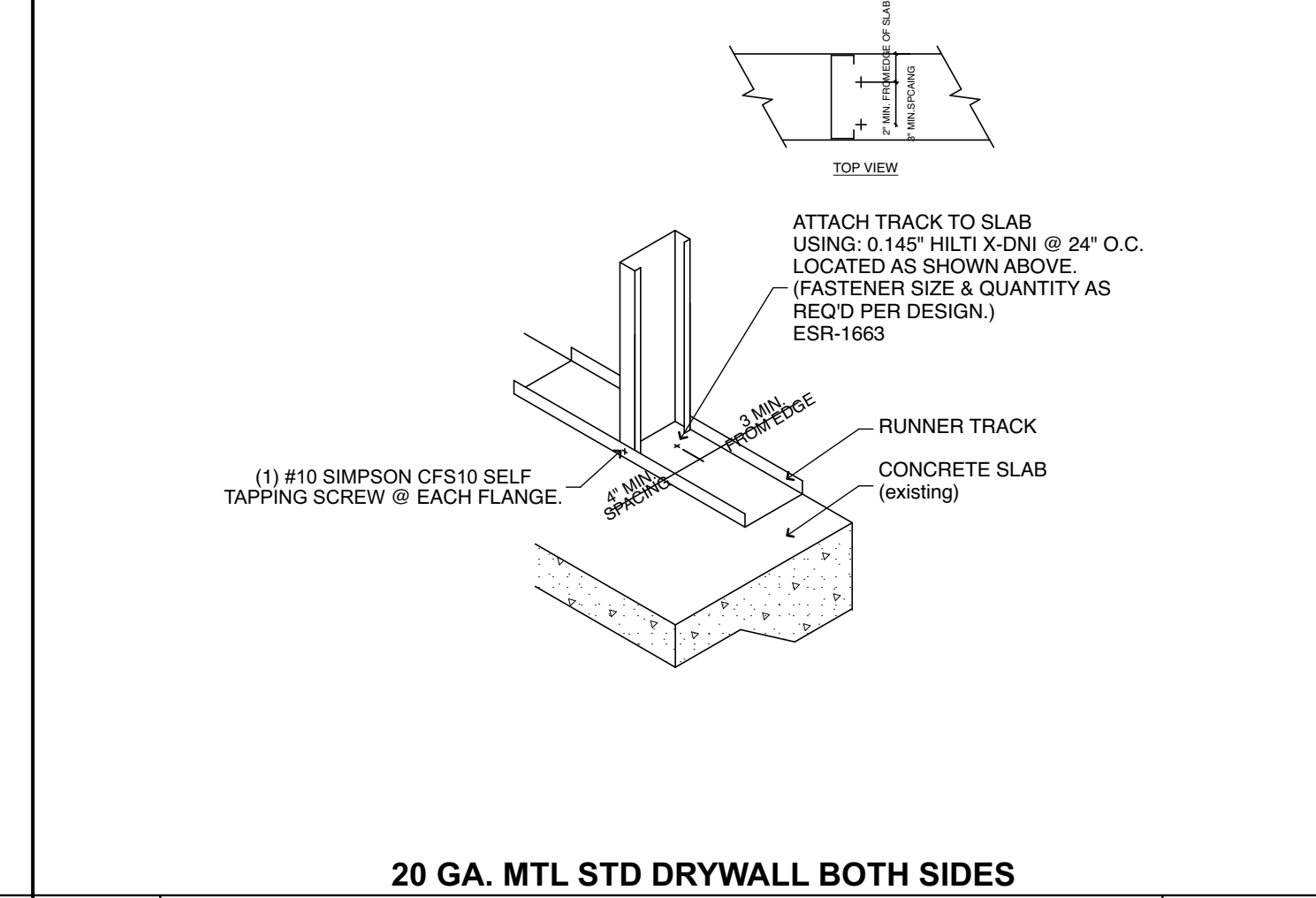
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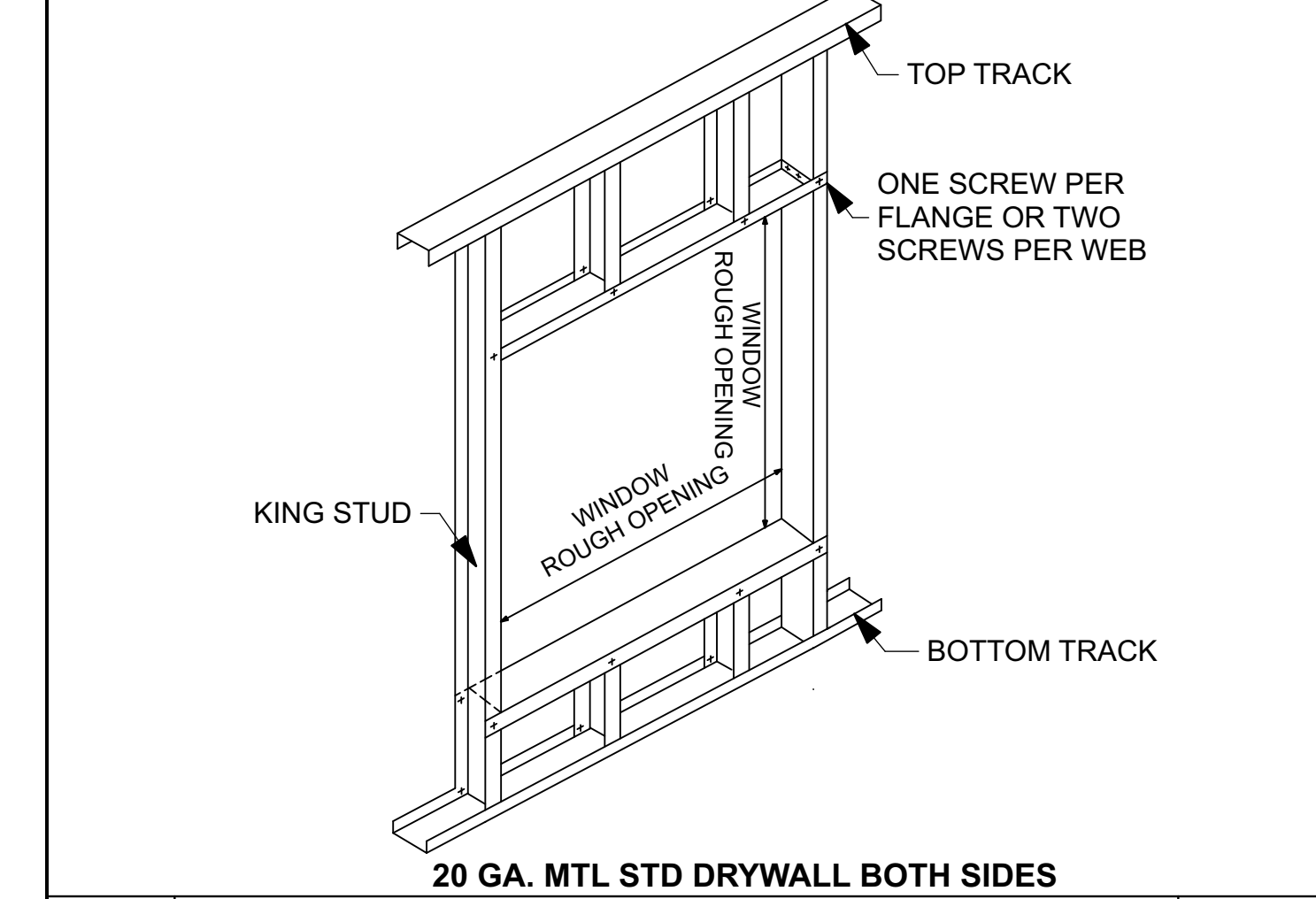
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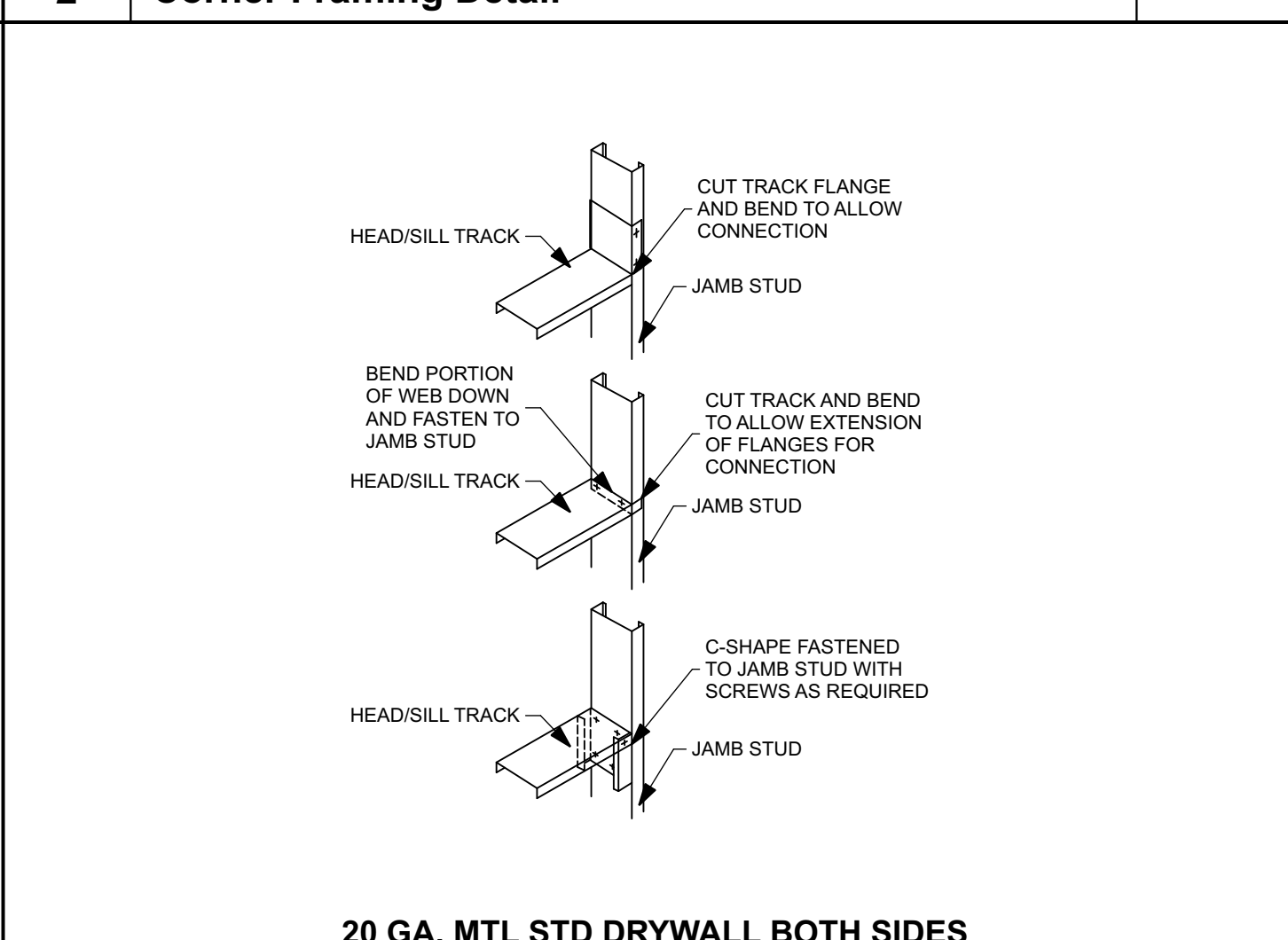
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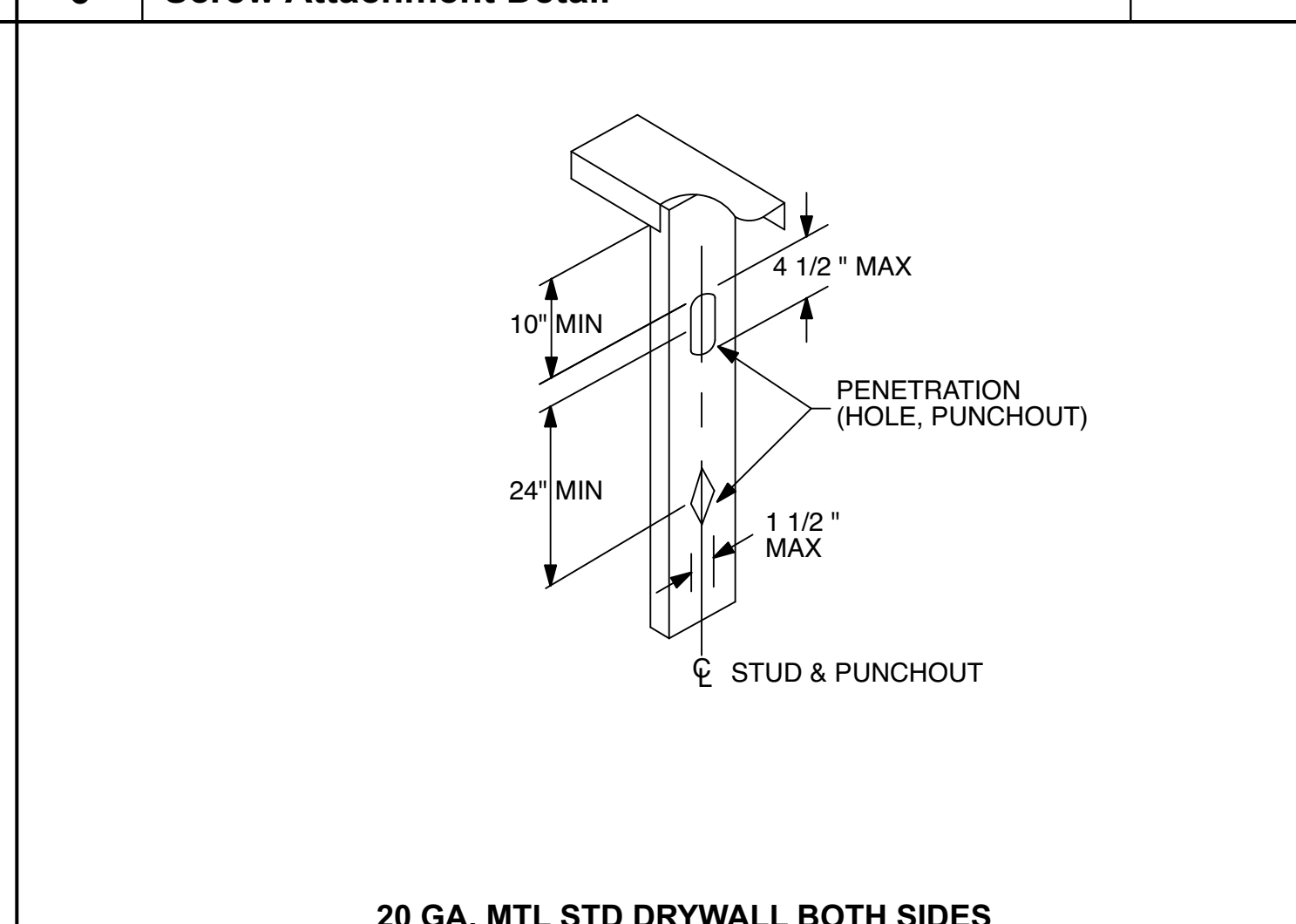
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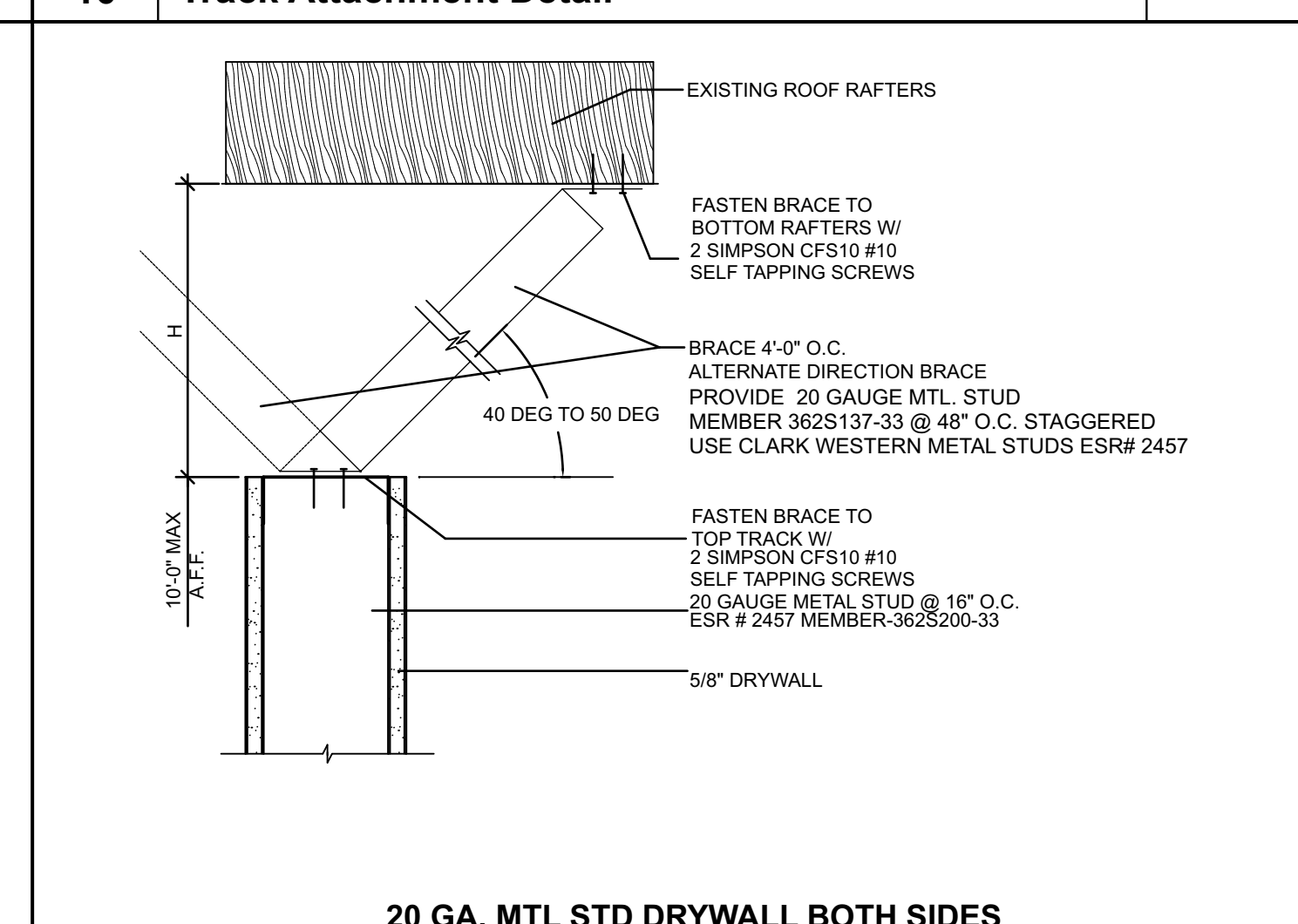
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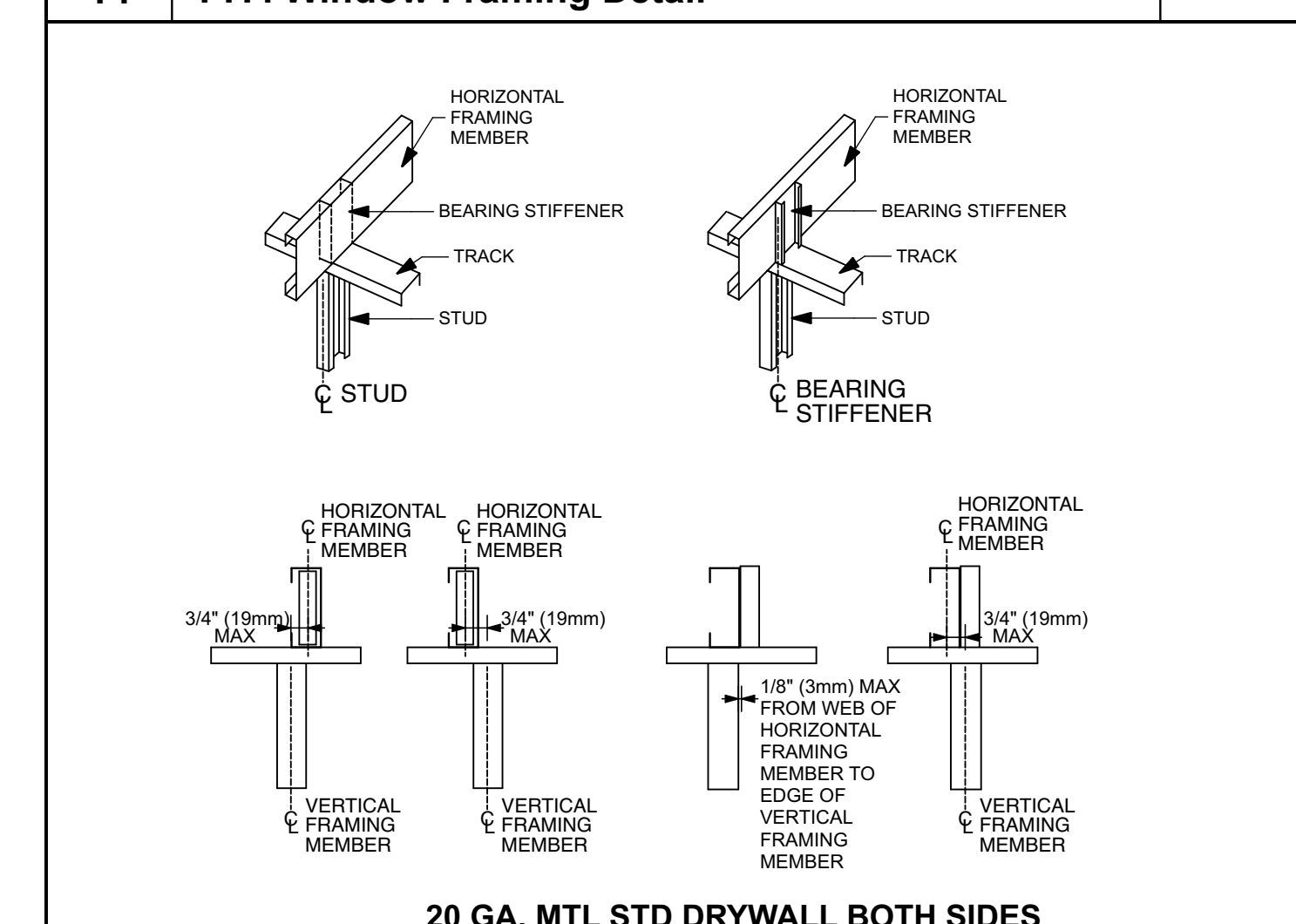
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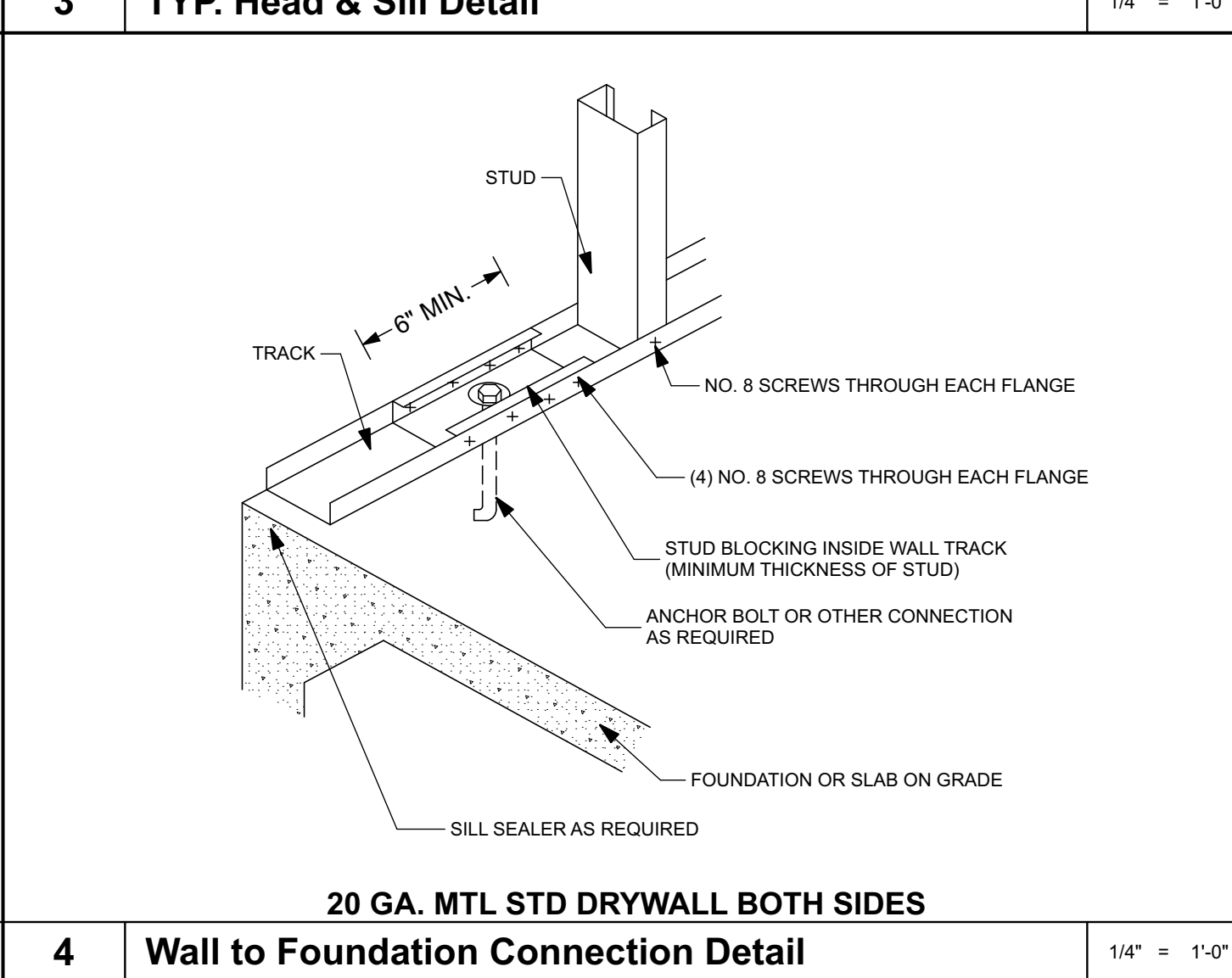
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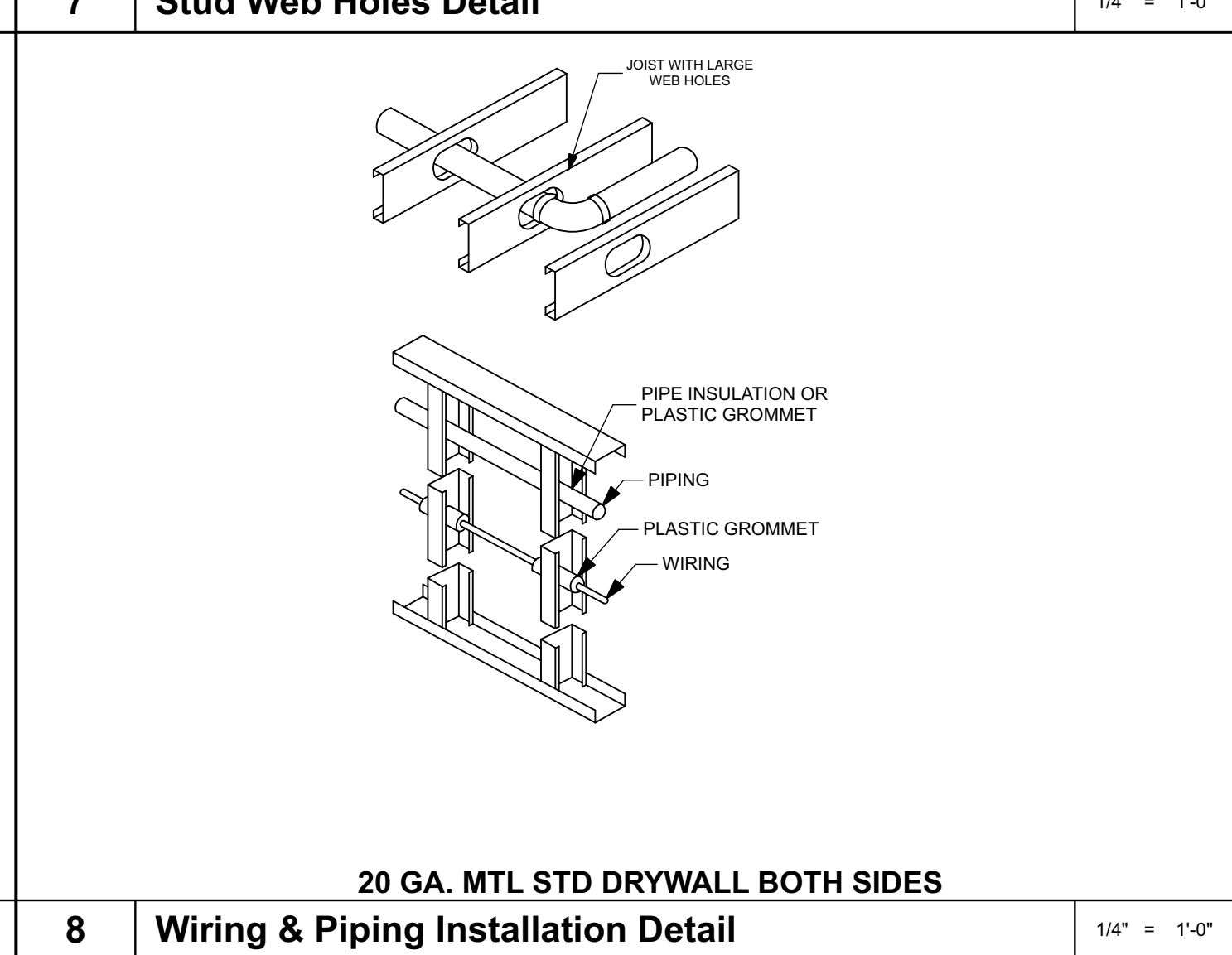
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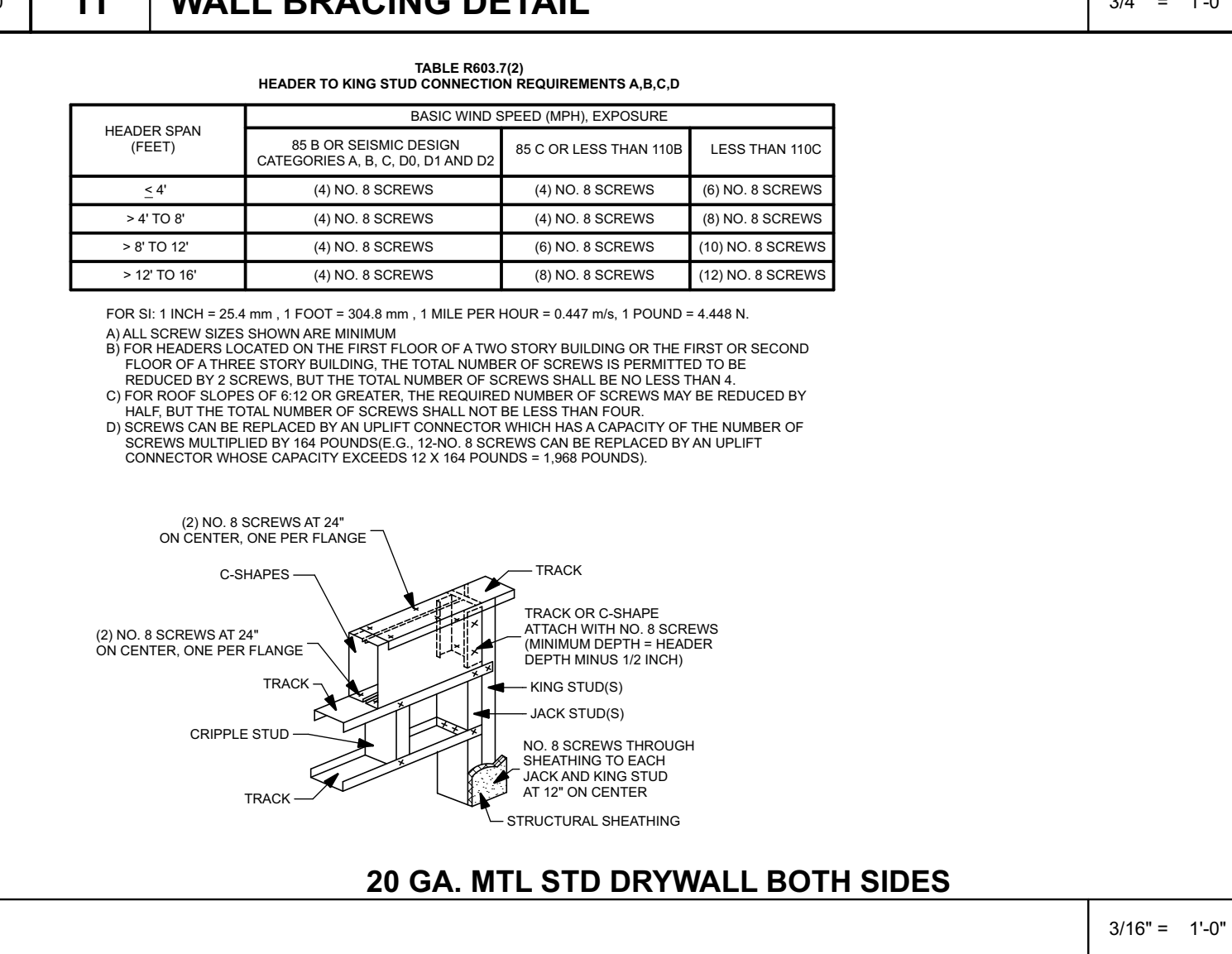
15 20 GA. MTL STD DRYWALL BOTH SIDES 3/16" = 1'-0"



4 20 GA. MTL STD DRYWALL BOTH SIDES 1/4" = 1'-0"



8 20 GA. MTL STD DRYWALL BOTH SIDES 1/4" = 1'-0"



16 20 GA. MTL STD DRYWALL BOTH SIDES 3/16" = 1'-0"

TABLE RB03.7(1)
 TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH END OF OPENING

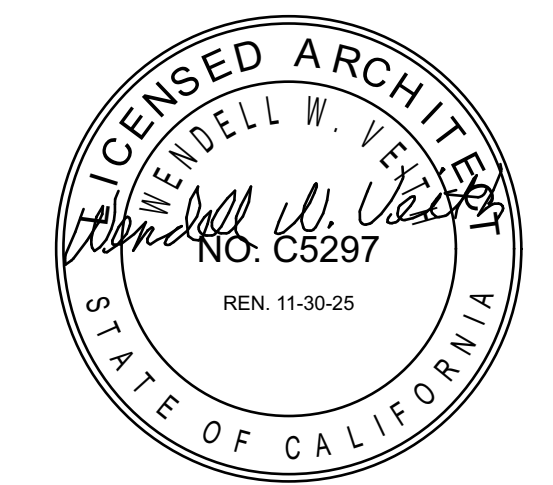
SIZE OF OPENING (FEET INCHES)	3\"/>		
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS

TABLE RB03.7(2)
 HEADER TO KING STUD CONNECTION REQUIREMENTS A,B,C,D

HEADER SPAN (FEET)	BASIC WIND SPEED (MPH) EXPOSURE		
	85 SF OR SEISMIC DESIGN CATEGORIES A, B, C, D0, D1 AND D2	85 C OR LESS THAN 110B	LESS THAN 110C
<= 4'	(4) NO. 8 SCREWS	(4) NO. 8 SCREWS	(6) NO. 8 SCREWS
> 4' TO 8'	(4) NO. 8 SCREWS	(4) NO. 8 SCREWS	(8) NO. 8 SCREWS
> 8' TO 12'	(4) NO. 8 SCREWS	(6) NO. 8 SCREWS	(10) NO. 8 SCREWS
> 12' TO 16'	(4) NO. 8 SCREWS	(8) NO. 8 SCREWS	(12) NO. 8 SCREWS

FOR SF: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 POUND = 4.448 N.
 A) ALL SCREW SIZES SHOWN ARE MINIMUM.
 B) FOR HEADERS LOCATED ON THE FIRST FLOOR OF A TWO STORY BUILDING OR THE FIRST OR SECOND FLOOR OF A THREE STORY BUILDING, THE TOTAL NUMBER OF SCREWS IS PERMITTED TO BE REDUCED BY 2 SCREWS, BUT THE TOTAL NUMBER OF SCREWS SHALL BE NO LESS THAN 4.
 C) FOR ROOF SLOPES OF 6:12 OR GREATER, THE REQUIRED NUMBER OF SCREWS MAY BE REDUCED BY HALF, BUT THE TOTAL NUMBER OF SCREWS SHALL NOT BE LESS THAN FOUR.
 D) SCREWS CAN BE REPLACED BY AN UPLIFT CONNECTOR WHICH HAS A CAPACITY OF THE NUMBER OF SCREWS MULTIPLIED BY 164 POUNDS (C. 12) AND 8 SCREWS CAN BE REPLACED BY AN UPLIFT CONNECTOR WHOSE CAPACITY EXCEEDS 12 X 164 POUNDS = 1,968 POUNDS.

16 20 GA. MTL STD DRYWALL BOTH SIDES 3/16" = 1'-0"



WENDELL W. VEITH, ARCHITECT #C5297
80-300 ULLSWATER DR., INDIO, CA. 92203
TEL. 1-760-953-4556 E-MAIL - wveith36@yahoo.com



CONSULTANTS

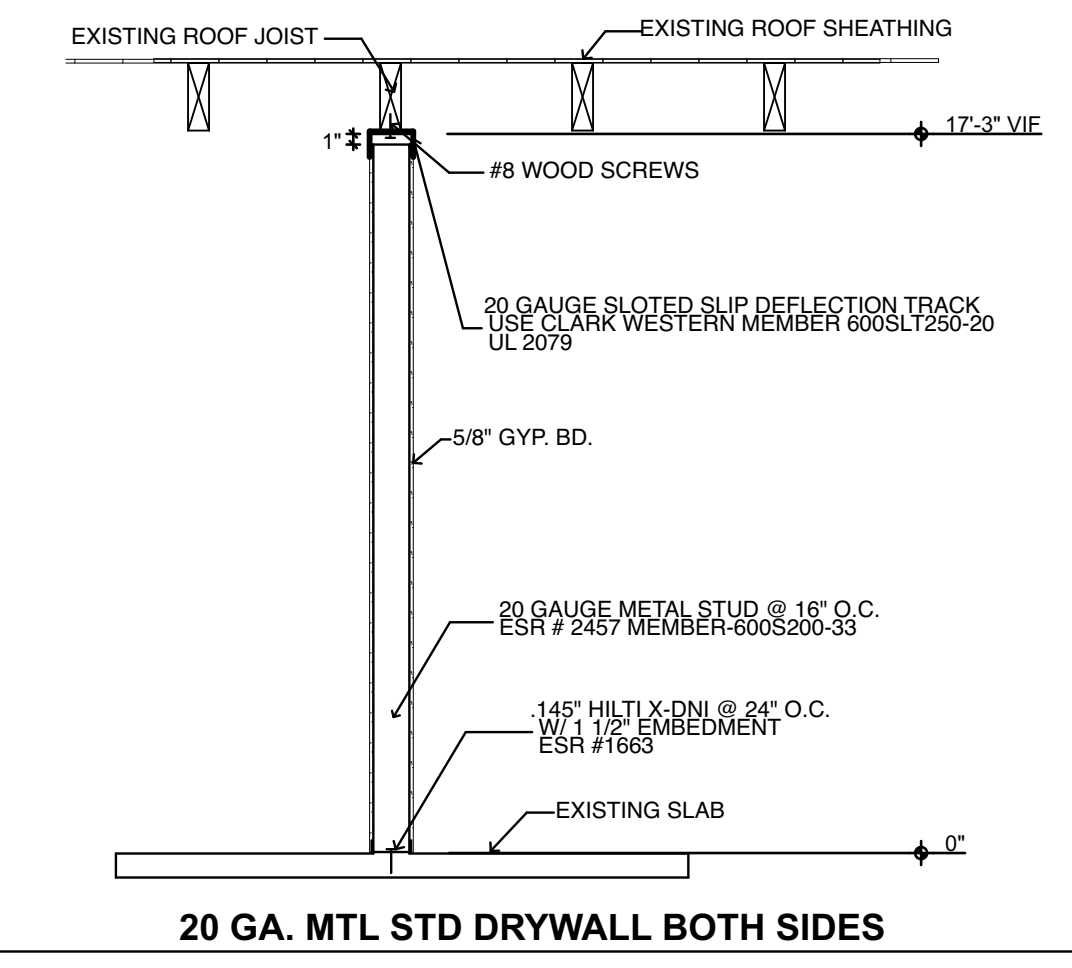
DESIGN ARCHITECT:
Wendell W. Veith
80-300 Ullswater Dr.
Indio ca. 92203
760-953-4556

MECHANICAL:
Sipovac Construction Inc.
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Palm Desert, CA 92260
760-567-2347
CSLB # 581636

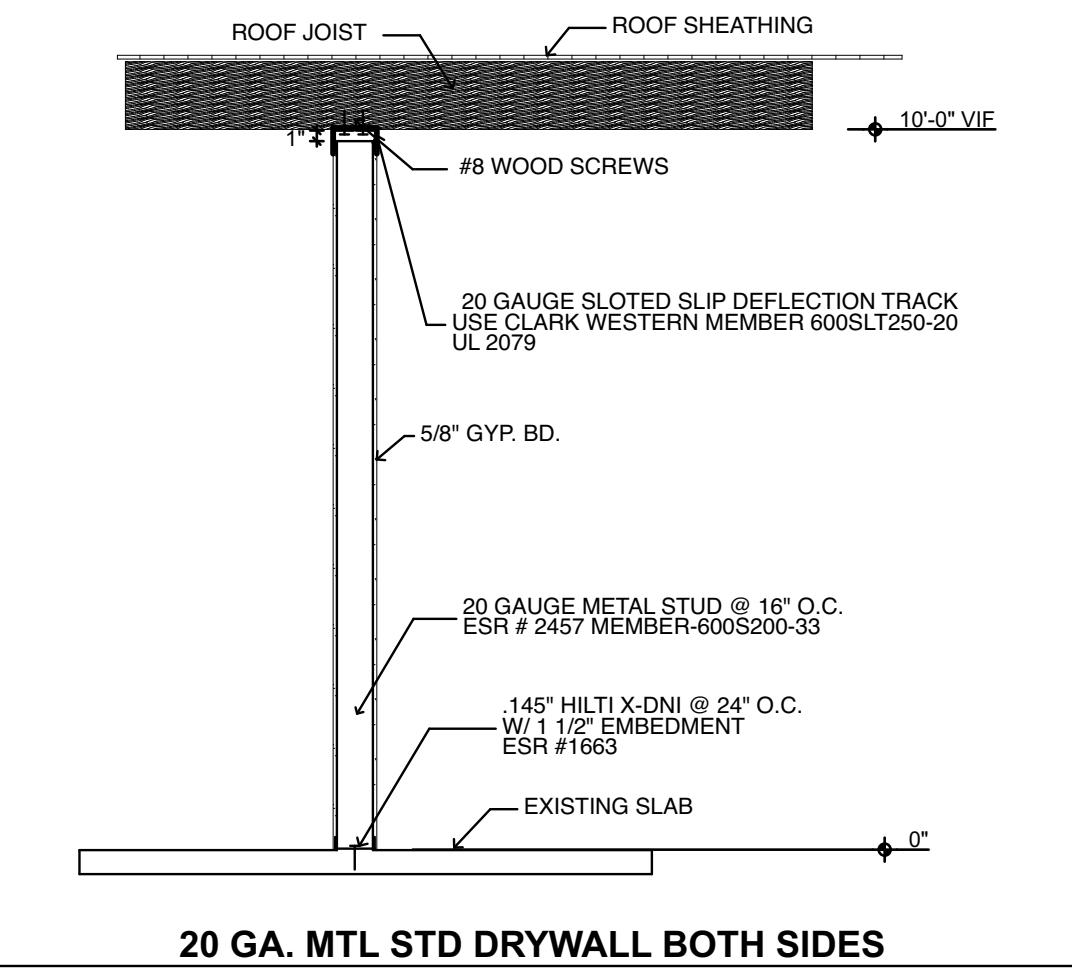
ELECTRICAL:
Sipovac Construction Inc.
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Palm Desert, CA 92260
760-567-2347
CSLB # 581636

CIVIL:
GENERAL CONTRACTOR
Parra Construction

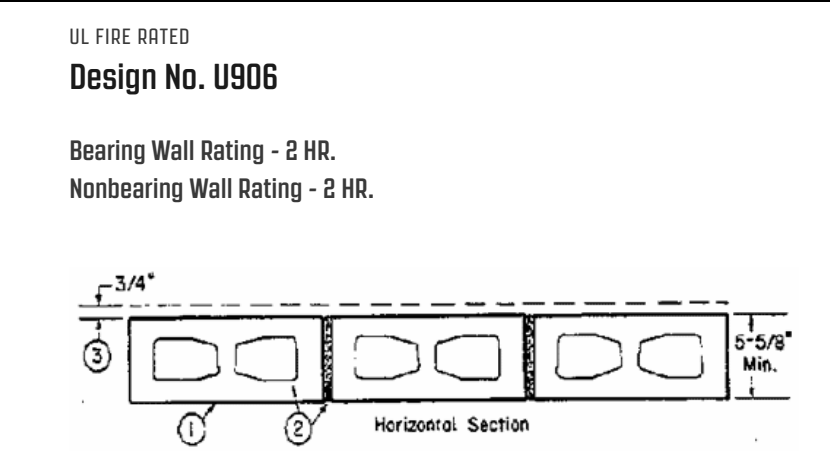
OWNER
Daniel Grubich
175 E Main St.
Morgan Hill, 95037
760-567-2347
APN # 603-310-005
LEGAL ADDRESS :
POR SEC 32 T5S R8E



1 FULL HEIGHT WALL DETAIL 3/8" = 1'-0"



2 Full Height Wall Detail 3/8" = 1'-0"



UL FIRE RATED
Design No. U906
Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.

1. **Concrete Blocks*** - Nominal 6 by 8 by 16 in., hollow or solid.
Classification D-2 (2 hr)
Anchor Concrete Products, Inc.
Florida Rock Industries, Inc.
Pine Industries Inc., d/b/a Tricon Whitcomb.
Westbrook Concrete Block Co., Inc.

2. **Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** - if used, add 1/2 hr to Classification. Attached to concrete blocks (Item 1).

4. **Foamed Plastic*** - (Optional - not shown) 1-1/2 in thick max., 4 ft wide sheathing attached to concrete blocks (Item 1).
Celotex Corp. - Type Thermax

*Bearing the UL Classification Marking

3 WCB-FireRated-U906 1:1.33

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED			
GA FILE NO. WP 3430	GENERIC	1 HOUR FIRE	40 to 44 STC SOUND
GYPSUM LATH, GYPSUM PLASTER, WOOD STUDS			
1/2" 1/2 gypsum-sand plaster applied over 3/8" plain gypsum lath applied at right angles to each side of 2 x 4 wood studs 16" o.c. with 13 gage blueed lath nails, 1 1/8" long, 0.0915" shank, 19/64" heads, 4" o.c. (LOAD-BEARING)			
		Thickness: 5 3/8"	
		Approx. Weight: 15 psf	
		Fire Test: OSU T-948, 7-17-58;	
		OSU T-1380, 7-5-60	
		Sound Test: RAL TL58-60, 8-7-58	

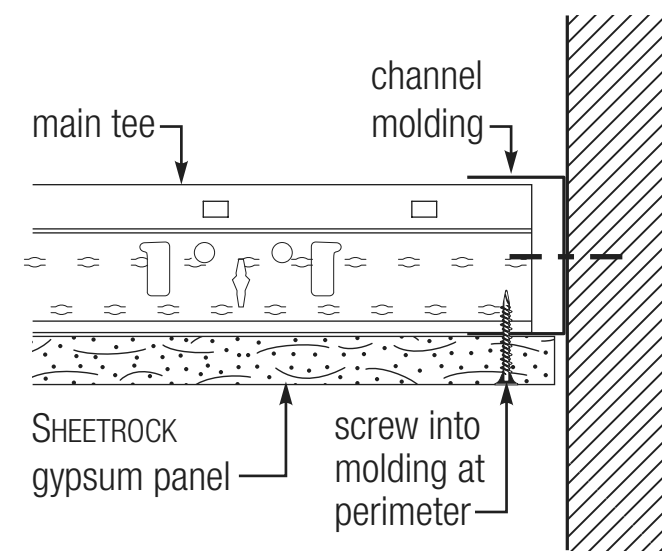
4 GA-FILE-NO-WP-3430 1' = 1'-0"

MARK	DATE	DESCRIPTION
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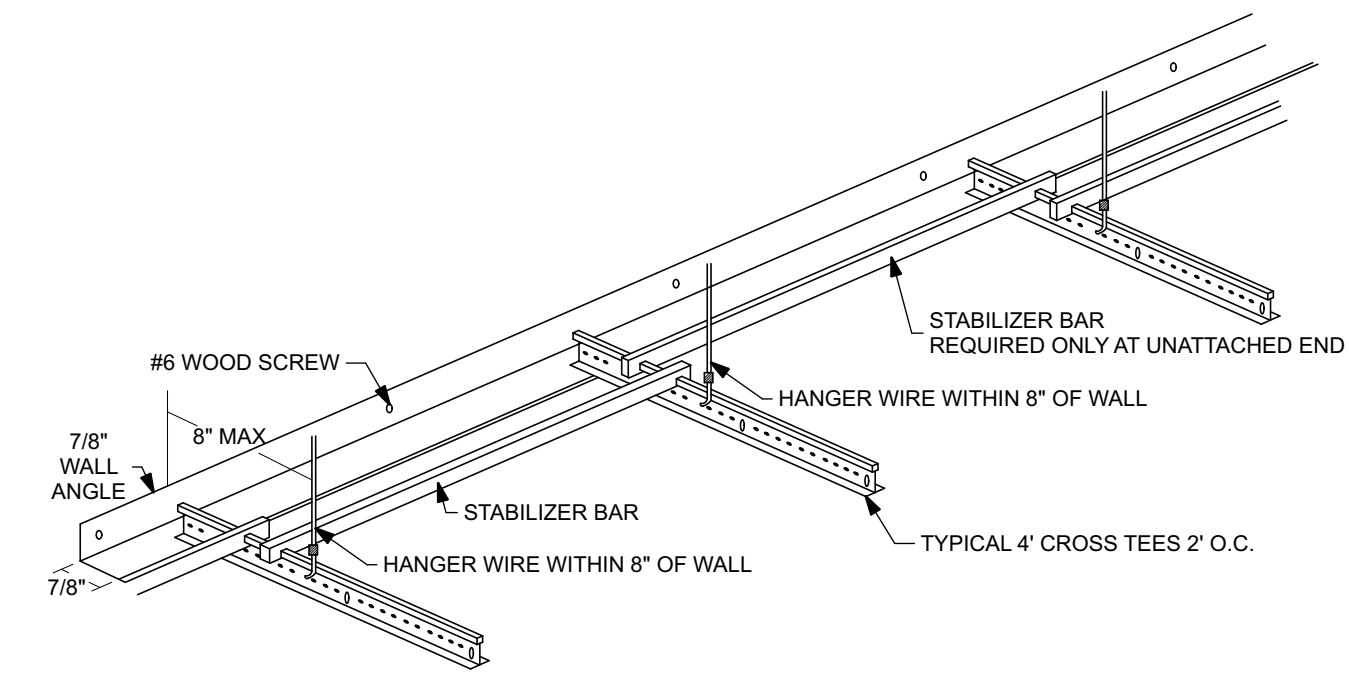
SCALE:
PROJECT NO: 03282024
MODEL FILE: VMP Event Center. 04.11.24 V27.pln
DRAWN BY: Bob Sipovac
CHK'D BY: #Contact Full Name
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SHEET TITLE
Typ. Metal Stud Detail
Thursday, August 22, 2024

HEAVY DUTY T-BAR SYSTEM



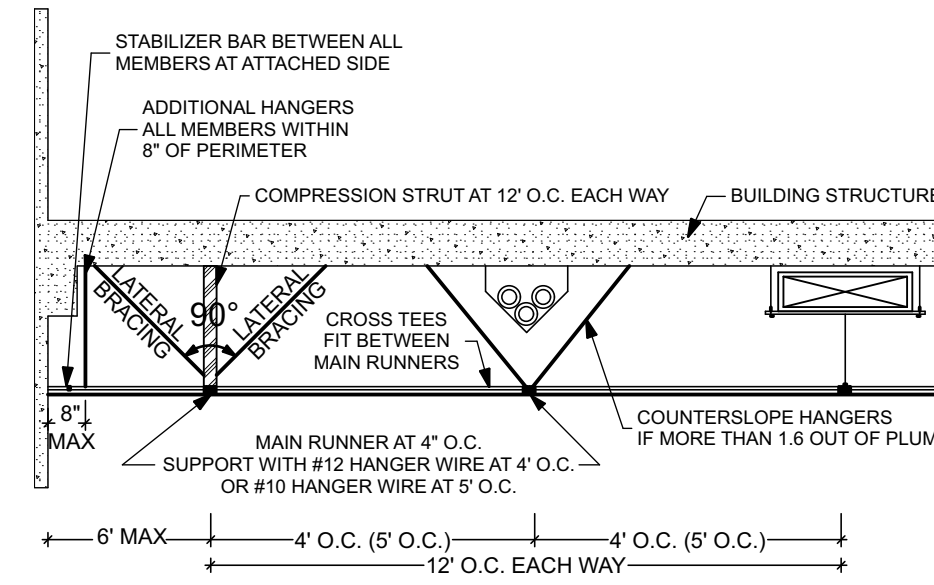
HEAVY DUTY T-BAR SYSTEM



9 Perimeter Wires and Stabilizer Bar Detail

HEAVY DUTY T-BAR SYSTEM

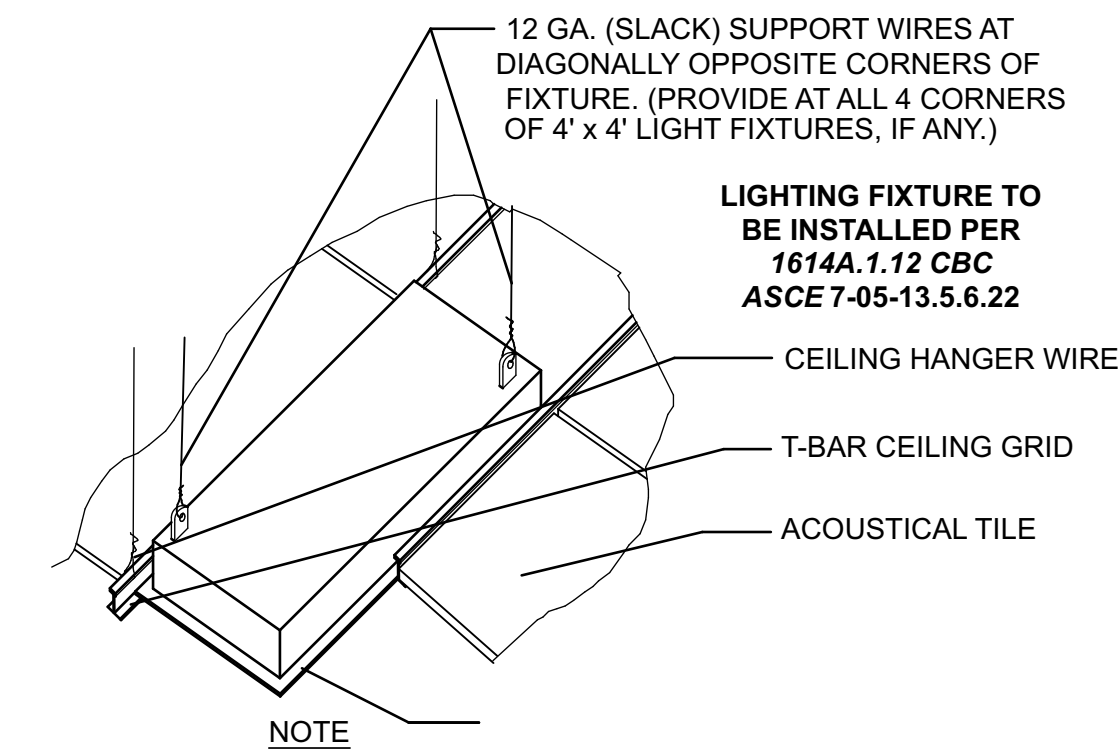
SEPARATE SUPPORT PIPES, CONDUITS, ETC. SECURE ALL HANGERS TO BUILDING STRUCTURE. TRAPEZE AROUND DUCTWORK AND OTHER LARGE CONSTRUCTIONS



5 Typ. Suspended Ceiling Installation Detail

12 GA. (SLACK) SUPPORT WIRES AT DIAGONALLY OPPOSITE CORNERS OF FIXTURE. (PROVIDE AT ALL 4 CORNERS OF 4' x 4' LIGHT FIXTURES, IF ANY.)

LIGHTING FIXTURE TO BE INSTALLED PER 1614A.1.12 CBC ASCE 7-05-13.5.6.22



NOTE
1. Luminaires in Suspended Ceiling Systems (AC184). The lighting fixtures may also be attached to the framing members with power-driven nails having a minimum shear strength of 314 lbf (1395 N) and minimum tension strength of 137 lbf (609.6 N) for a No. 20/20 gage metal-to-metal connection.

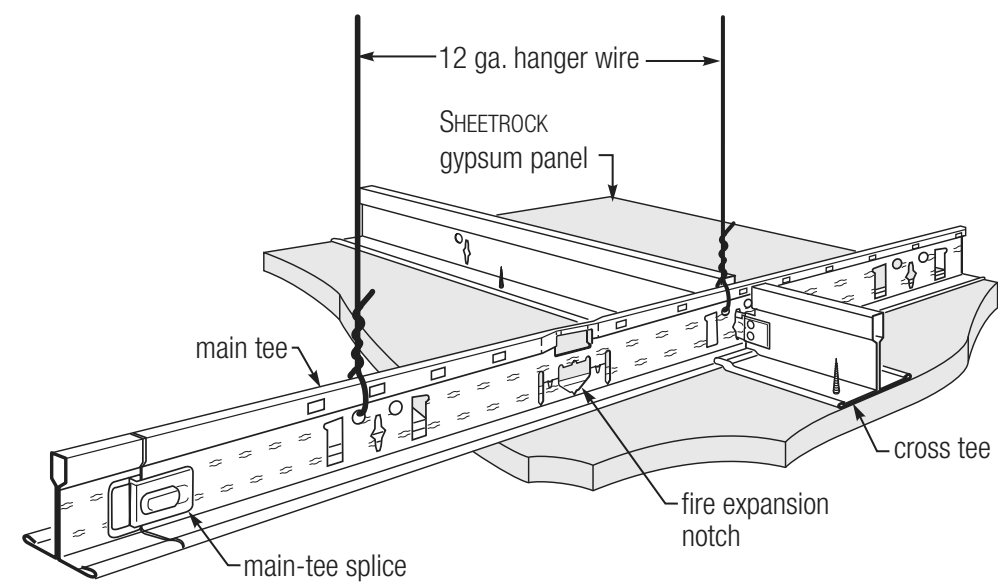
1 Light Bracing



WENDELL W. VEITH, ARCHITECT #C5297
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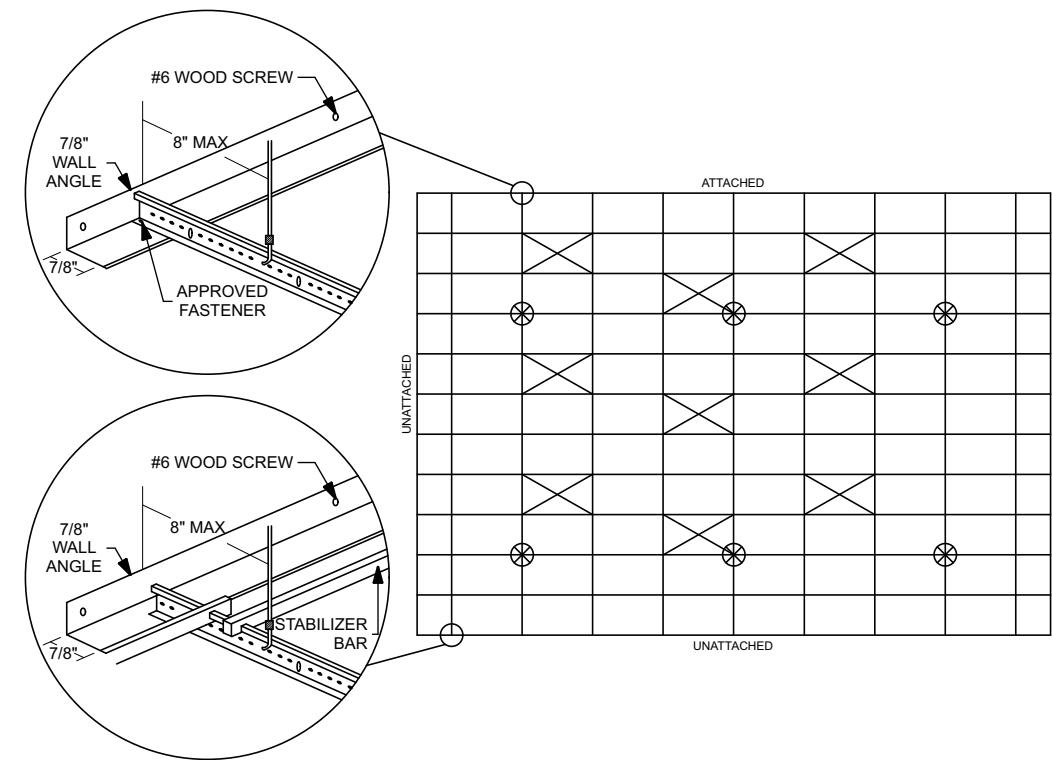


HEAVY DUTY T-BAR SYSTEM



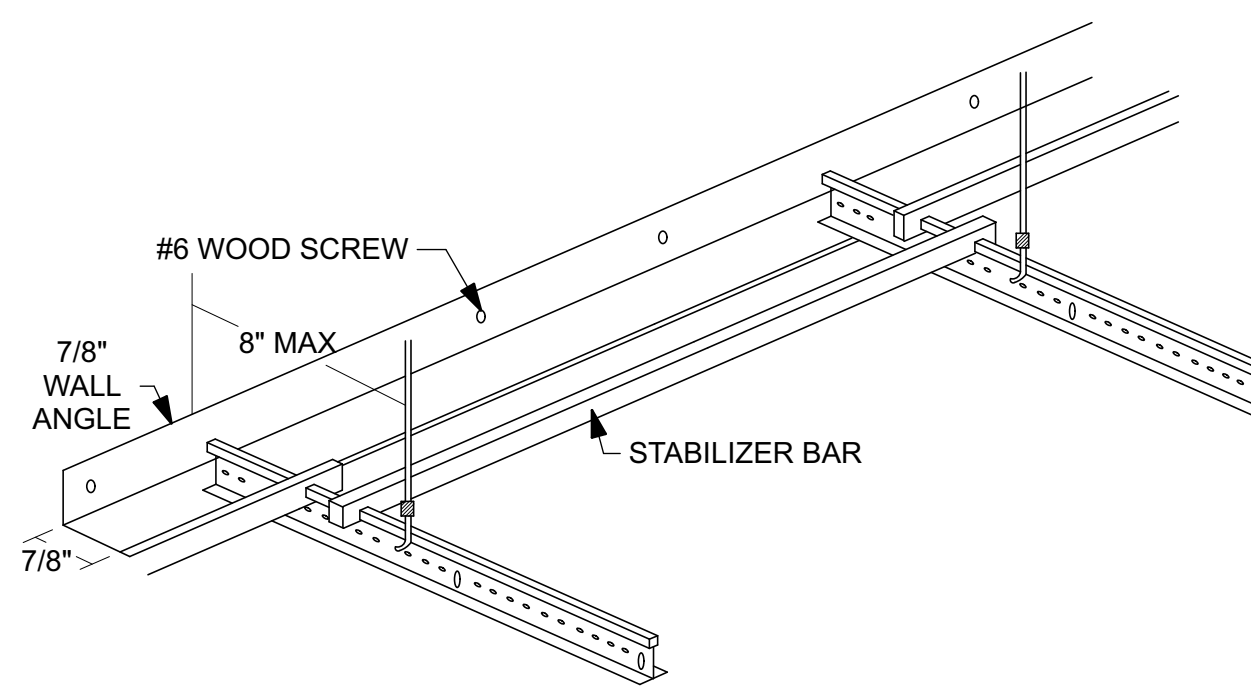
14 Ceiling Detail

HEAVY DUTY T-BAR SYSTEM



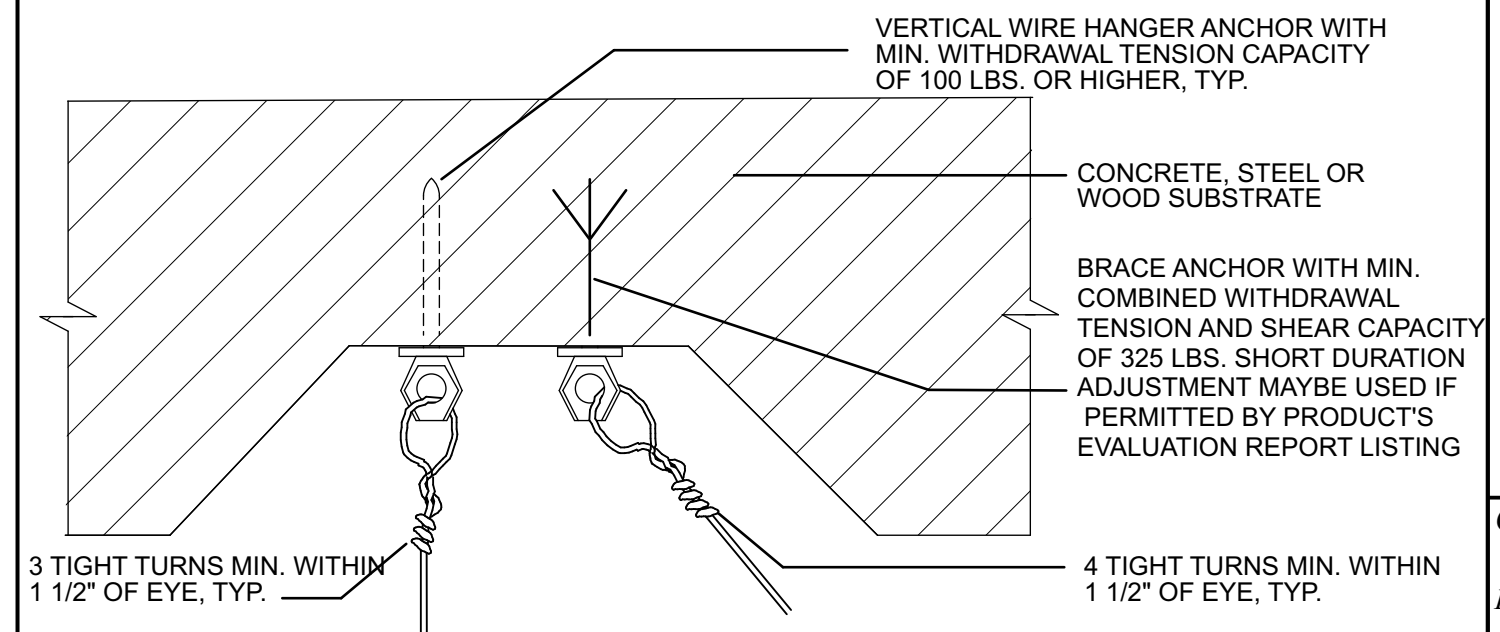
10 TYP. Ceiling Grid Layout Detail

HEAVY DUTY T-BAR SYSTEM



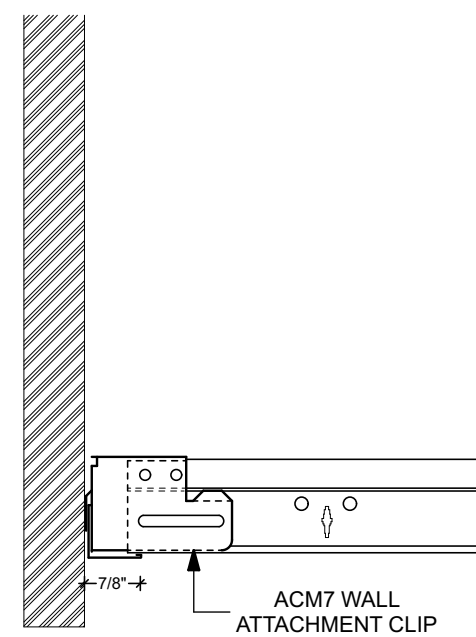
6 Unattached End of Grid Detail

HEAVY DUTY T-BAR SYSTEM



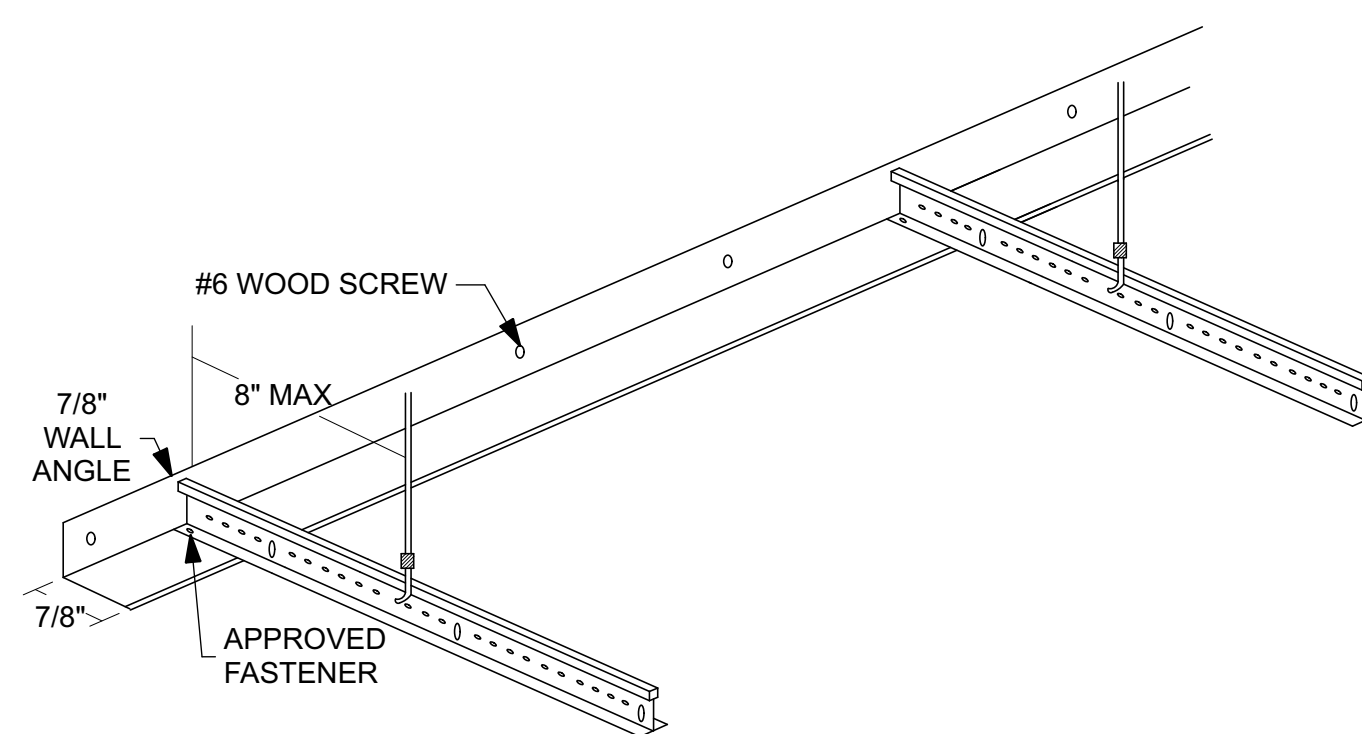
2 hanger Brace

HEAVY DUTY T-BAR SYSTEM



15 ACM7 Wall Attachment Detail

HEAVY DUTY T-BAR SYSTEM

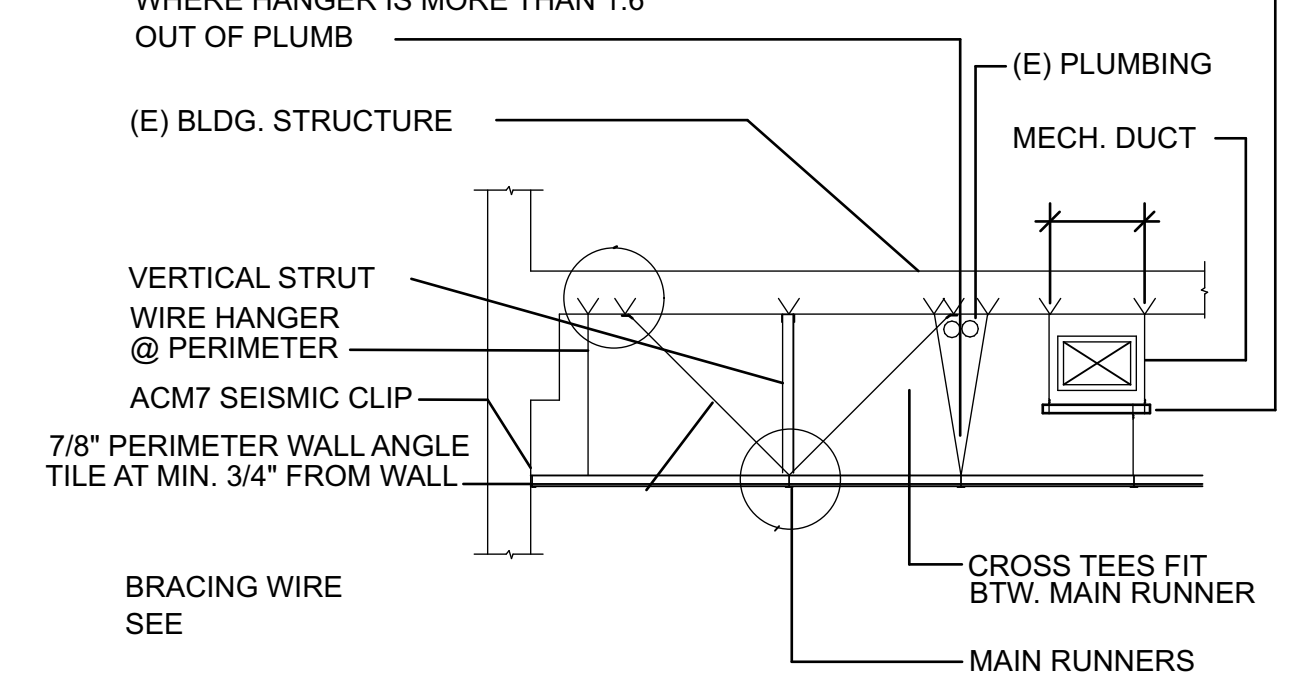


11 Susp. Ceiling Detail

SECURE ALL HANGERS TO BLDG. STRUCTURE OR PROVIDE TRAPEZE OF 2 - 1 1/4" COLD-ROLLED CHANNELS, BACK-TO-BACK @ DUCTWORK & OTHER OBSTRUCTIONS, TYP.

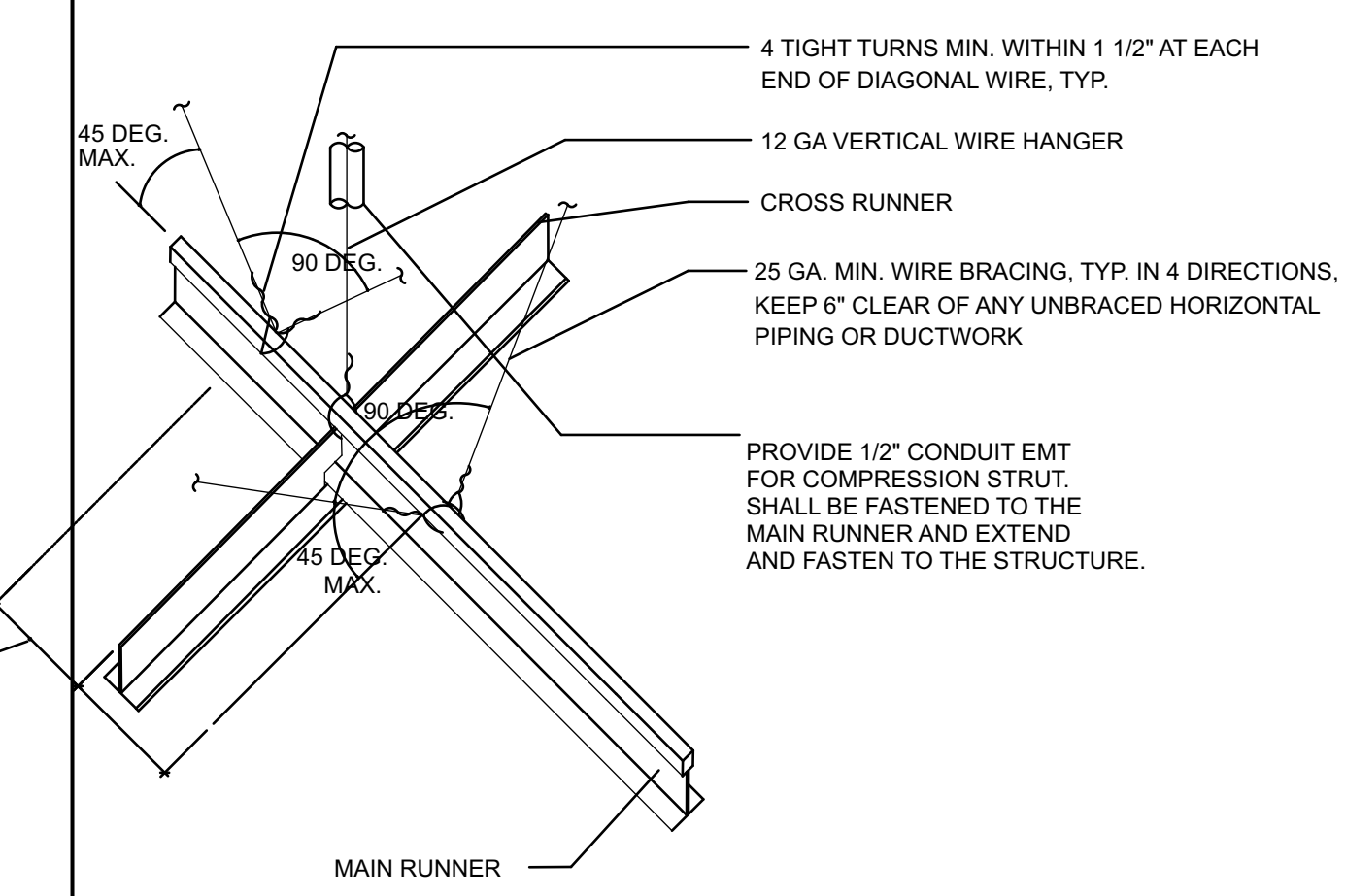
CEILING GRID TO BE HEAVY DUTY & INSTALLED PER Installed to ASTM C636 and ASTM E580

PROVIDE COUNTER SLOPE HANGERS WHERE HANGER IS MORE THAN 1:6 OUT OF PLUMB



3 T-Bar Brace

GRID SYSTEM TO BE INSTALLED PER Installed to ASTM C636 and ASTM E580



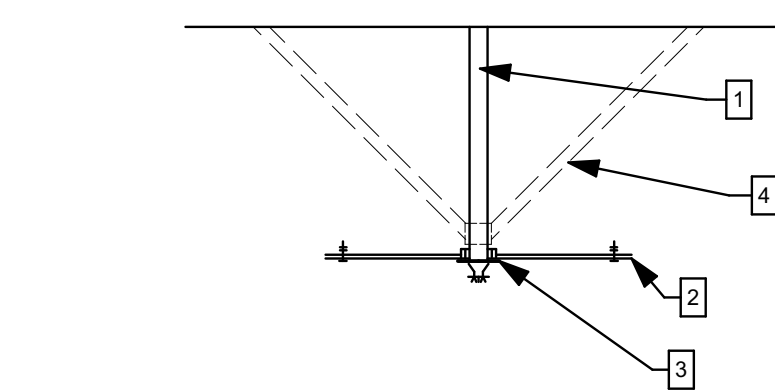
8 Susp. Ceiling Detail

IBC/25/#2 Installation Standards for Suspended Ceiling System and Lighting Fixtures Page 6 of 16 February 1, 2022

- 1) A strut shall be provided at 12 feet on-center maximum, which shall be fastened to the main runner and shall be extended and fastened to the structure. The structure attachment shall be capable of supporting the dead load of the compression strut. A strut which encapsulates a hanger wire that is attached to the main runner and the structure above need not be separately attached to the runner or the structure above.
- 2) Based on the maximum spacing of 12 feet on-center in each direction, the following strut sizes and corresponding maximum lengths may be used:

	Max. Length
1/2" diameter conduit (EMT)	5'-10"
3/4" diameter conduit (EMT)	7'-8"
1" diameter conduit (EMT)	9'-8"
Single 162S125-33 metal stud (1-5/8" x 20 gauge)	12'-0"
Back to Back 162S125-33 metal studs (1-5/8" x 20 gauge)	15'-0"
Single 250S125-33 metal stud (2-1/2" x 20 gauge)	13'-6"
Back to Back 250S125-33 metal studs (2-1/2" x 20 gauge)	15'-0"

Where utilizing a strut that is not indicated on the table above, the strut shall be capable of resisting the vertical component of 180 pounds induced by the wires.



- 1 FIRE SPRINKLER HEAD PIPING
- 2 CEILING TILE
- 3 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH CLG. TO ALLOW 1" MIN. MOVEMENT IN ALL HORIZONTAL DIRECTIONS
- 4 ALTERNATE OPTION: PROVIDE RIGID BRACING AT EACH SPRINKLER HEAD TO LIMIT LATERAL DEFLECTION

12 T-BAR PENETRATION DETAIL

CONSULTANTS:

DESIGN ARCHITECT:

Wendell W. Veith
80-300 Ullswater Dr.
Indio ca. 92203
760-953-4556

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CIVIL:

GENERAL CONTRACTOR:

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APN # 603-310-005
LEGAL ADDRESS:
POR SEC 32 T5S R8E

MARK DATE DESCRIPTION

SCALE:

PROJECT NO: 03282024
MODEL FILE: VMP Event Center. 04.11.24 V27.pln
DRAWN BY: Bob Sipovac
CHK'D BY: #Contact Full Name
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SHEET TITLE

T-Bar Ceiling Details

Thursday, August 22, 2024

A-112

SHEET 18 OF 25

CONSULTANTS

ENGINEERING:

#Structural Engineering

MECHANICAL:

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MARK	DATE	DESCRIPTION
	05/10/24	

SCALE:
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SHEET TITLE
Elec. General Notes

Thursday, August 22, 2024

E-1

SHEET 19 OF 25

ELECTRICAL SYMBOLS LEGEND

GENERAL

SYMBOL	DESCRIPTION
---	EXISTING
--	REMOVE
---	NEW WORK
---	HIDDEN OR BURIED
3	KEYED NOTE
3	ELECTRICAL EQUIPMENT DESIGNATION (SEE SCHEDULE)
5	FEEDER SIZE DESIGNATION (SEE LEGEND)
5	NAMEPLATE DESIGNATION (SEE SCHEDULE)

ABBREVIATIONS

ABBREV.	DEFINITION
A	AMPS
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
EGC	EQUIPMENT GROUNDING CONDUCTOR
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
FLA	FULL LOAD AMPS
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSEPOWER
IMC	INTERMEDIATE METAL CONDUIT
KVA	KILOVOLT AMPS
KW	KILOWATT
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NEC	NATIONAL ELECTRIC CODE
P	POLE
PH	PHASE
PVC	POLYVINYL CHLORIDE
RMC	RIGID METAL CONDUIT
SSBJ	SUPPLY SIDE BONDING JUMPER
SWBD	SWITCHBOARD
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTAGE
VAV	VARIABLE AIR VOLUME
W	WIRE
WI	WITH
WP	WEATHERPROOF

LIGHTNING PROTECTION

SYMBOL	DESCRIPTION
⊙	STRIKE TERMINATION DEVICE
⊗	GROUND ROD

RACEWAY & CONDUCTORS

SYMBOL	DESCRIPTION
→	HOME RUN (ARROWHEADS INDICATE # OF CIRCUITS)
⊥	CIRCUIT
⊥	NEUTRAL
⊥	SWITCHED
⊥	LINE
⊥	EGC
—	CONDUIT CAP
B B	BUSWAY
W W	WIREWAY

DEVICES

SYMBOL	DESCRIPTION
⊗	DUPLEX RECEPTACLE USE "X" TO DESIGNATE DEVICE. TYPICAL OF MOST RECEPTACLES GFCI = GFCI RATED GFCI-P = GFCI PROTECTED WP = WEATHERPROOF (IN-USE COVER WG = WEATHERPROOF & GFCI +84 = NON-STANDARD MOUNTING HEIGHT. NUMBER INDICATES INCHES AFF
⊗	SINGLE RECEPTACLE
⊗	DOUBLE DUPLEX RECEPTACLES
⊗	DUPLEX RECEPTACLE, SPLIT WIRED
⊗	SPECIAL PURPOSE RECEPTACLE. USE SUBSCRIPT TO IDENTIFY TYPE ON PLANS
⊗	FLOOR MOUNTED RECEPTACLE
⊗	MULTI OUTLET ASSEMBLY
J	JUNCTION BOX
J	JUNCTION BOX, WALL MOUNTED
P	PHOTOCELL
S	SPEAKER, CEILING MOUNTED
S	SPEAKER, WALL MOUNTED
T	THERMOSTAT
⊥	FUSIBLE SAFETY SWITCH (NUMBERS INDICATE FUSE/SWITCH SIZES)
60	NON-FUSIBLE SAFETY SWITCH (NUMBER INDICATES SWITCH SIZE)
2/30	ELECTRICAL STARTER COMBINATION WITH DISCONNECT 2 = NEMA STARTER SIZE 30 = CIRCUIT BREAKER OR DISCONNECT SWITCH SIZE
2	ELECTRICAL STARTER OR MOTOR CONTROLLER 2 = NEMA STARTER SIZE
T	TRANSFORMER
PP-A	SWITCHBOARD, POWER PANELBOARD
LP-1	LIGHTING PANELBOARD
12,700A	MAXIMUM AVAILABLE FAULT CURRENT

LIGHTING

SYMBOL	DESCRIPTION
\$	SWITCH, SINGLE POLE USE "X" TO DESIGNATE DEVICE. TYPICAL OF MOST SWITCHES 2 = DOUBLE POLE 3 = THREE WAY 4 = FOUR WAY K = KEY OPERATED OS = OCCUPANCY SENSING a = LOWERCASE SUBSCRIPT DESIGNATES CONTROL OF PARTICULAR LOADS
A	LUMINAIRE, TROFFER (2'x4') a = FIXTURE TYPE 1 = CIRCUIT NUMBER b = SWITCH CONTROLLING
A	LUMINAIRE WITH BATTERY
A	LUMINAIRE, TROFFER (2'x2')
A	LUMINAIRE, STRIP (1'x4')
A	LUMINAIRE, WALL MOUNTED
A	LUMINAIRE, CEILING MOUNTED
⊙	LIGHT POLE WITH LUMINAIRE
⊙	UNIT EQUIPMENT FOR EGRESS LIGHTING
⊙	EXIT LUMINAIRE, CEILING MOUNTED - SHADED SIDE INDICATES FACE SIDE. PROVIDE DIRECTIONAL ARROWS AS INDICATED ON PLANS
⊙	EXIT LUMINAIRE, WALL MOUNTED

SINGLE-LINE DIAGRAM

SYMBOL	DESCRIPTION
300/400	CIRCUIT BREAKER (TRIP / FRAME)
1000/1800	DRAWOUT CIRCUIT BREAKER (TRIP / FRAME)
300/400	BUS PLUG CIRCUIT BREAKER (TRIP / FRAME)
7	MOTOR CIRCUIT PROTECTOR
300A	DISCONNECT SWITCH (NUMBER INDICATES AMPERAGE RATING)
300A	FUSE (NUMBER INDICATES AMPERAGE RATING)
1000/1800	MEDIUM VOLTAGE DRAWOUT CIRCUIT BREAKER (TRIP / FRAME)
TR-1	TRANSFORMER (DELTA-WYE W/BONDING JUMPER)

SINGLE-LINE DIAGRAM

SYMBOL	DESCRIPTION
TR-1	TRANSFORMER (DELTA-WYE W/BONDING JUMPER)
VFD	VARIABLE FREQUENCY DRIVE
2	MOTOR (NUMBER INDICATES HORSEPOWER)
300A/300A	PANELBOARD WITH MAIN CIRCUIT BREAKER
225A MLO	PANELBOARD WITH MAIN LUGS ONLY
LP-1	LIGHTING PANELBOARD
⊕	HEATER
⊕	GROUND
G	GENERATOR
3	POTENTIAL TRANSFORMER (NUMBER INDICATES QUANTITY)
3000/5	CURRENT TRANSFORMER (NUMBERS INDICATE RATIO AND QUANTITY)
AS	AMMETER SWITCH
VS	VOLTMETER SWITCH
A	AMMETER
V	VOLTMETER
KW	KILOWATT METER
N	TRANSFER SWITCH
K	KEY INTERLOCK (NUMBER INDICATES KEY ID)
+	BATTERY
—	SURGE ARRESTOR
SPD	SURGE PROTECTIVE DEVICE
CR	CONTROL RELAY (NUMBER INDICATES RELAY ID)

- GENERAL NOTES**
- PERFORM INSTALLATION IN ACCORDANCE WITH THE 2022 CEC, NATIONAL ELECTRICAL CODE (NEC), AND THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
 - EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) WHEN REQUIRED BY THE NEC OR IF IT CONTAINS A VOLTAGE THAT IS GREATER THAN 50VAC OR 100VDC.
 - FOR ELECTRICAL EQUIPMENT THAT CONTROLS OR SWITCHES 480 VOLT POWER CIRCUITS, THE CONTACTS THAT CONTROL OR SWITCH THE POWER MUST BE RATED AT 600 VOLTS. THIS INCLUDES, BUT IS NOT LIMITED TO, CIRCUIT BREAKERS, MOTOR STARTERS, DISCONNECTS, TRANSFER SWITCHES.
 - ROUTE RACEWAYS TO SUIT EQUIPMENT AND BUILDING STRUCTURE. LIMIT THE USE OF EMT TO AREAS WHERE IT WILL NOT BE SUBJECT TO PHYSICAL DAMAGE OR CORROSION. USE IMC, PVC, OR RMC FOR WORK EMBEDDED IN CONCRETE. USE IMC OR RMC FOR WORK EXPOSED TO PHYSICAL DAMAGE. USE MINIMUM 3/4 INCH CONDUIT EXCEPT AS FOLLOWS: 1/2" CONDUIT MAY BE USED FOR CONTROL CIRCUITS; 3/8" FLEXIBLE METAL CONDUIT MAY BE USED TO CONNECT LIGHT FIXTURES IN SUSPENDED CEILINGS. USE LIQUID-TIGHT FLEXIBLE METAL CONDUIT FOR FLEXIBLE CONNECTIONS TO EQUIPMENT IN MECHANICAL ROOMS OR OUTDOORS.
 - NEW BRANCH CIRCUITS SHALL BE LABELED AT THE ORIGINATING PANELBOARD, ON THE PANELBOARD LEGEND. THEY SHALL BE ALSO LABELED AT THE LOAD END ON THE RECEPTACLE, LIGHT SWITCH, OR THE PIECE OF EQUIPMENT (E.G. MOTOR STARTER, SAFETY SWITCH).
 - RACEWAY PENETRATIONS THROUGH WALLS AND/OR FLOORS SHALL BE SEALED APPROPRIATELY WITH AN APPROVED SEALANT. IF THE PENETRATION IS THROUGH A FIRE-RATED ASSEMBLY, IT MUST HAVE A NRTL LISTED FIRE SEAL WITH A STATEMENT OF SPECIAL INSPECTION.
 - INTERNAL RACEWAY SEALS FOR WATER, TEMPERATURE, AND/OR RADIOLOGICAL SHALL BE IDENTIFIED FOR USE WITH THE CONDUCTOR OR CABLE INSULATION.
 - ELECTRICAL DRAWINGS ARE CONSIDERED DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND SYSTEMS. COORDINATE ROUGH-IN REQUIREMENTS AND INSTALLATION REQUIREMENTS WITH OTHER TRADES.
 - ALL BRANCH CIRCUIT WIRING, RACEWAY, AND FEEDERS SHALL BE INSTALLED CONCEALED BEHIND BUILDING FINISHES UNLESS OTHERWISE NOTED.
 - PROVIDE ALL NECESSARY ANGLES, CHANNELS, SLOTTED CHANNEL, AND SUPPORTS, AS REQUIRED TO ADEQUATELY SUPPORT ELECTRICAL RACEWAYS AND ASSOCIATED EQUIPMENT IN A MANNER THAT DOES NOT OVERLOAD THE BUILDING STRUCTURAL SYSTEM.
 - THE NEC SIZE REQUIREMENTS FOR PULL BOXES, JUNCTION BOXES, AND CONDUIT BODIES ARE AS FOLLOWS:
13.1. USE 3/4" FOR CONDUCTORS 6 AWG AND SMALLER.
13.2. USE 1" FOR CONDUCTORS 4 AWG AND LARGER.

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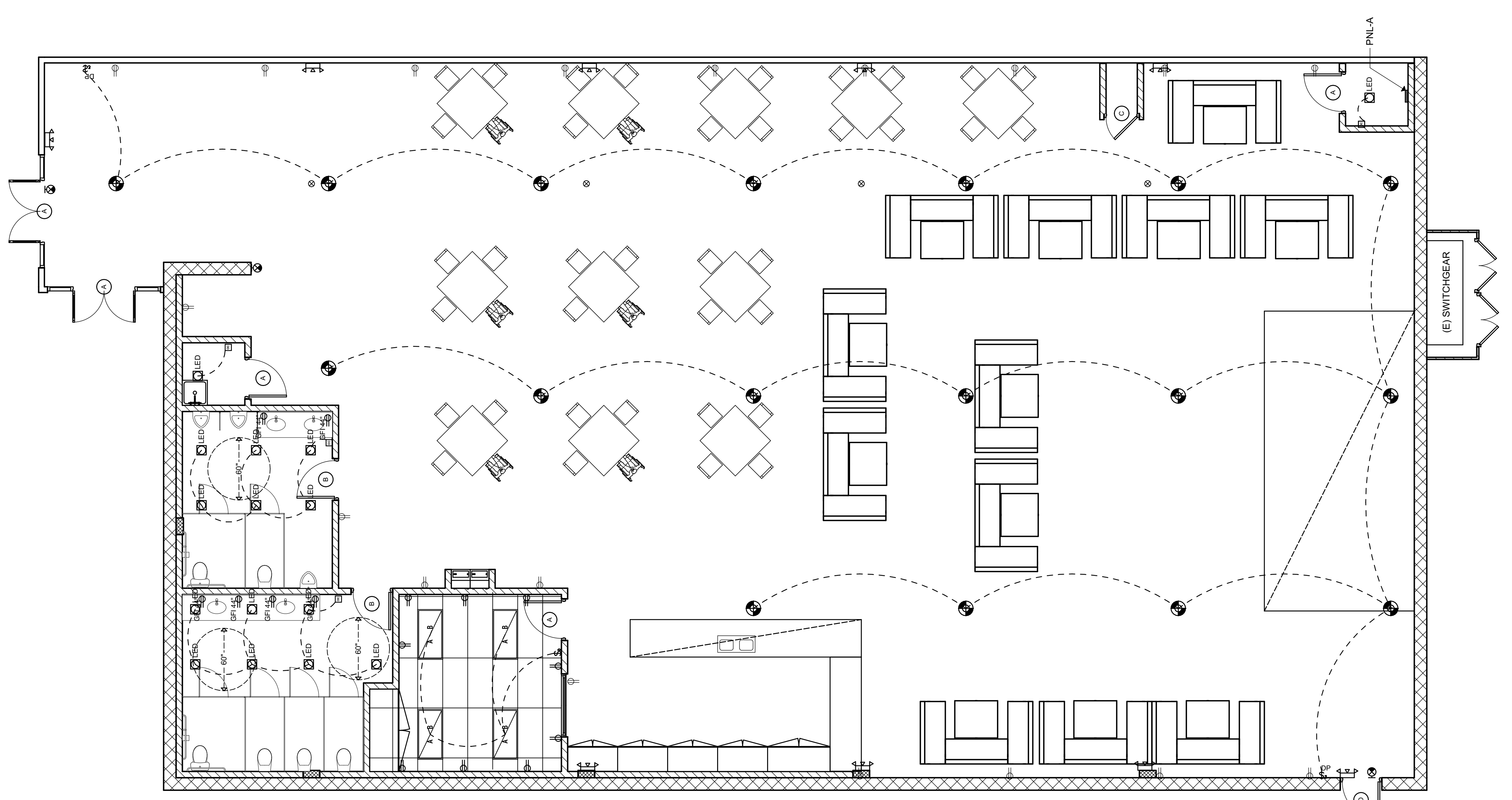
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LEGAL ADDRESS :
POR SEC 32 TSS R8E



Equipment & lighting schedule

Item	QTY	EQUIPMENT	NEW/ EXIST/	MFG	MODEL	DIMENSIONS w x d x h	GAS	BTU	ELECTRIC	WATTAGE	HOT WATER	COLD WATER	DIRECT WASTE	INDIR CT	INDRE
1	17	LED HIGH BAY LIGHTS	N	PLT SOLUTIONS	PT-11906 100W HALO LED	14" x 14" x 8.5"			120v/60/1	100					
2	14	RECESSED LED CAN	N	HALO	HALO H750ICAT 6IN LED	6.8" x 6.8" x 2.8"			120v/60/1	12					
3	8	EMERGENCY LIGHTS	N	LITHONIA	EUP LED M12	14" x 3.5" x 3.5"			120v/60/1	1.8					
4	1	ELEC. W/H	N	AO SMITH	DEL-50	6" x 9.5" x 2.8"			120v/60/1	4500					
5	2	EXIT LIGHTS	N	LITHONIA	LRP EL N	13" x 4" x 3"			120v/60/1	2.3					
6	4	4X4 TROFFER LIGHTS	N	LITHONIA	TWP LED ALO 50K	16" X 15" X 8"			120v/60/1	11					

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS

INTENDED USE — Suitable for architectural applications where aesthetics and superior performance are required.

CONSTRUCTION — High-poly, injection-molded virgin acrylic panels, ultrasonically welded to eliminate visible hardware. Grooved depth of molded letters provides uniform light distribution on graphics. Standard housing finish is brushed aluminum.

Precision-molded, textured letters — 6" high with 3/4" stroke, with 100 ft viewing distance rating, based upon UL924 standard. Chevron indicator direction must be specified.

Recessed rough-in section constructed of 20-gauge, die-formed galvanized steel. Extruded aluminum housing trim mounts flush onto wall or ceiling.

ELECTRICAL — Sealed, maintenance-free nickel-cadmium battery delivers 90-minute capacity to lamp. Constant-current series charger, 24-hour recharge after 90-minute discharge.

Recessed battery connector simplifies installation and maintenance; prevents charger damage due to improper connection.

OPTICS — LEDs mounted on printed circuit board. The typical life of the exit LED lamp is 10 years. Low energy consumption — only 2.3W for 120V single-face red sign, 1.7W for 120V single-face green sign.

INSTALLATION — Recessed-mount — rough-in section for back, ceiling or end-mounting. Fix into maximum wall or ceiling opening 13-5/8" L x 4-1/2" W x 3-1/8" D.

Adjustable T-bar hangers adapt mounting tray for mounting in suspended ceilings or variable-size framed openings. Trim ring has 3/4" variable depth adjustment to ensure flush fit against surface of wall or ceiling.

Plug-in wire connectors and self-cleaning mounting screw for mounting panels into rough-in section.

LISTINGS — UL listed, Non-K, recessed mounting, Meets UL 924, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards, and State of Minnesota requirements for less than 20W energy consumption, NEMA Premium certified.

WARRANTY — 5-year limited warranty, including lamps. Complete warranty terms located at www.sipovac.com/customerresources/terms_and_conditions.asp

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

ORDERING INFORMATION For shortest lead times, configure products using bidded options. **Example:** LRP 1 RMR LA 120/277 EL N

Family	Mounting color	Number of faces	Letters/background	Directional indicator	120/277
LRP LED	(blank) Brushed aluminum	1 Single face	PM Red on white	(blank) None	120/277 Dual voltage
	White	2 Double face	BC Red on clear (single face only)	LA Left?	
	B Black		BMR Red on mirror (simulates clear background for double-face only)	RA Right?	
	BZ Bronze		GW Green on white	LRA Left and right	
	IS Polished brass		GC Green on clear (single face only)	DM Double face?	
	U Unfinished		GMR Green on mirror (simulates clear background for double-face only)		

Emergency operation	Mounting	Item type	Options*
EL N Nickel-cadmium battery	(blank) Ceiling or back mount	(blank) Complete exit panel and rough-in section	F1 Fire alarm interface?
	EM Recessed end mount	PNL Panel assembly only	F Flashing emergency operation (see flash/second?)
			FA Flashing emergency operation and intermittent audible alarm

Accessories Order as separate items:**

ELA R1RS 120/277 EL N	Single-face, red LED emergency rough-in section
ELA G1RS 120/277 EL N	Single-face, green LED emergency rough-in section
ELA R2RS 120/277 EL N	Double-face, red LED emergency rough-in section
ELA G2RS 120/277 EL N	Double-face, green LED emergency rough-in section

Notes:

- See chart back for more information.
- Only available with single face.
- Only available with double face.
- When ordering rough-in separately, all options must be included with rough-in nomenclature. Example: ELA R1RS 120/277 EL N/A.
- Check off w/h to include with back.
- Rough-in supplied standard with red unless PNL suffix is specified. Order separately only if needed for easy installation.

1 EXIT LIGHTING

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS

INTENDED USE — Suitable for emergency lighting applications such as stairways and hallways.

CONSTRUCTION — Injection-molded, flame-retardant, high-impact, thermoplastic housing with snap-fit design components with LED lamps for easy installation. Universal J box pattern, back and panel arrangement fulfill range of lamp adjustment.

OPTICS — The typical life of the LED is 10 years. Two 1.8W LED lamps for emergency light.

ELECTRICAL — Dual-voltage input: 120V or 277V AC. Emergency unit provided with test switch, status indicator and rechargeable battery. Maintenance-free nickel-cadmium battery provides 90 minutes of emergency power.

LISTINGS — UL Listed, Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. Dump location 32" to 127" (8" to 30") listed standard.

WARRANTY — Features are covered by Lithonia Lighting 5-year warranty against mechanical defects in manufacture. Complete warranty terms located at www.sipovac.com/customerresources/terms_and_conditions.asp

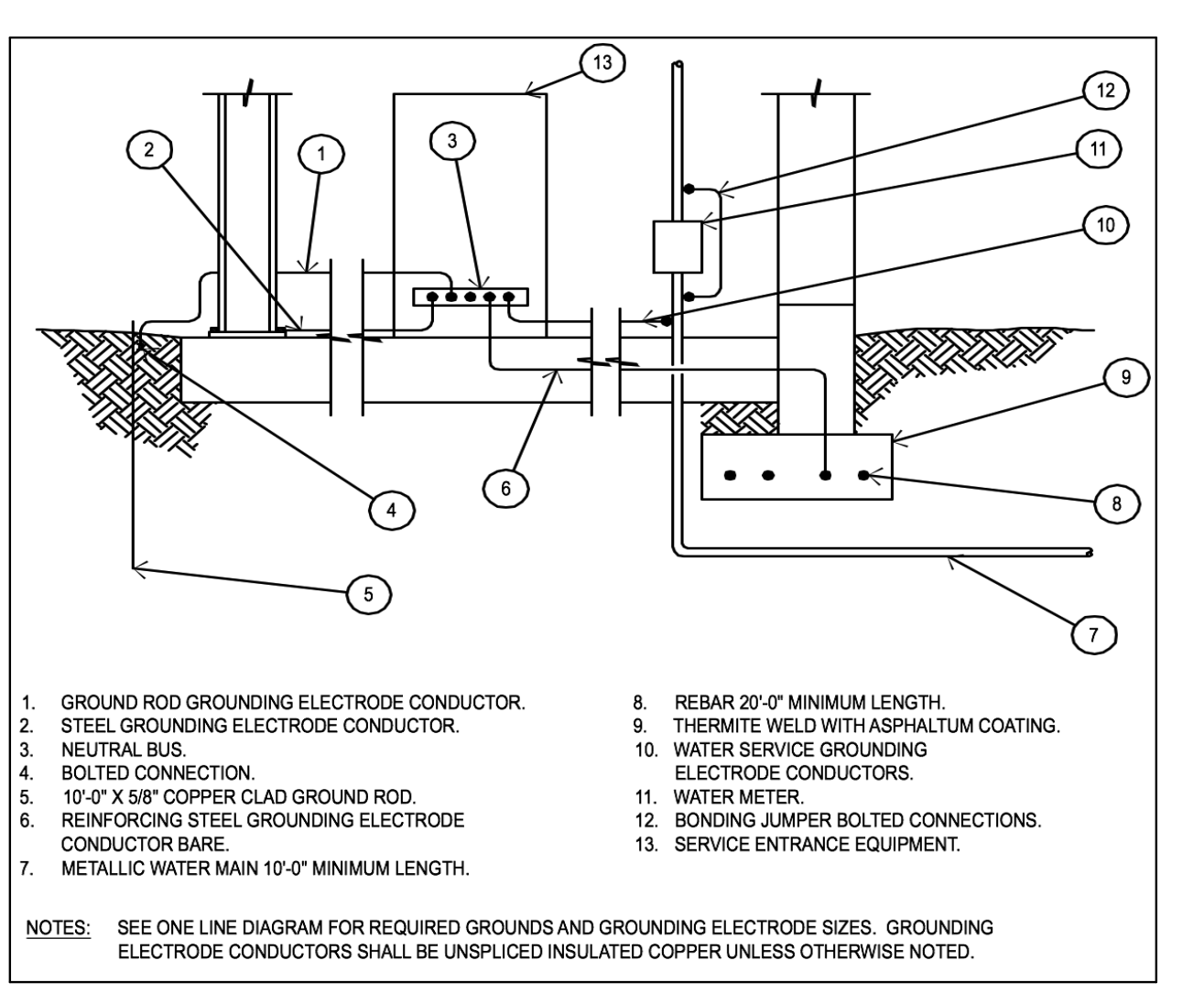
All life-safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Follow to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

Actual performance may differ as a result of end-user environment and application. Note: Specifications subject to change without notice.

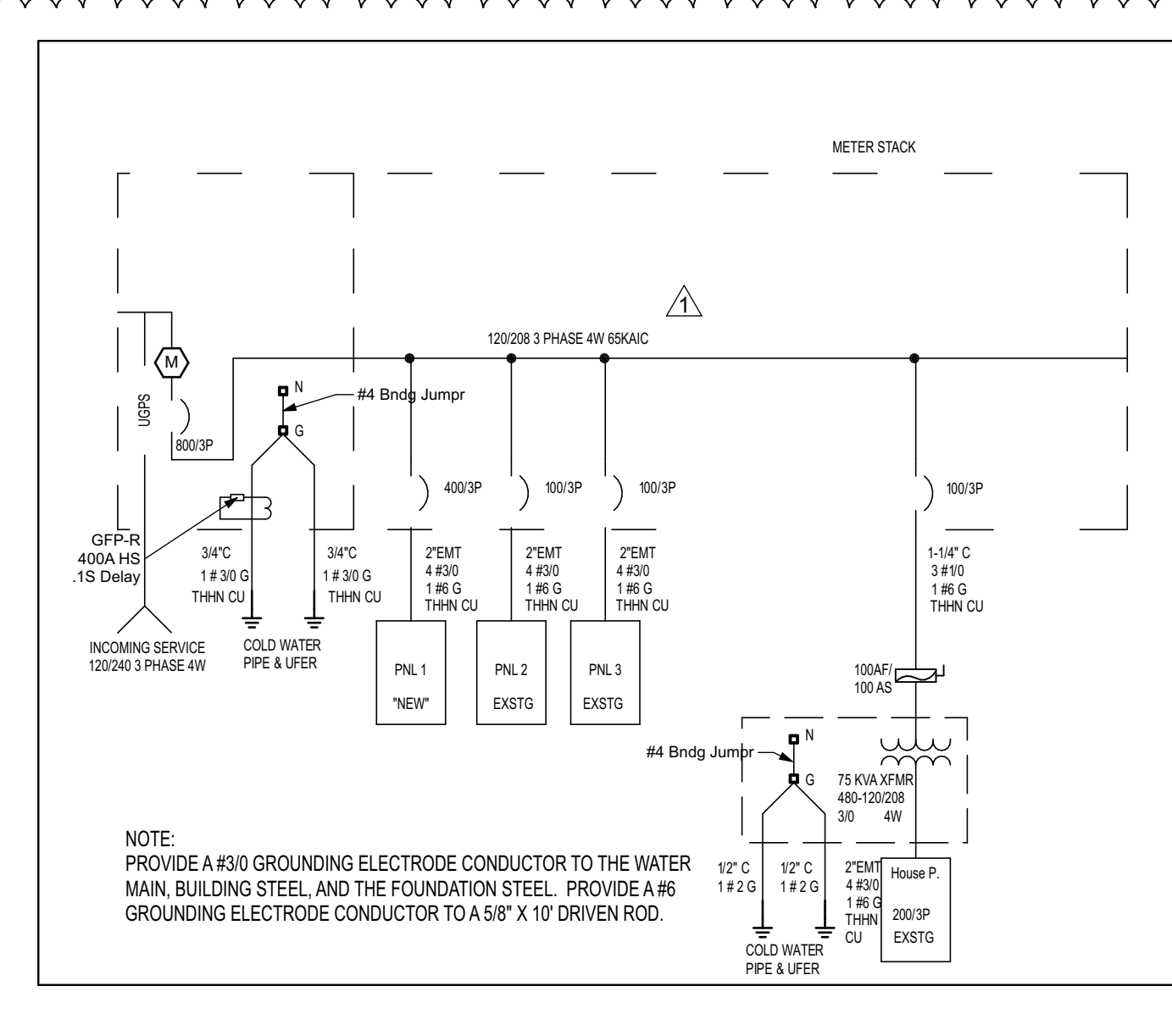
ORDERING INFORMATION All configurations of this product are considered "standard" and have short lead times.

Catalog Number	UPC	Description	Supply Voltage	Input Wattage*	Standard Mount Qty.	Carton Qty.
E02 LED M12	78421814493	Emergency lighting unit	120/277	1.8	124	12

2 EMERGENCY LIGHTING



4 SERVICE GROUND



ELECTRICAL LEGEND

(Symbol)	NEW OCCUPANCY SENSOR	(Symbol)	NEW OCCUPANCY SENSOR
(Symbol)	NEW PHOTOCELL	(Symbol)	EMERGENCY LIGHTS
(Symbol)	NEW OCCUPANCY SENSOR	(Symbol)	ASTRONOMICAL CLOCK
(Symbol)	NEW RECEPTACLE - WITH GROUND FAULT INTERRUPTER @ 1P, 1/4 IN. 120/277	(Symbol)	LIGHT - WALL MOUNTED 277V
(Symbol)	200AMP ELECTRICAL PANEL	(Symbol)	RECEPTACLE - WATER PROOF W/ GROUND FAULT INTERRUPTER @ +12" - U.N.O.
(Symbol)	EXISTING RECEPTACLE @ +12" U.N.O. 120 VOLT TAMPER-RESISTANT	(Symbol)	THERMOSTAT @ +60"
(Symbol)	NEW TELEPHONE/DATA OUTLET WITH USB PORT	(Symbol)	SWITCH - SINGLE POLE @ +42" - (U.N.O.)
(Symbol)	NEW LED HIGH BAY	(Symbol)	DIMMER SWITCH - SINGLE POLE @ +42" - (U.N.O.) 1600/3750 Lumens White/Grey Dimmer
(Symbol)	NEW 2'x4' FLUORESCENT T5 ELEC 20W, 25W	(Symbol)	DISSIPABLE POLE ENTRY - 1/2" DIA. 1/2" DIA. 1/2" DIA.
(Symbol)	NEW EXHAUST FAN	(Symbol)	LIGHT - RECESSED MOUNTED ON CEILING (ROUND FIXTURE)
(Symbol)	NEW ILLUMINATED EXIT SIGN		

NOTE: Egress (emergency back-up) lighting is required for exterior landings of required exit doors/exterior stairways located at other than the level of exit discharge.

NOTE: EXIT SIGNS / EMERGENCY LIGHTING UL 924 EXIT SIGNS / EMERGENCY LIGHTING TO PROVIDE 5 FOOT CANDLES (54 LUX) ILLUMINATION PER 1011.5.2 CBC EXIT SIGNS / EMERGENCY LIGHTING SECONDARY POWER SOURCE FROM STORED BATTERIES TO PROVIDE MINIMUM OF 90 MINUTES ILLUMINATION PER 1006.3 CBC

Thursday, August 22, 2024

72-651 THEODORA LN. PALM DESERT, CA. 92260
L.I.C. # S81636 OFFICE: 760-567-2347 FAX: 760-779-9525



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LEGAL ADDRESS :
POR SEC 32 TSS R8E

Table with 3 columns: MARK, DATE, DESCRIPTION

SCALE:

PROJECT NO: 03282024

MODEL FILE: VMP Event Center. 04.11.24 V27.pln

DRAWN BY: Bob Sipovac

CHK'D BY: #Contact Full Name

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SHEET TITLE

Title 24

Thursday, August 22, 2024

E-3

Table with project name (VMP Event Center), report page (Page 3 of 4), and date prepared (2024-06-04T13:29:57-04:00)

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online.

Table with columns for Form/Title and NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

Generated Date/Time: Documentation Software: Energy Code Ace
Report Version: 2022.0.000 Compliance ID: 203615-0624-0002
Schema Version: rev 20220101 Report Generated: 2024-06-04 10:29:59

Table with project name (VMP Event Center), report page (Page 2 of 4), and date prepared (2024-06-04T13:29:57-04:00)

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Table with columns for various electrical service items (01-06) and Compliance Results (COMPLIES)

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)(2)(iii)/180.2(b)(4)(vii).

Table with columns for Electrical Service Designation/Description, Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method, Location of Voltage Drop Calculations, Sheet Number for Voltage Drop Calculations in Construction Documents, and Field Inspector (Pass/Fail)

* NOTES: If "Permitted by CA Elec Code" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.
FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

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Schema Version: rev 20220101 Report Generated: 2024-06-04 10:29:59

Electrical Power Distribution Mandatory Measures:

- 110.12(a) DEMAND RESPONSIVE (DR) CONTROLS
ALL DEMAND RESPONSIVE CONTROLS SHALL:
1. BE EITHER A. CERTIFIED OPENADR 2.0a OR OPENADR 2.0b VIRTUAL END NODE (VEN); OR B. CERTIFIED BY THE MANUFACTURER AS BEING CAPABLE OF RESPONDING TO A DR SIGNAL FROM A CERTIFIED OPENADR 2.0b VEN AUTOMATICALLY IMPLEMENTING THE CONTROL FUNCTIONS REQUESTED BY THE VEN FOR THE EQUIPMENT IT CONTROLS.
2. BE CAPABLE OF COMMUNICATING USING ONE OR MORE OF THE FOLLOWING: WI-FI, ZIGBEE, BACNET, ETHERNET, OR HARD-WIRING.
3. CONTINUE TO PERFORM ALL OTHER CONTROL FUNCTIONS PROVIDED BY THE CONTROL WHEN COMMUNICATIONS ARE DISABLED OR UNAVAILABLE.
4. DR CONTROL THERMOSTATS SHALL COMPLY WITH REFERENCE JOINT APPENDIX 5 (JAS), TECHNICAL SPECIFICATIONS FOR OCCUPANT CONTROLLED SMART THERMOSTATS.
110.12(d) DEMAND RESPONSIVE ELECTRONIC MESSAGE CENTER CONTROL
CONTROLS FOR ELECTRONIC MESSAGE CENTERS GREATER THAN 15KW SHALL BE CAPABLE OF REDUCING THE LIGHTING POWER BY A MINIMUM OF 30% WHEN RECEIVING A DR SIGNAL.
130.5(c) VOLTAGE DROP
THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5%.

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Report Version: 2022.0.000 Compliance ID: 203615-0624-0002
Schema Version: rev 20220101 Report Generated: 2024-06-04 10:29:59

Table with project name (VMP Event Center), report page (Page 1 of 4), and date prepared (2024-06-04T13:29:57-04:00)

A. GENERAL INFORMATION

Table with Project Location (city) Coachella, Climate Zone 15, and Occupancy Types Within Project: All Other Occupancies

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

Table with columns for Electrical Service Designation/Description, Scope of Work, Rating (kVA), Utility Provided Metering System Exception to 130.5(a)/160.6(a), System subject to CA Elec Code Article S17 Exception to 130.5(a) and (b), Demand Response Controls, and Provides power to dwelling units/common living areas only in multifamily occupancy

FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required. If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas. Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

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Report Version: 2022.0.000 Compliance ID: 203615-0624-0002
Schema Version: rev 20220101 Report Generated: 2024-06-04 10:29:59

Table with project name (VMP Event Center), report page (Page 4 of 4), and date prepared (2024-06-04T13:29:57-04:00)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

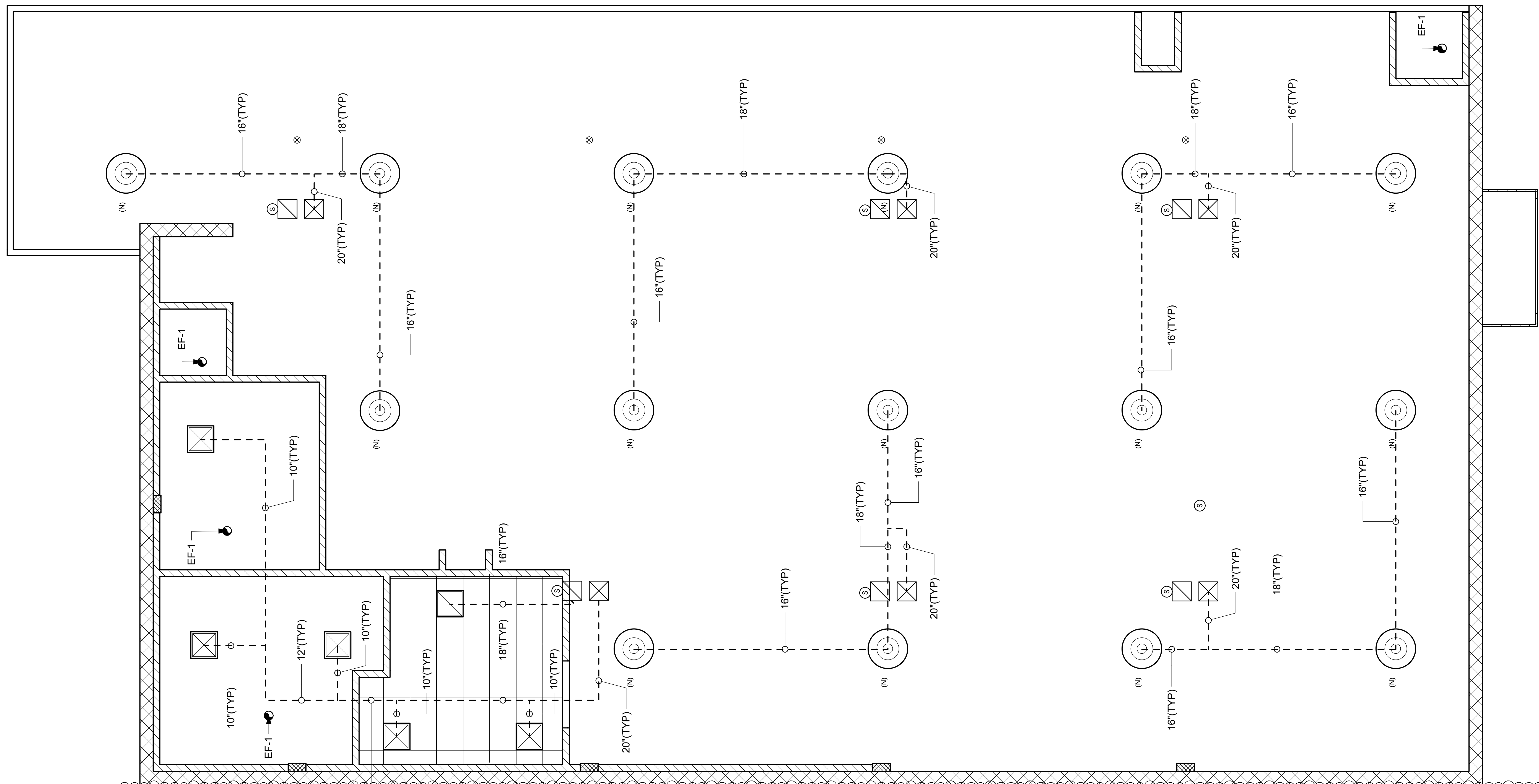
Table with fields for Documentation Author Name (Bob Sipovac), Signature Date, Company (Sipovac construction inc), Address, City/State/Zip, and Phone

RESPONSIBLE PERSON'S DECLARATION STATEMENT

- I verify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Table with fields for Responsible Designer Name, Signature Date, Company, Address, City/State/Zip, and Phone

Generated Date/Time: Documentation Software: Energy Code Ace
Report Version: 2022.0.000 Compliance ID: 203615-0624-0002
Schema Version: rev 20220101 Report Generated: 2024-06-04 10:29:59



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Table 120.1.A.-Minimum Ventilation Rates, Occupancy Category, Disco/Dance Floor. 20 Cubic Feet per minute (CFM) per person, with an outdoor air rate of 0.06 cfm per square foot

Occupancy 274 x 20cfm = 5480 cfm ventilation rate
8400 cfm provided

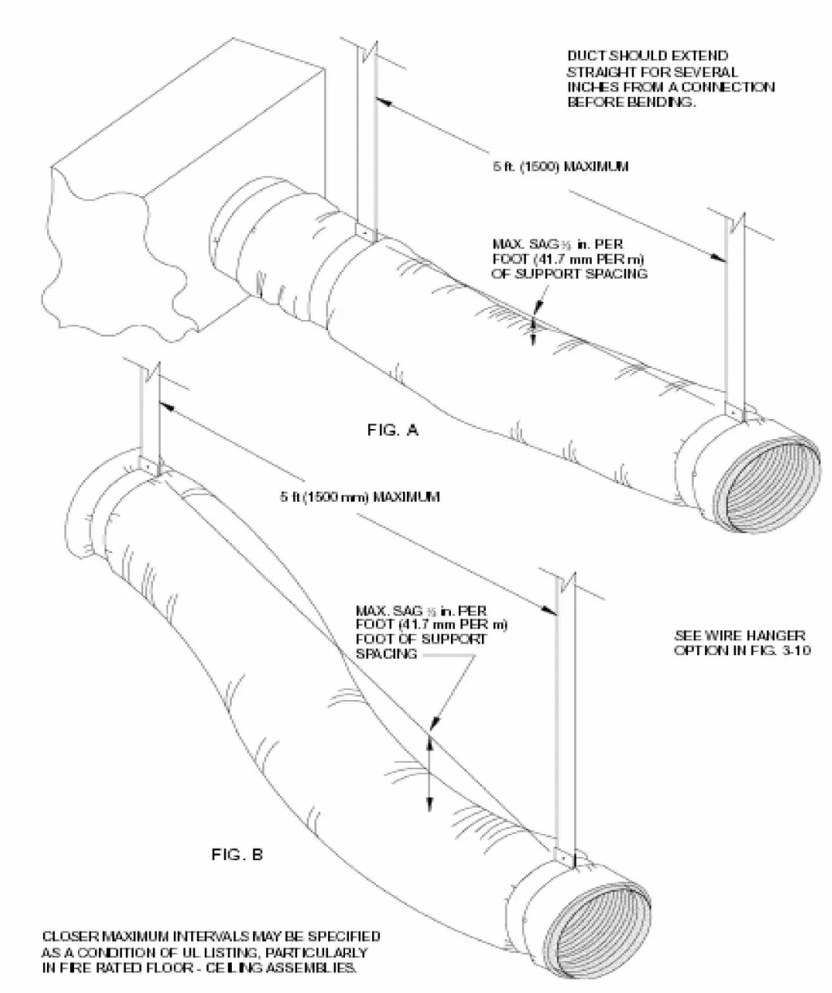
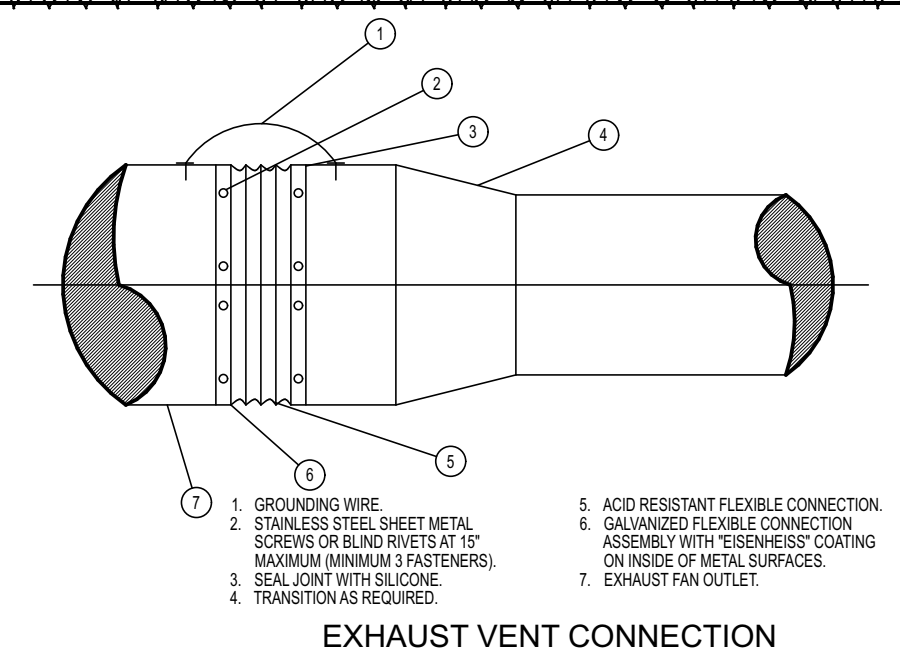


FIGURE 3-9 FLEXIBLE DUCT SUPPORTS

MECHANICAL LEGEND			
	SUPPLY REGISTER		SUPPLY REGISTER
	RECTANGULAR SUPPLY REGISTER SEE PLAN FOR SIZE		EXHAUST FAN WITH LIGHT 27W
	RECTANGULAR RETURN REGISTER SEE PLAN FOR SIZE		RECEPTACLE - WATER PROOF W/ GROUND FAULT INTERRUPTER @ 12" - U.N.O.
	ROUND HARD DUCT SEE PLAN FOR SIZE		SURFACE CONNECTION BOX
	ROUND RETURN REGISTER SEE PLAN FOR SIZE		SMOKE DETECTOR
	PRIMARY AND SECONDARY CONDENSATE DRAIN LINES		



ROUND DUCT HANGER STRAP SIZES:

Duct Diameter	Strap Hangers	Max. Spacing
up to 26"	one 1"x22 Ga.	12Ft.
27"-36"	one 1"x18 Ga.	12Ft.
37"-50"	one 1"x16 Ga.	12Ft.
51"-60"	two 1"x18 Ga.	12Ft.

ROUND DUCT SIZE ESTIMATE			
Flexible Duct		Round Metal Pipe	
Duct Size	Design Airflow	Duct Size	Design Airflow
5"	50	5"	50
6"	75	6"	85
7"	110	7"	125
8"	160	8"	180
9"	225	9"	240
10"	300	10"	325
12"	480	12"	525
14"	700	14"	750
16"	1000	16"	1200
18"	1300	18"	1500
20"	1700	20"	2000

NOTES

- All duct openings and other air distribution component openings shall be protected during storage on the construction site until final start-up with tape, sheet metal, or other acceptable methods to reduce the amount of dust and debris, which may collect in the systems CGBC 5.504.3
- HVAC, refrigeration equipment shall not contain CFC's per CGBC 5.508
- All ducts will have R-8 duct insulation

MECHANICAL EQUIPMENT

	HVAC 1(New)	HVAC 2(New)
MANUFACTURER	CARRIER	CARRIER
MODEL #	50HCQA04	50HCQA06
MCA 208V/230V/3PH/60HZ	50.0	60.0
SEER	13.4	13.4
E.E.R	11	11
CFM	900	1500
N.C.C	3.0 Tons	5.0 Tons
WEIGHT	400 lbs.	610 lbs.
H x W x D	59" x 89" x 50"	59" x 89" x 50"
FUSE	50	60
THERMOSTAT	SETBACK PROGRAMMABLE	
OA VENTILATION	YES	YES
POWER EXHAUST ECONOMISER and c02 SENSR		
FILTER	MERV 13	
QTY	1	5

LOCAL VENTILATION RATE SUMMARY
BATHROOM FAN FLOW (EF-1) = 80 CFM
NUMBER OF NEW BATHROOMS = 2
DUCT SIZE = 4 INCHES
MAXIMUM ALLOWABLE
DUCT LENGTH = 70 FT

05/10/24	
MARK	DATE DESCRIPTION
SCALE:	1/4" = 1'-0"
PROJECT NO:	03282024
MODEL FILE:	VMP Event Center. 04.11.24 V27.pln
DRAWN BY:	Bob Sipovac
CHK'D BY:	#Contact Full Name
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SHEET TITLE	
Mech Plan	
Thursday, August 22, 2024	
M-1	
SHEET	22 OF 25

PLUMBING SPECIFICATIONS:

FURNISH LABOR, MATERIALS TO COMPLETE WORK SPECIFIED OR INDICATED ON PLANS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DRAINAGE, SEWER WASTE, VENT SYSTEMS, COLD WATER SYSTEM, HOT WATER SYSTEM, PLUMBING FIXTURES, AND WATER SERVICE, MATERIALS, METHODS AND DETAILS OF PLUMBING WORK SHALL CONFORM TO "UNIFORM PLUMBING CODE" AND APPLICABLE STATE AND LOCAL CODES (LATEST EDITION).

PIPE, PIPING INSTALLATION:

- A. METAL PIPE SHALL BE STRAIGHT, FREE FROM DENTS, SCARS, BURNS, AND DISTORTIONS, END REAMED OUT SMOOTH.
B. PROVIDE PROPER ALLOWANCES FOR EXPANSION AND CONTRACTION.
C. CLEAN PIPING WHEN INSTALLED, KEEP CLEAN.
D. PITCH AND GRADE: 1. SOIL, WASTE DRAINAGE, UNIFORM 1/4" PER FOOT EXCEPT WHERE SHOWN OTHERWISE. 2. HOT AND COLD WATER; LEVEL OR SLIGHTLY PITCHED TOWARD DRAIN POINTS.

UNIONS:

- A. PROVIDE AT ALL VALVES AND EQUIPMENT WHEREVER NECESSARY TO ALLOW REPAIRS OR REPLACEMENT.
B. PROVIDE UNION SAME AS THE PIPING IN WHICH THEY ARE BEING INSTALLED.
C. UNIONS FOR STEEL PIPING 2" AND SMALLER, 150 PSI MALLEABLE IRON GROUND JOINT, BRASS TO IRON SEAT.
D. UNIONS FOR COPPER PIPING 2" AND SMALLER SHALL BE COPPER TO COPPER TYPE.
E. INSTALL DIELECTRIC UNIONS WHERE PIPING OF DISSIMILAR MATERIALS ARE JOINED.

PIPE AND FITTINGS:

- A. SCHEDULE 40, PVC PIPE SHALL BE ACCEPTABLE IN LIEU OF CAST IRON FOR DRAIN, WASTE AND VENT PIPING WHERE APPROVED BY THE LOCAL GOVERNING CODES AND ORDINANCES.
B. IN LOCATIONS WHERE PVC IS NOT APPROVED FOR USE, PIPING SHALL BE SERVICE WEIGHT CAST IRON FOR SIZED LARGER THAN 1-1/2", OR GALVANIZED SCHEDULE 40 STEEL PIPE WITH MALLEABLE IRON SCREWED VENT FITTINGS FOR SIZES 1-1/2" AND SMALLER.
C. FITTING TO BE SUITABLE FOR TYPE OF PIPE USED.
D. ALL DOMESTIC HOT, COLD WATER LINES ABOVE THE BUILDING SLAB TO BE TYPE "L" HARD COPPER IS INSTALLED, JOINTS BETWEEN PIPE AND FITTINGS SHALL BE BRAZED. NO JOINTS WILL BE PERMITTED IN SOFT COPPER UNDER THE SLAB.
E. ALL CHANGES IN PIPE SIZES IN SOIL PIPE SHALL BE MADE WITH REDUCED FITTINGS. WYE FITTINGS WITH 1/8" OR 1/16" BEND OR COMBINATION WYE AND 1/8" BEND FITTINGS SHALL BE USED WHERE CHANGES IN DIRECTION OCCUR. SANITARY LONG SWEEP BENDS OR TEES MAY BE USED FOR CONNECTIONS TO BRANCH LINES, TO FIXTURES, AND TO ALL VERTICAL RUNS OF PIPE. INSTALL IN ACCORDANCE WITH UPC APPENDIX "D".
F. SLOPE ALL SEWER PIPING 3" AND SMALLER AT 2% PER FOOT AND 4" AND LARGER AT 1% PER FOOT. ROOF DRAIN PIPING WHERE SHOWN ON DRAWINGS, SHALL BE SAME AS SPECIFIED FOR WASTE PIPING.

VALVES:

- A. VALVES SHALL HAVE TEST RATING OF NOT LESS THAT 125 PSI.
B. VALVE MATERIAL: BRONZE MATERIAL FOR SIZE 2" AND SMALLER, IRON BODY BRONZE MOUNTED FOR 2-1/2" AND LARGER.
C. VALVE ENDS FOR THREADED PIPE: SCREWED FOR SIZE 2-1/2" AND SMALLER.
D. VALVE ENDS FOR COPPER WATER TUBE TYPE "L"; SOLDER-JOINT TYPE.
E. GATE VALVES SHALL HAVE SOLID TAPERED WEDGE.
F. GLOBE VALVES SHALL BE SCREWED BRONZE.
G. CHECK VALVES, SWING TYPE, SCREWED, BRONZE BODY, COMPOSITION DISC.
H. CHECK VALVES, SWING TYPE FLANGED, IRON BODY BRASS MOUNTED, BRONZE SEAT, COMPOSITION DISC.
I. ALL VALVES TO BE BALL VALVES WHERE POSSIBLE.

CLEANOUTS:

- A. FULL SIZE CLEANOUTS SHALL BE INSTALLED AT THE BASE OF EACH WASTE OR SOIL STACK, AND AT THE END OF EACH HORIZONTAL RUN OF PIPE. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL RUNS OF PIPING SHALL NOT EXCEED 50'-0".
B. ALL CLEANOUTS SHALL BE INSTALLED IN LOCATIONS EASILY ACCESSIBLE FOR RODDING (IN UNFURNISHED AREAS WHEREVER POSSIBLE) WHERE STACKS OR OTHER PIPING ARE CONCEALED. CLEANOUTS SHALL BE INSTALLED FLUSH WITH FLOOR AND PROVIDED WITH FLANGED CLEANOUT COVER. PROVIDE ACCESS PANELS AS REQUIRED.

ROOF FLASHING:

- A. VENTS THROUGH ROOF TERMINATE 12" ABOVE THE ROOF OR FIREWALL.
B. FLASH WITH LONG BOOT LEAD FLASHING AROUND PIPE.
C. THE BASE OF THE FLASHING SHALL BE MINIMUM 12" X 12" ON THE ROOF.

SANITARY SYSTEM:

- A. CONTRACTOR TO VERIFY ELEVATIONS OF SEWER MAINS BEFORE STARTING WORK. LAY PIPING TRUE TO LINE AND GRADE UNIFORMLY UNLESS OTHERWISE INDICATED OR DIRECTED, MAINTAIN 36" MINIMUM COVER ABOVE PIPING OUTSIDE BUILDINGS.

WATER SUPPLY SYSTEMS:

- A. BUILDING PIPING: PROVIDE A COMPLETE PIPING SYSTEM AS SHOWN ON PLANS INCLUDING SHUT-OFF AND DRAIN VALVE ON SERVICE TO ALL FIXTURES AND EQUIPMENT OUTLETS REQUIRING A COLD AND/OR HOT WATER SUPPLY. ALL BRANCH MAINS AND CONNECTIONS TO RISERS SHALL BE VALVED AND DRIP COCKS PROVIDED SO THAT THE ENTIRE SYSTEM MAY BE DRAINED. FIXTURE STOPS SHALL BE INSTALLED ON ALL FIXTURE CONNECTIONS.

TESTS FOR PLUMBING AND DRAINAGE SYSTEMS:

- A. ALL HOT AND COLD WATER LINES SHALL BE CAPPED OR PLUGGED AND TESTED WITH 125 LBS. HYDROSTATIC TEST AND PROVEN TIGHT BEFORE ANY PIPING IS COVERED OR CONCEALED IN ANY PART OF THE BUILDING.
B. ALL WASTE AND VENT PIPING SHALL BE TESTED WITH WATER OR AIR FREEZE-PROOF AS REQUIRED BY THE UNIFORM PLUMBING CODE.
C. GAS PIPING, IF ANY, SHALL BE TESTED AS REQUIRED BY LOCAL OR STATE GAS CODE.
D. BEFORE FINAL ACCEPTANCE OF THE SYSTEM AS A WHOLE, THIS CONTRACTOR SHALL MAKE ALL ADJUSTMENTS AS REQUIRED AND PLACE THE ENTIRE PLUMBING SYSTEM IN SATISFACTORY OPERATING CONDITION.

PLUMBING EQUIPMENT:

- A. SILLCOCK: NIBCO FIG. NO. 62-6S, WITH ANTI-SIPHON PROTECTION.
B. HOSE BIBBS: THREADED END, 3/4" SIZE, ADJUSTABLE FLANGE, INDEXED FOUR ARM HANDLE, BRASS, AMERICAN STANDARD OR EQUAL, WHERE NECESSARY.
C. STOP VALVES: ALL FIXTURES, SILLCOCKS, YARD HYDRANTS, HOSE BIBBS, ROUGH-INS, ETC. TO BE SUPPLIED WITH STOP VALVES TO PREVENT SHUTTING DOWN ENTIRE WATER SYSTEM WHEN REPLACING FAUCET WASHERS.
D. VACUUM BREAKERS: PROVIDE LINE SIZE VACUUM BREAKER ON ALL BRANCH LINES TO ALL OUTLETS WITH THREADED OUTLETS WHERE A GARDEN HOSE MAY BE ATTACHED AND WHERE INDICATED IN THE PLANS.

FIXTURES:

- A. FURNISH AND INSTALL PLUMBING FIXTURES, TYPE "A" QUALITY SPECIFIED IN THE FIXTURE LIST.
B. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF FIXTURES UNTIL FINAL ACCEPTANCE OF THE BUILDING BY OWNER. ANY DAMAGED FIXTURE SHALL BE IMMEDIATELY REPLACED BY THIS CONTRACTOR REGARDLESS OF WHO CAUSED THE DAMAGE.
C. ALL EXPOSED METAL PARTS REQUIRED FOR FIXTURE INSTALLATION SHALL BE CHROMIUM PLATED UNLESS A DIFFERENT PLATING OR FINISH IS SPECIFIED. THIS INCLUDES FIXTURE CONNECTIONS, FIXTURE STOPS, TRAPS DRAIN STRAINERS, ETC.
D. PROVIDE LOW-FLOW PLUMBING FIXTURE DEVICES FOR: WATERCLOSETS 1.6 GPF, URINALS 1.5 GPF, LAVATORIES 2.75 GPM, SINKS 2.75 GPM, AND SHOWERS 3.0 GPM.
E. BACKFLOW PREVENTER: PROVIDE WATTS SERIES 7 OR #9BD. DOUBLE CHECK VALVE TYPE (VERIFY WITH LOCAL CODES) AT ALL CONNECTIONS TO EQUIPMENT (ICE MAKERS, VENDING MACHINES, COFFEE MAKERS, ETC.)



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Table with 2 columns: Date, Description. Row 1: 05/10/24, [blank]

Table with 3 columns: MARK, DATE, DESCRIPTION

SCALE:
PROJECT NO: 03282024
MODEL FILE: VMP Event Center. 04.11.24 V27.pln
DRAWN BY: Bob Sipovac
CHK'D BY: #Contact Full Name
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SHEET TITLE
General Notes
Thursday, August 22, 2024

FUEL GAS 1308.5.1 Materials

Pipe, fittings, valves, or other materials shall not be used again unless they are free of foreign materials and have been ascertained to be approved for the service intended. [NFPA 54:5.6.1.2]

FUEL GAS 1308.5.1.1 Other Materials

Material not covered by the standards specifications listed herein shall be investigated and tested to determine that it is safe and approved for the proposed service and, in addition, shall be recommended for that service by the manufacturer and shall be acceptable to the Authority Having Jurisdiction. [NFPA 54:5.6.1.3]

308.5.2 Metallic Pipe

Cast-iron pipe shall not be used. [NFPA 54:5.6.2.1]

1308.5.2.1 Steel and Wrought-Iron

Steel and wrought-iron pipe shall be not less than standard weight (Schedule 40) and shall comply with one of the following standards:

- ASME B36.10
- ASTM A53
- ASTM A106 [NFPA 54:5.6.2.2]

1308.5.2.2 Copper and Copper Alloy

Copper and copper alloy pipe shall not be used where the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet (scf) of gas (0.7 mg/100 L).

Threaded copper, copper alloy, or aluminum alloy pipe shall not be used with gases corrosive to such material.

1308.5.2.3 Aluminum Alloy

Aluminum alloy pipe shall comply with ASTM B241 (except that the use of alloy 5456 is prohibited) and shall be marked at each end of each length indicating compliance. Aluminum alloy pipe shall be coated to protect against external corrosion where it is in contact with masonry, plaster, insulation, or is subject to repeated wettings by such liquids as water, detergents, or sewage. [NFPA 54:5.6.2.5]

Aluminum alloy pipe shall not be used in exterior locations or underground. [NFPA 54:5.6.2.6]

1308.5.3 Metallic Tubing

Seamless copper, aluminum alloy, or steel tubing shall not be used with gases corrosive to such material. [NFPA 54:5.6.3]

1308.5.3.1 Steel

Steel tubing shall comply with ASTM A254. [NFPA 54:5.6.3.1]

1308.5.3.2 Copper and Copper Alloy

Copper and copper alloy tubing shall not be used where the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 scf of gas (0.7 mg/100 L). Copper tubing shall comply with standard Type K or L of ASTM B88 or ASTM B280.

1308.5.3.3 Aluminum Alloy

Aluminum alloy tubing shall comply with ASTM B210 or ASTM B241. Aluminum alloy tubing shall be coated to protect against external corrosion where it is in contact with masonry, plaster, insulation, or is subject to repeated wettings by such liquids as water, detergent, or sewage. Aluminum alloy tubing shall not be used in exterior locations or underground. [NFPA 54:5.6.3.3]

1308.5.3.4 Corrugated Stainless Steel

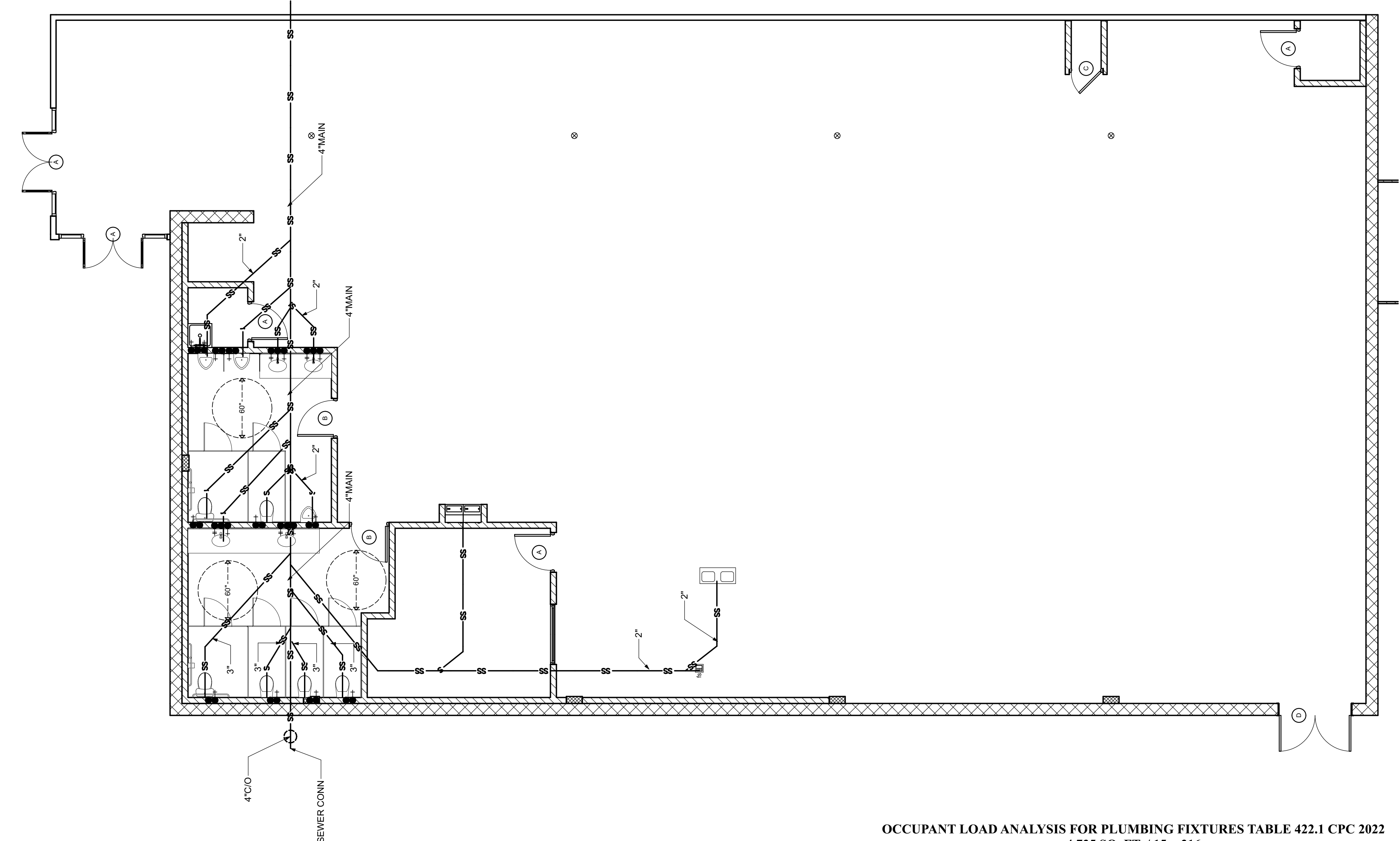
Corrugated stainless steel tubing shall be listed in accordance with CSA LC-1. [NFPA 54:5.6.3.4]

1308.5.4 Plastic Pipe, Tubing, and Fittings

Polyethylene plastic pipe, tubing, and fittings used to supply fuel gas shall be in accordance with ASTM D2513. Pipe to be used shall be marked "gas" and "ASTM D2513." [NFPA 54:5.6.4.1.1]

1308.5.4.1 Regulator Vent Piping

Plastic pipe and fittings used to connect regulator vents to remote vent terminations shall be PVC in accordance with UL 651. PVC vent piping shall not be installed indoors. [NFPA 54:5.6.4.2]



PLUMBING SCOPE OF WORK
 1. 2 RESTROOMS,
 1. MOP SINK
 1. WATER FOUNTAIN
 1. FLOOR SINK

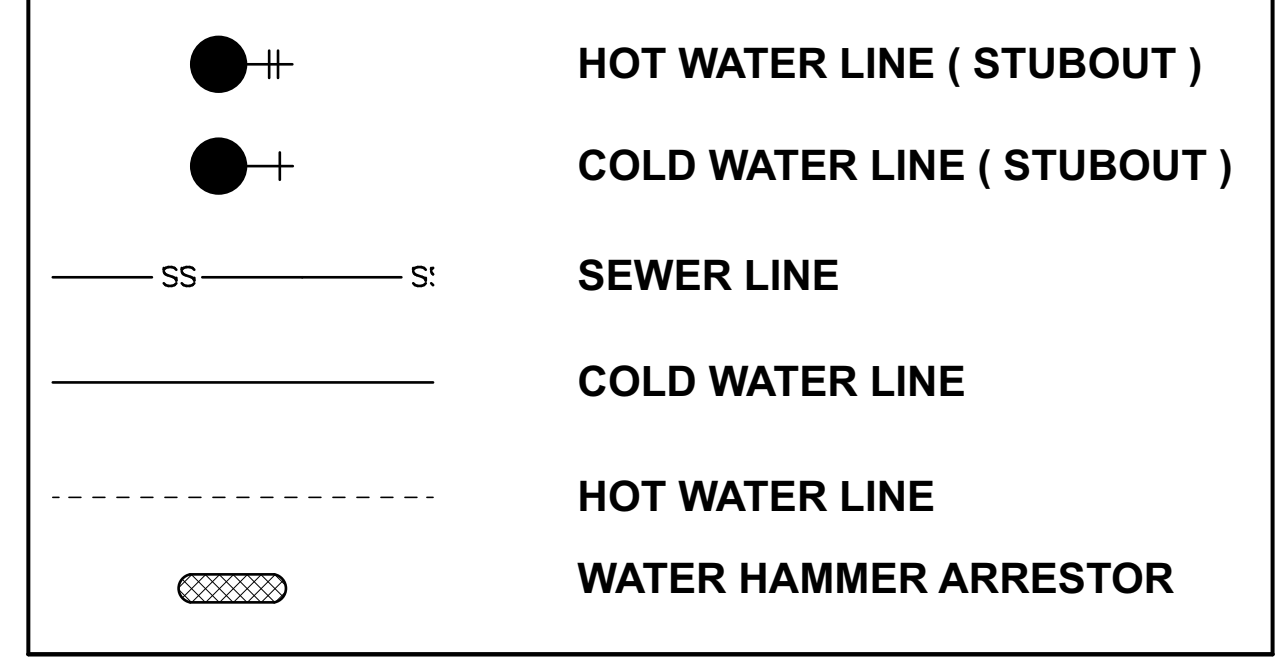
OCCUPANT LOAD ANALYSIS FOR PLUMBING FIXTURES TABLE 422.1 CPC 2022
 4,735 SQ. FT. / 15 = 316
 158 MALE, 158 FEMALE
MALE: 3 TOILETS, 3 LAVATORY 2 URINALS 2
FEMALE: 4 TOILETS, 2 LAVATORY

- Notes**
- To maintain slope of horizontal drainage piping, double combination fitting is not permitted to install in horizontal position. As an alternative, two combination wye & 1/8 bend fittings may be used.
 - Water closet bowls for public use shall be of the elongated type.
 - New or repaired potable water systems shall be disinfected prior to use according to the method set in Section 609.9 of the Plumbing Code
 - All plumbing fixtures and fixture fittings shall meet the standards referenced in Table 5.503.6
 - Any water system provided with a check valve or a back flow prevention device shall be provided with an approved, listed, adequately sized pressure expansion tank or other device for intermittent operation for thermal expansion control.
 - All public restrooms hot water supply is provided with water tempering device that conforms to ASSE 1070 to limit water temperature to 110 F.
 - Each vent pipe or stack shall terminate vertically not less than 6 inches above the roof nor less than 1 foot from any vertical surface.(CPC906.1)
 - Each vent shall terminate not less than 10 feet from, or not less than 3 feet above, any openable window/skylight, door, opening, air intake, or not less than 3 feet in every direction from any lot line. (CPC906.2)
 - Hot water piping is required to be insulated as follow: 1" pipe size or less: 1" thick insulation, larger pipe size require 1 1/2" thick insulation. Table 120.3-A. ES120.3
 - Maximum flush volumes and flow rates: Water closet - 1.28 gallons per flush (blowout type exempt) ; Faucets - 0.5 gallons per minute (sink and lavs) CPC section 403.0

MAXIMUM FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM FLOW RATE
Water closets	1.28 gallons/flush
Urinals (wall mounted)	0.125 gallons/flush
Urinals (floor mounted)	0.5 gallons/flush
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets-nonresidential	0.5 gpm @60 psi
Kitchen faucets	1.8 gpm @ 80 psi
Metering faucets	0.2 gallons/cycle

PLUMBING LEGEND



all domestic (i.e. potable) hot water piping will have a minimum insulation for the following pipe sizes: 1/2" pipe (1/2" insulation); 3/4" pipe (1" insulation); 1" - 1 1/2" pipes (1 1/2" insulation); 2" pipes are larger (2" insulation). CPC 609.11 & ES 150.0(j)

MATERIAL	UNDERGROUND DRAIN, WASTE, VENT PIPE AND FITTINGS	ABOVEGROUND DRAIN, WASTE, VENT PIPE AND FITTINGS	BUILDING SEWER PIPE AND FITTINGS	REFERENCED STANDARDS/ DRAIN/ WASTE/ VENT PIPE AND FITTINGS	REFERENCED STANDARDS/ FITTINGS
ABS (Schedule 40)	X	X	X	ASTM D2661, ASTM D2689*	ASTM D2661, ASTM D2689*
Cast-Iron				ASTM A174, ASTM A488, CSPI 301	ASME B16.12, ASTM A74, ASTM A888, CSPI 301
Co-Extruded ABS (Schedule 40)	X	X	X	ASTM F428	ASTM D2661, ASTM D2689*
Co-Extruded Composite (Schedule 40)	X	X	X	ASTM F1488	ASTM D2661, ASTM D2689*, ASTM F794*, ASTM F1866
Co-Extruded PVC (Schedule 40)	X	X	X	ASTM F891, ASTM F1700	ASTM D2661, ASTM F794*, ASTM F1336*, ASTM F1866
Copper and Copper Alloys (Type DWV)	X	X	X	ASTM B43, ASTM B75, ASTM B251, ASTM B302, ASTM B306	ASME B16.23, ASME B16.29
Galvanized Malleable Iron		X			ASME B16.3
Galvanized Steel		X		ASTM A53	
Polyethylene			X	ASTM F174, ASTM E984	
PVC (Schedule 40)	X	X	X	ASTM D1785, ASTM D2665, ASTM F794*	ASTM D2665, ASTM F794*, ASTM F1866
PVC (Sewer and Drain)			X	ASTM D2729	
PVC PSM			X	ASTM D3034	
Stainless Steel 304		X		ASME A112.3.1	ASME A112.3.1
Stainless Steel 316L	X	X	X	ASME A112.3.1	ASME A112.3.1
Vinylid Chlor (Extra strength)			X	ASTM C700	ASTM C700

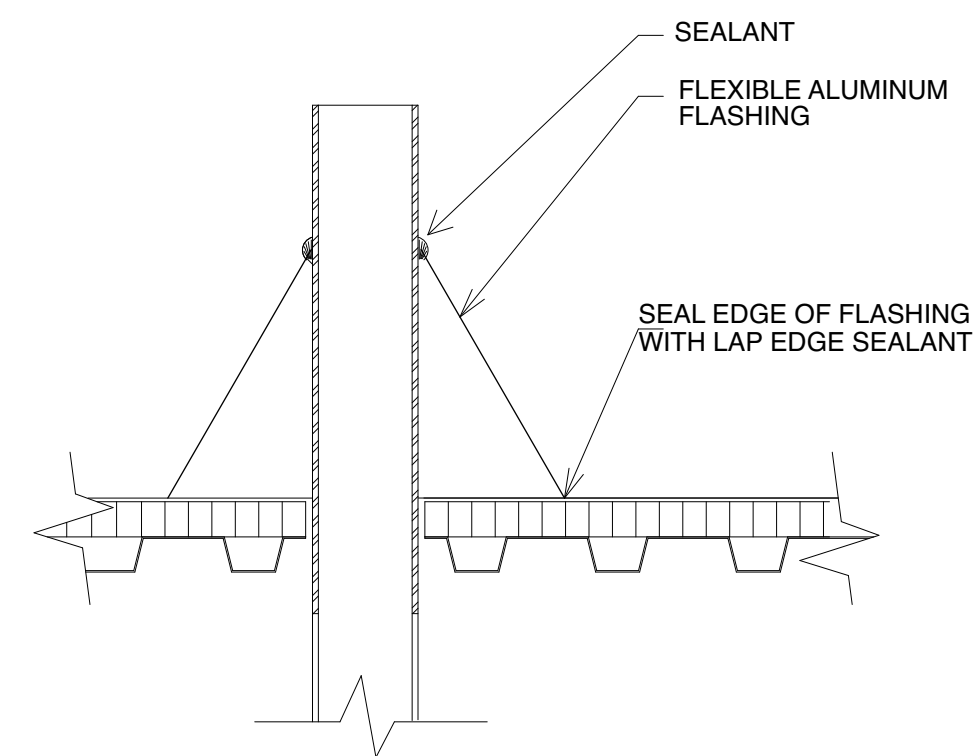
* For building sewer applications.

MATERIAL	BUILDING SUPPLY PIPE AND FITTINGS	WATER DISTRIBUTION PIPE AND FITTINGS	REFERENCED STANDARD(S)/ PIPE	REFERENCED STANDARD(S)/ FITTINGS
Copper and Copper Alloys	X	X	ASTM B42, ASTM B43, ASTM B75, ASTM B88, ASTM B152, ASTM B251, ASTM B302, ASTM B447	ASME B16.15, ASME B16.18, ASME B16.22, ASME B16.26, ASME B16.97, ASME B16.51, ASSE 1061
CPVC	X	X	ASTM D2846, ASTM F441, ASTM F442, CSA B137.6	ASSE 1061, ASTM D2846, ASTM F441, ASTM F438, ASTM F439, ASTM F1970, CSA B137.6
CPVC-AL-CPVC	X	X	ASTM F2855	ASTM D2846
Ductile-Iron	X	X	AWWA C151	ASME B16.4, AWWA C110, AWWA C153
Galvanized Steel	X	X	ASTM A53	
Malleable Iron	X	X		ASME B16.3
PE	X ¹		ASTM D2150, ASTM D2177, ASTM D3035, AWWA C901, CSA B137.1	ASTM D2409, ASTM D2883, ASTM D3214, ASTM F1085, CSA B137.1
PE-AL-PE	X	X	ASTM F1262, CSA B137.9	ASTM F1262, ASTM F1974, CSA B137.9
PE-AL-PEX	X	X	ASTM F1986	ASTM F1986
PE-RT	X	X	ASTM D2151, ASTM F1085, ASSE 1061, ASTM F1067, ASTM F2098, ASTM F2139, ASTM F2735, ASTM F2769, CSA B137.18	ASTM D3214, ASTM F1085, ASSE 1061, ASTM F1067, ASTM F1960, ASTM F1961, ASTM F2080, ASTM F2139, ASTM F2735, CSA B137.5
PEX ^(A)	X	X	ASTM F876, ASTM F877, ASTM B137.5, AWWA C900*	ASSE 1061, ASTM F877, ASTM F1085, ASTM F1960, ASTM F1961, ASTM F2080, ASTM F2139, ASTM F2735, CSA B137.5
PEX-AL-PEX ^(B)	X	X	ASTM F1281, CSA B137.16, ASTM F2362	ASTM F1281, ASTM F1974, ASTM F2362, CSA B137.16
PP	X	X	ASTM F2389, CSA B137.11	ASTM F2389, CSA B137.11
PVC	X ¹		ASTM D1785, ASTM D2241, AWWA C900	ASTM D2446, ASTM D2446, ASTM D2407, ASTM F1970, AWWA C907
Stainless Steel	X	X	ASTM A249, ASTM A312	

Notes:
¹ For building supply or exterior cold-water applications, not for water distribution piping.
² For braided fittings only.
 * Shall be covered with a material approved for possible water use in soil or other material that is impermeable to solvents or petroleum products.
^B PEX tubing shall meet or exceed the requirements of ASTM F2101-2012 or an equivalent or more stringent standard when used in continuously recirculating hot water systems and the PEX tubing is exposed to the hot water 100% of the time.
^C For BSC, DSA-SS, DSA-SSCC & HDJ The use of PEX-AL-PEX in potable water supply systems is not adapted.

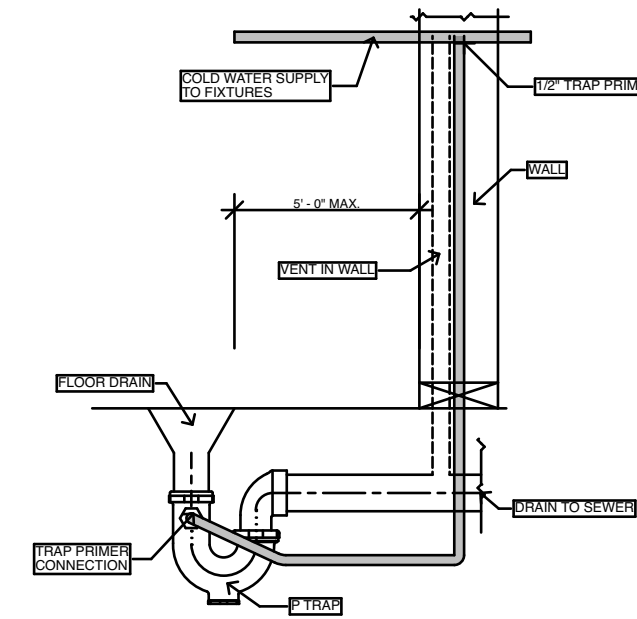
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SHEET TITLE		
Plumbing Plan		
Thursday, August 22, 2024		
P-2		
SHEET 24 OF 25		



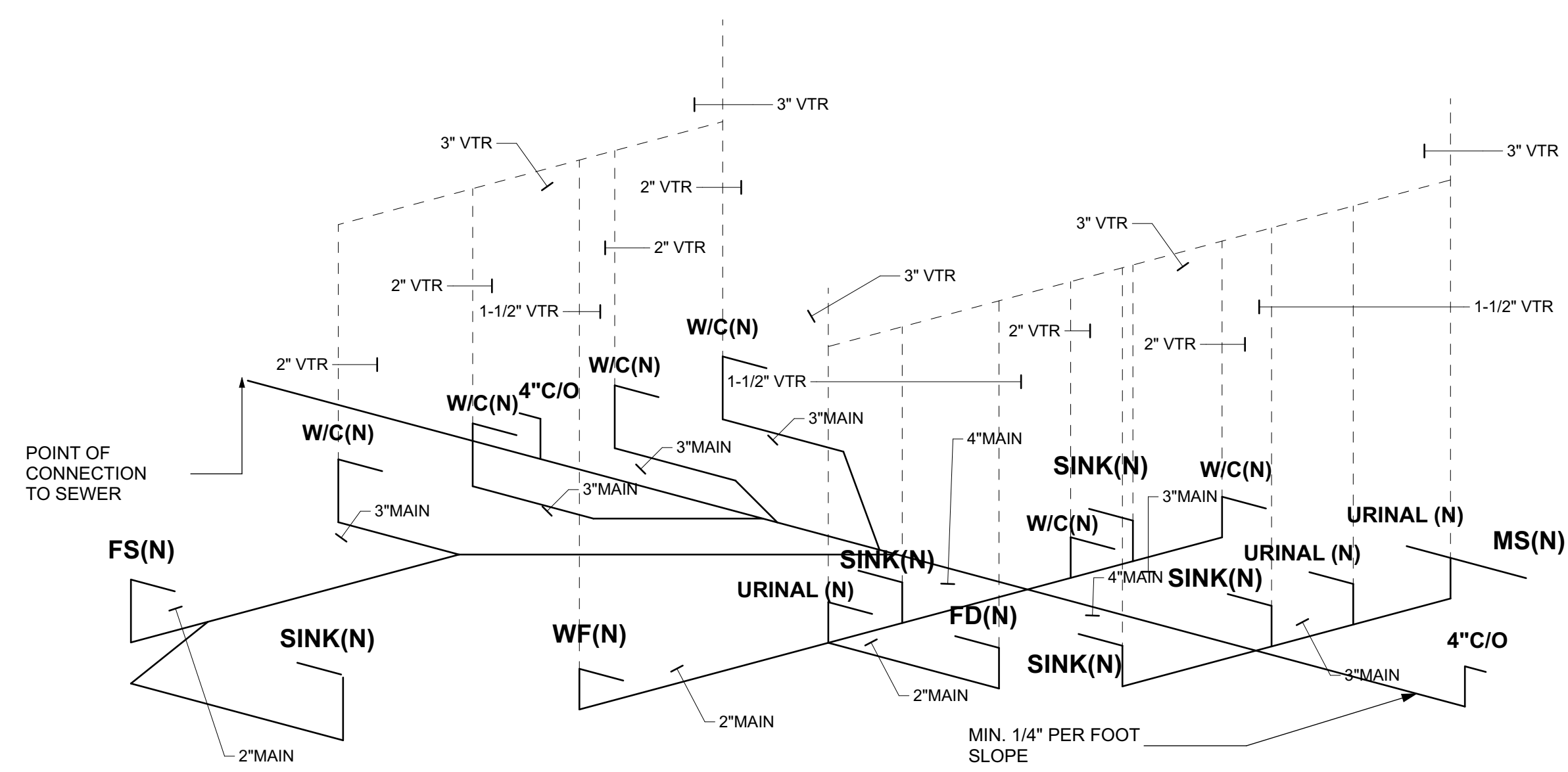
1 Vent Stack Detail

1/4" = 1'-0"



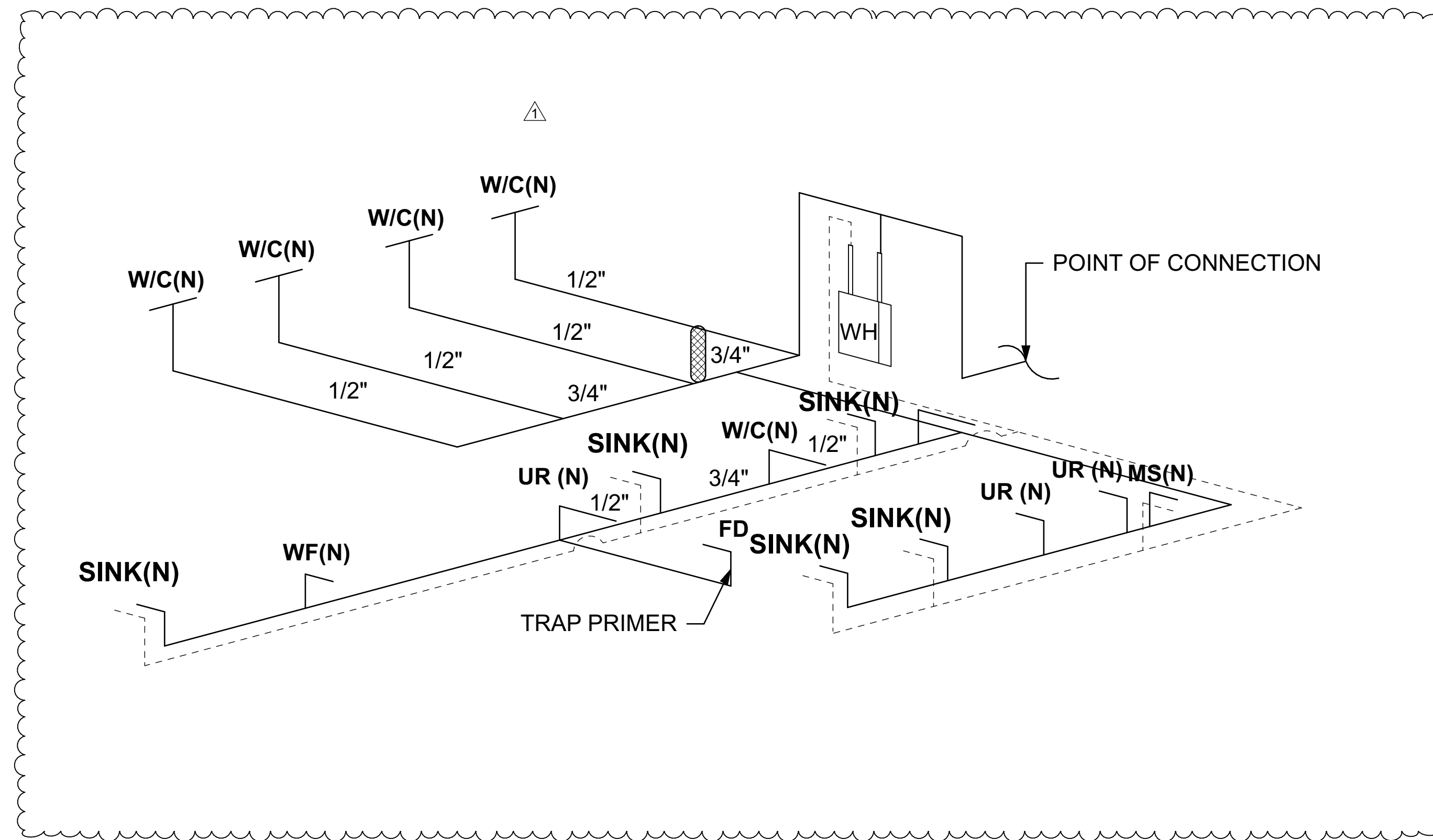
2 Trap Primer Connection

1/8" = 1'-0"



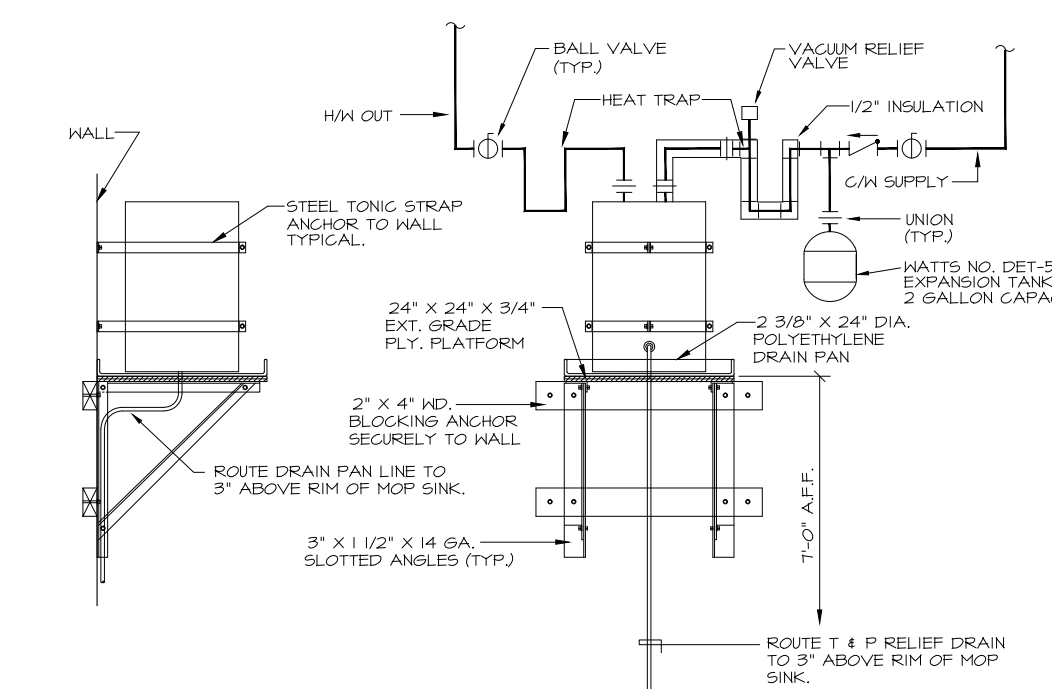
10 Waste Iso (2)

3/16" = 1'-0"



12 Water Iso Detail (1)

1/4" = 1'-0"



4 Water heater Detail

1:1.43

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APN # 603-310-005
LEGAL ADDRESS :
POR SEC 32 TSS R8E

⚠	05/10/24	
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SHEET TITLE
Pumping Details & ISO

Thursday, August 22, 2024

SECURITY SAFETY PLAN

MINIMUM REQUIRED SECURITY SCHEDULE

Events that exceed 50 guests are required to meet the minimum total required security officers required per the Security Plan Schedule. Any events that exceed 250 guests, are required to provide 1 additional security guard per every additional 50 guests. When occupant load reaches 250 or more, a minimum of 1 security guard shall be provided or more to ensure the egress path of travel is clear.

Daytime Special Event Rental Security Plan Schedule

	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm
Parking Lot	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2
Main Entrance	2	2	2	2	2	2	2	2	2
Interior	2-4	2-4	2-4	2-4	2-3	2-3	2-3	2-4	2-4
Minimum Total Security Required	5	5	5	5	5	5	5	5	5

Night-time Nightclub/Special Event/Live Event Security Plan Schedule

	8pm	9pm	10 pm	11pm	12am	1am	2am	3am
Parking Lot	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2
Main Entrance	2	2	2	2	2	2	2	2
Interior	2-4	2-4	2-4	2-4	2-4	2-4	2-4	2-4
Minimum Total Security Required	5	5	5	5	5	5	5	5

SECURITY PLAN NARRATIVE

PARKING LOT AND ACCESS CONTROL:

There will be visible Security Officers that will be on site monitoring the parking lot area 1 hour prior to guest arriving. Once guests park, the patrol officer will make sure guests do not litter or linger around the parking lots for a long period of time, as we want to prevent any incidents in the parking lot area (all guests will be directed to the main entrance). Upon guests’ arrival to the main entrance, they will be greeted by a minimum of 2 more Security officers who will proceed to thoroughly search each guests before entering the premises.

ACCESS TO THE EVENT:

Security Officers will be at the main entrance of the building greeting each guest. As the guest begin to arrive to the main entrance, the Officers will make a uniform line, keeping the guest away from the vehicle traffic. Each guest will be thoroughly searched by hand, and with a metal detector, including purses/bags on guest. All guests age will be verified by government issue ID or DL before granting access to the building. Officers will also have a counter to control the building capacity of guest.

INTERIOR SECURITY:

Once the guests arrive inside of the building. They will encounter more Security Officers roaming the building floor, monitoring the emergency exits, and back entrance to control guest access and prevent any unwanted and/or unmonitored access to the building. Once the peak hours of the event hit and the outside traffic has slowed down, one of the officers of the main entrance will go in the building to assist in crowd control and prevention of any incident inside the event (monitoring all guest activity in the building floor as well as the restrooms). This will leave a Patrol Officer monitoring the parking lots with emergency amber lights and one main entrance Officer to control access and monitor guest leaving the building, this will prevent any alcoholic beverages outside the building. There will be a total of 4 Officers roaming the interior of the event.

IN CASE OF AN EMERGENCY:

In case of any non-life-threatening emergency, our Security Officers are trained to do their best at deescalating any situation the fastest way possible. Our security Officers will always be aware of each other's locations in case of back up needed. In case of a life-threatening or significant emergency one of our Officers has the duty of contacting 911 and relaying all the information as it is happening to the correct authorities and until law enforcement, fire and/or EMS arrives. During this time the rest of the Officers will be trying to deescalate any situation and assisting with crowd control. Once Law Enforcement, Cal Fire and/or EMS arrives, the Security Officers will assist them in whatever they need.

FURTHERMORE, PREVENTION OF INCIDENTS:

Security Officers will do their best to have every single guest out of the building 5 minutes before closing time (2:00am). At this time 2 Officers will be in the patrol vehicle driving around with amber emergency lights monitoring the parking lot. They will be urging the guest to leave the property as soon as possible to prevent them from loitering in the parking lot and to prevent any further incident at the location. The rest of the officers will be in the front of the building monitoring guest activity and urging guest to leave as soon as possible and to assist patrol officers in case of any incident. Our main objective is to keep our guest and staff safe and our location free of any negative incidents. We want to have all guest away from the building and out of the parking lot as fast as possible to prevent any incidents. Also, in the event any of our guest and/or staff creates any negative issues (as small as they might be) while inside or outside our establishment, they will be denied access after that.

VMP Nightclub & Event Center will work with Police Department to ensure the safety of all guest

VMP Nightclub & Event Center will work with Police Department for any incidences of concern by the police. This may include contracting with the Police Department for any excessive patrols which may require conditions of approval to be reconsidered by the City Council.

Security Safety Plan Presented By:

Security Safety Plan Agreed By:

VMP Events Center _____



Planter Total Req's:
10 Shrubs or Flowers
10 Trees
(10) missing plants

Planter Total Req's:
17 Shrubs or Flowers
3 Shade Tree
(8) missing plants

Planter Total Req's:
5 Shrubs or Flowers
1 Shade Tree

Planter Total Req's:
8 Shrubs or Flowers
1 Shade Tree
(5) missing plants

Planter Total Req's:
8 Shrubs or Flowers
1 Shade Tree
(5) missing plants

Planter Total Req's:
8 Shrubs or Flowers
1 Shade Tree
(1) missing Plant

Planter Total Req's:
8 Shrubs or Flowers
1 Shade Tree
(1) missing Shade Tree

Planter Total Req's:
8 Shrubs or Flowers
1 Shade Tree
(7) missing plants

Planter Total Req's:
7 Shrubs or Flowers
1 Shade Tree

Planter Total Req's:
5 Shrubs or Flowers

Planter Total Req's:
22 Shrubs or Flowers
2 Shade Tree
(7) missing plants

Landscape Req's:
3/4" California Gold decorative gravel required for landscape common areas adjacent to Cesar Chavez Street.

3/4" California Gold decorative gravel, or in combination with D.G. is required for landscape medians within the Parking Lot.

See Attached Plant Legend.

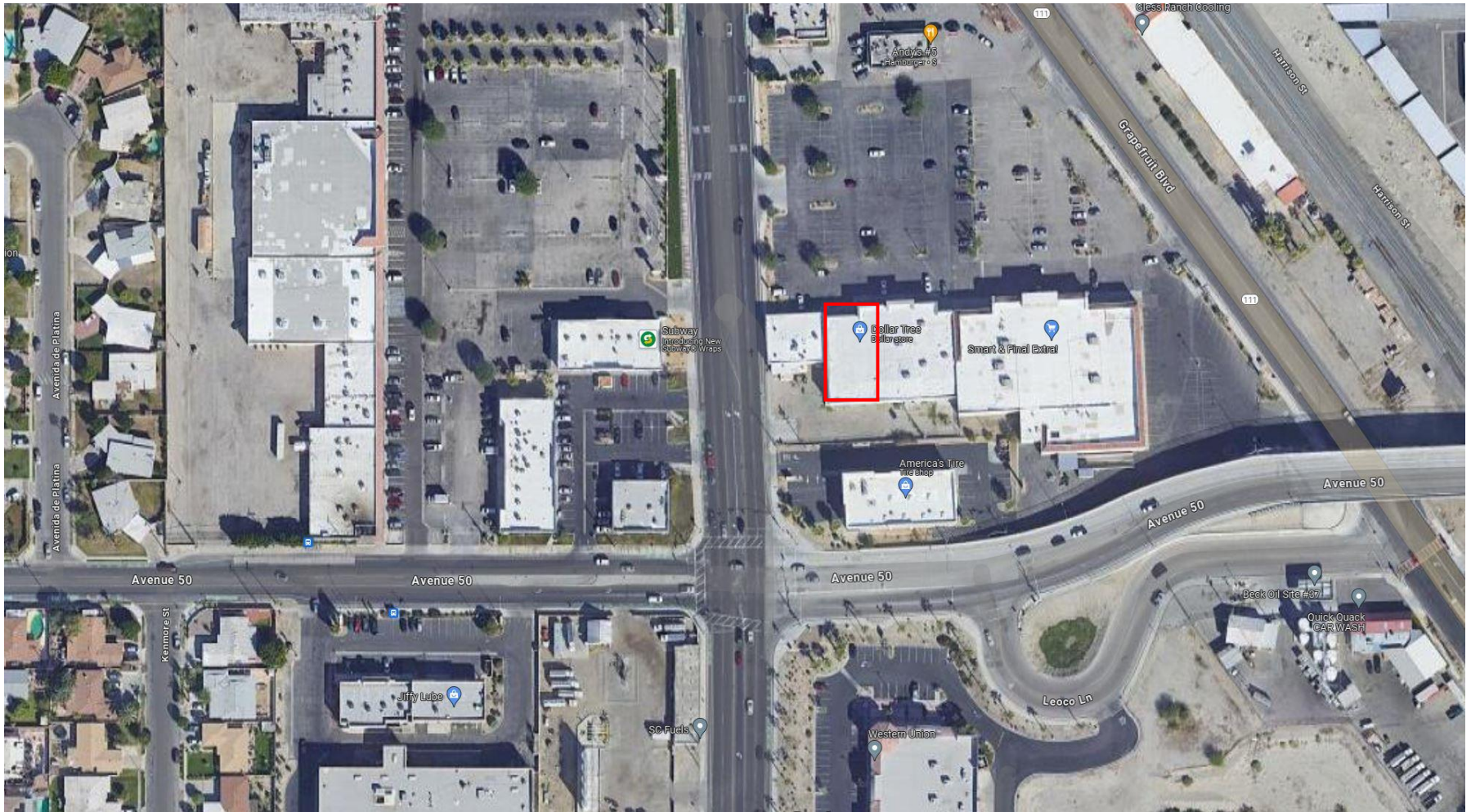


New Landscape Required:
Minimum 10 foot wide landscape planter up to new ADA ramp.
Irrigation Required
Minimum of (6-8) shrubs or flowers.
Minimum of (1) Shade Tree

Landscape Legend

Drought Tolerant Desert Landscaping is required within on and off-site landscaping for the area as described in the attached Landscape Exhibit. Below are a list of landscape materials permitted within on and off-site landscape areas:

- Bougainvillea shrubs
- Red Yucca
- Agave
- Fruitless Olive Tree
- Other high quality desert landscape materials to be approved by Development Service Director of Public Works Director.



Vicinity Map



Front Elevation

Parking Lot Condition





Rear Entrance at Cesar Chavez Street





Landscape Condition



Parking Lot Landscaping



Cesar Chavez Street Landscape Areas



STAFF REPORT
9/4/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Architecture Review No. 19-01 (Modification) Oraway is a request to modify the landscape plan and conditions of approval for an approved project by Oraway Engineering for a 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way (APN 763-280-015).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2024-20 approving Architecture Review No. 19-01 Modification pursuant to the findings and conditions contained in the resolution.

BACKGROUND:

The Planning Commission approved the Architectural Review No. 19-01 on April 17, 2019 for the Oraway Engineering development consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89-acre lot at 54-101 Enterprise Way. The project is now a completed project and a project final is requested.

The applicant communicated to City staff that the landscape plan as originally designed is not practical for internal landscape at edges of the development that is largely screened from view with existing metal canopy structures. Furthermore, the applicant stated that the condition of approval added by the Planning Commission at project approval requiring ficus trees planted along the easement area of the property along the railroad is impractical to maintain due to the separation of the rear wall from the area where the ficus trees



would be planted. During a site visit in August 2024, City staff observed that industrial activities associated with the business was occurring outdoors contrary to the conditions of approval of the project. Staff identified that industrial activities would need to cease unless the conditions of approval are amended. The applicant requests the following conditions of approval related to additional landscaping and outdoor activities be removed:

- 82. There shall be no outdoor industrial activity or outdoor auto and equipment repair on the property.
- 84. The landscaping along the Union Pacific Railroad tracks shall be augmented by adding Ficus trees as appropriate for better screening.

DISCUSSION/ANALYSIS:

The applicant, Armando Bravo, submitted a revised landscape plan for the project site that removes many of the landscape materials within the internal landscape planters of the site. The applicant contends that the proposed landscaping in the landscape planters would have limited visibility internal or external to the project and would serve to provide shade due to the three 3,500 sq. ft. metal canopy structures constructed along the project site property lines.

Figure 1 and 2: Photos of Site Metal Canopies



Figures 3 and 4 provide perspectives of the rear of the existing facility. There is an existing 8-foot block wall that separates the facility improvements from the 30-foot easement where the applicant was conditioned to plant ficus trees. Staff can support removal of this condition as the area is difficult to access which would make maintenance of the plants and irrigation difficult. Furthermore, the area is largely screened by existing mesquite trees along Grapefruit Blvd.

Figure 3: View Looking East from Grapefruit Blvd



Figure 4: View Looking North from Wallace Street



Figure 5: Original Landscape Plan

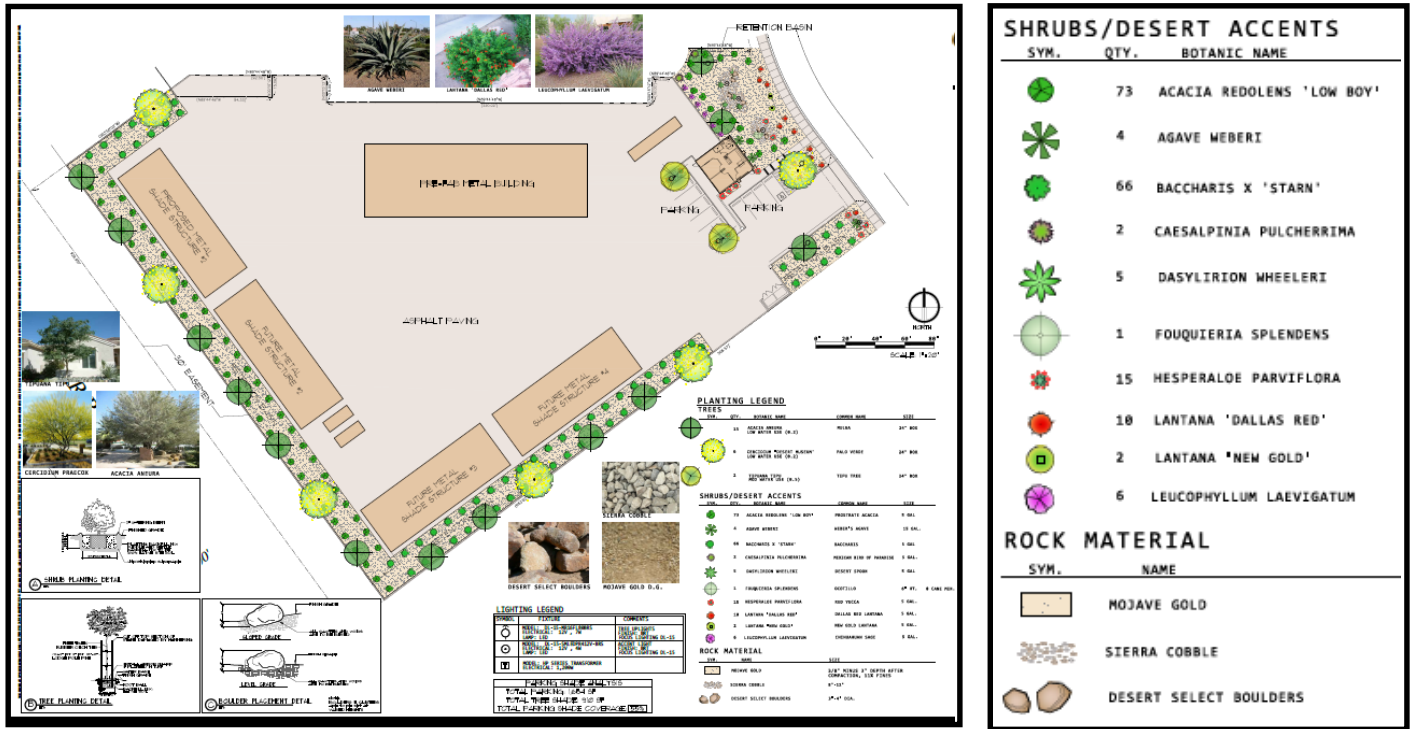


Figure 6. Existing frontage building



ENVIRONMENTAL REVIEW:

The City of Coachella Planning Commission previously determined that 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. The subject site has been previously graded and disturbed 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.

RECOMMENDATIONS:

1. Adopt Resolution No. PC 2024-20 to approve Architecture Review No. 19-01 Modification subject to the conditions of approval and findings.
2. Deny the modification to the conditions of approval.
3. Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as the removal of shade trees and plants in internal planter area along portions of the site that are screened would continue to maintain aesthetics within and outside of the project. The removal of condition for ficus trees can be supported due to the difficulty of maintenance and access issues.

Attachments:

1. Resolution No. PC2024-20 Architectural Review No. 19-01 Modification Exhibit A Conditions of Approval
2. Vicinity Map
3. April 17, 2019 Planning Commission Staff report
4. Notice of Action from April 17, 2019 Planning Commission decision
5. April 17, 2019 Planning Commission Meeting Minutes
6. Original Landscape Plan
7. Proposed Landscape Plan Modification

RESOLUTION NO. PC2024-20

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW NO. 19-01 MODIFICATION AMENDING CONDITIONS OF APPROVAL RELATED TO LANDSCAPING AND OUTDOOR WORKING PROHIBITIONS FOR THE FOR A 825 SQ. FT. OFFICE BUILDING, 7,500 SQ. FT. PRE-FABRICATED WAREHOUSE BUILDING, AND TWO SHADE STRUCTURES TOTALING 16,500 SQUARE FEET FOR STORAGE OF CONSTRUCTION VEHICLES AND EQUIPMENT, PLUS INCIDENTAL OUTDOOR STORAGE, ON A VACANT, 2.89 ACRE LOT IN THE M-H (HEAVY INDUSTRIAL) ZONE LOCATED AT 54-101 ENTERPRISE WAY (APN 763-280-015). ARMANDO BRAVO, APPLICANT.

WHEREAS Armando Bravo filed an application for Architectural Review No. 19-01 Modification to modify the landscape plan and conditions of approval for an approved project by Oraway Engineering for a 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way (APN 763-280-015); and,

WHEREAS on April 17, 2019 the Planning Commission approved Architectural Review No. 19-01 for the proposed industrial project; and,

WHEREAS on September 4, 2024, the Planning Commission of the City of Coachella published a public hearing notice and conducted a duly noticed public hearing on Architectural Review No. 19-01 Modification and considered the application as presented by the applicant, findings, conditions and staff recommendations; and

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

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

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 categorically exempt from 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 has been previously graded and disturbed 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. Architectural Review Findings

With respect to Architectural Review No. 19-01, the Planning Commission finds as follows for the proposed freestanding sign request:

1. Compatibility with neighboring property. The proposed sign would be compatible with industrial properties in the vicinity in the M-H Zone and would be located at the edge of the City where there would be limited aesthetic impacts and would not affect any designated visual corridors.
2. The Zoning Ordinance development standards allows the industrial development as proposed.
3. The project does not and would not impact traffic congestion as the sign would be located in an appropriate location so as not to interfere with site line distance.
4. That approval of the Architectural Review No. 19-01 will not adversely effect any element of the general plan as the general plan does no prescribe sign standards or appearance.

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 approves Architectural Review No. 19-01 Modification for the Oraway Engineering project subject to the conditions of approval of “Exhibit A.”

PASSED APPROVED and ADOPTED this 4th day of September 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. PC2024-20, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 4th day of September 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2024-20
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 19-01 ORAWAY ENGINEERING
(Modified conditions of approval in ~~strikeout~~ and bold)

1. Architectural Review No. 19-01 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the project entitlements.
3. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
4. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
5. 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.
6. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 8 feet high and it is only applicable to the storage area of the proposed project.
6. The retention basin fronting onto Enterprise way shall include wrought iron fencing if warranted by the engineering department.
7. The applicant shall repair the pavement on Enterprise Way to the satisfaction of the City Engineer from the centerline of the street at the entire street frontage of the proposed project.

Engineering:

Grading and Drainage

12. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
13. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

14. A 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 a Hydrology Map 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.
15. 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.
16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
17. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Street Improvements

18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
19. Applicant shall construct all off-site and on-site improvements including, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, and any other incidental works necessary to complete the improvements. Existing driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances as per City Standard.

20. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
21. Applicant shall repair street asphalt, curb/gutter and damaged sidewalk fronting the property.

Sewer and Water Improvements

22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. Sewer and Water service is available. Applicant shall plot location of existing service mains on the grading plan.

General

24. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
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. 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.
27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion

28. "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.

Development Services – Landscaping:

29. 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.
30. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
31. 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.
32. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
33. Landscape areas shall be dressed with a minimum ½ inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
34. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
35. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
36. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.

37. 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.
38. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.

Development Services – Project Design:

39. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-01 the projects construction plans and elevations, and subject to review and approval.
40. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
41. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
42. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
43. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Imperial Irrigation District:

53. IID holds easement rights for the C1 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, 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 (e.g. power lines).
54. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
55. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and

transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.

56. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

57. Submit water and sewer plans for approval from Utilities Department. The project is required to connect to City public sewer and water system.
58. The project will require a Water Quality Management Plan (WQMP) - >5 acres.
59. The proposed facility will be required to submit detailed plumbing and mechanical plans.
60. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
61. The applicant shall install separate 4G-AMI metering system for each building, and install separate 4G-AMI metering system for the irrigation system.
62. Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
63. The project shall implement the State's drought mandate, which prohibits irrigation with potable water outside newly constructed homes, and buildings that is not delivered by drip or micro-spray systems.

Fees:

64. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
65. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
66. The applicant shall pay all required water connection fees.
67. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.

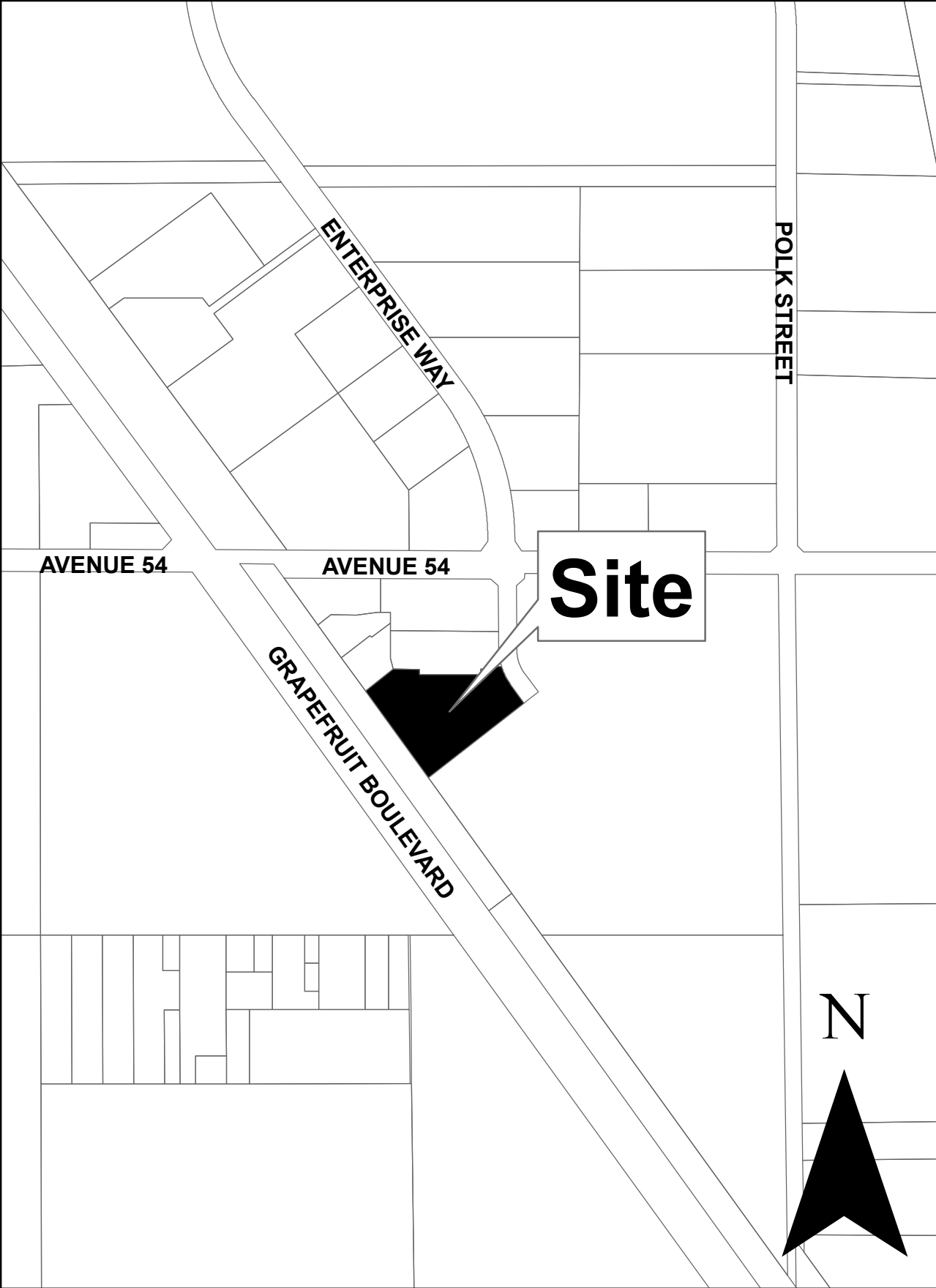
68. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of One-half (1/2) of one percent (1%) for new commercial and industrial construction.
69. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Coachella Valley Unified School District

70. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District.

Miscellaneous:

71. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
72. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
73. A minimum of two points of access shall be provided during all phases of construction to the satisfaction of the Riverside County Fire Marshal's office.
- ~~74. There shall be no outdoor industrial activity or outdoor auto and equipment repair on the property.~~
74. The metal pre-fabricated building shall be textured architecturally to match the front office building.
- ~~76. The landscaping along the Union Pacific Railroad tracks shall be augmented by adding Ficus trees as appropriate for better screening.~~
75. The perimeter wall shall be enhanced with pilasters and split-face block along Enterprise Way.
- 76. The landscape plan modifications removing trees and plants within internal site planters may be approved by the Development Services Director. All other portions of the approved landscape plan shall remain.**



Vicinity Map



City Hall Council Chambers
 1515 Sixth Street, Coachella, California
 (760) 398-3502 ♦ www.coachella.org

AGENDA
 OF A REGULAR MEETING
 OF THE
 PLANNING COMMISSION OF THE CITY OF COACHELLA

April 17, 2019
 6:00 PM

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

4. 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.”

5. APPROVAL OF THE MINUTES:

A. MINUTES OF THE FEBRUARY 20, 2019 PLANNING COMMISSION MEETING.

6. WRITTEN COMMUNICATIONS:

7. PUBLIC COMMENTS:

“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 five (5) minutes.”

8. REPORTS AND REQUESTS:

9. NON-HEARING ITEMS:

10. PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

- a. Review of Zoning Ordinance Amendments (ZOA 19-01) amending various sections of Title 17 (Zoning of the Coachella Municipal Code in order to amend zoning regulations regarding commercial cannabis activity facilities and retail cannabis businesses in order to expand the allowable locations and increase the number of allowable retailers, modify current zoning regulations for cannabis activity facilities, and make conforming amendments.

- b. Architectural Review (AR 19-01) to approve the Oraway Engineering Building consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 778-102-008).
- c. Architectural Review No. 18-11 to approve the Pueblo Viejo Plaza; a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings to be developed in four phases totaling 6,900 square feet. (APN 778-102-008)
- d. Tower Energy / Ravella Modified Project consisting of the following applications:

Conditional Use Permit 268 (Modification No. 1) to allow off-street parking in the RM-PD Overlay zone for the proposed modifications to the prior-approved commercial component of the Project; and,

Architectural Review No. 16-05 (Modification No. 1) to allow a new 40,919 square foot, two-story medical office/clinic in the CN-PD zone for Borrego Health; and,

Addendum to Mitigated Negative Declaration and Mitigation Monitoring Program pursuant to CEQA Guidelines for Environmental Assessment No. 16-02 for the Tower/Ravella Modified Project.

11. **INFORMATIONAL:**

12. **ADJOURNMENT:**

ⁱ Any writing or documents pertaining to an **open session** item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter of City Hall located at 1515 Sixth Street, Coachella, CA during normal business hours.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

ITEM 10.b.



STAFF REPORT
4/17/2019

TO: Planning Commission

FROM: Juan Carrillo, Associate Planner

SUBJECT: Architectural Review (AR 19-01) to approve the Oraway Engineering Building consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 778-102-008).

STAFF RECOMMENDATION:

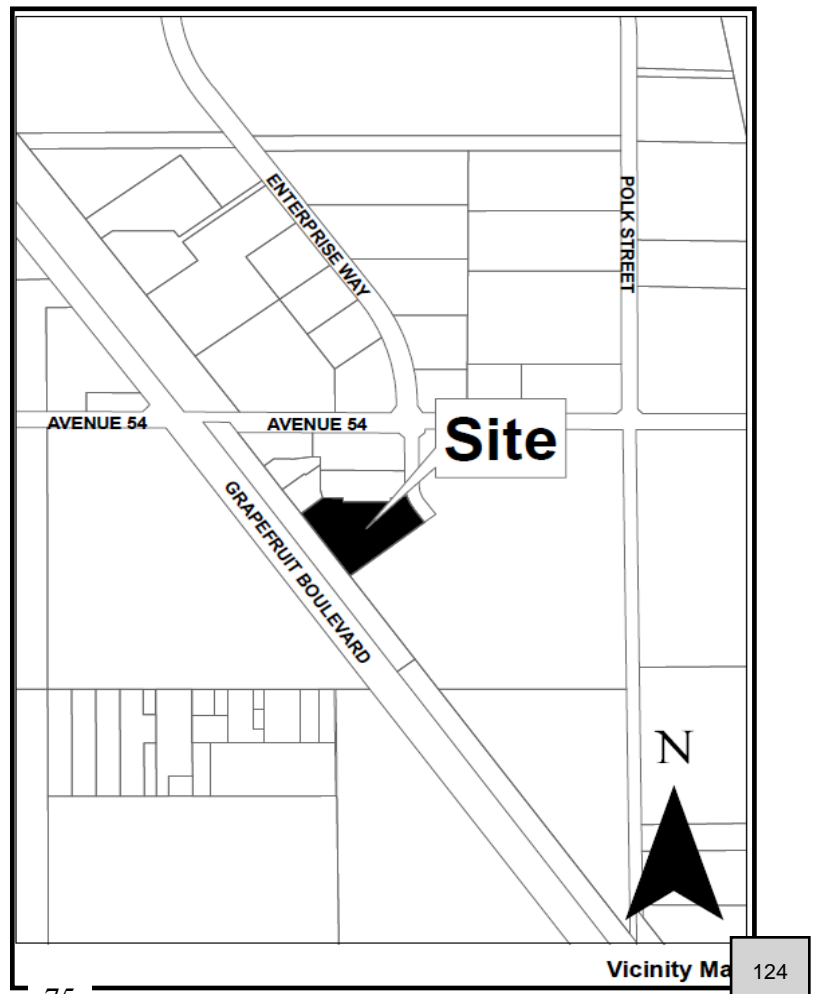
Staff recommends that the Planning Commission approve Architectural Review No. 19-01 for Oraway Engineering with the findings and conditions of approval listed in this staff report.

BACKGROUND:

The above-referenced project was previously reviewed as Pre-Application Review 18-09 by staff on November 8, 2018. Staff routed the application for outside agency comments and provided the applicant a formal response which included responses from some of the outside agencies. The applicant submitted the formal application on January 29, 2019 for the proposed development. Once the application was deemed complete staff scheduled the application for this public hearing.

Project Description:

Oraway Engineering has its headquarters in Coachella and is currently operating on City-owned land at the southeast corner of 2nd Street and Vine Avenue. Engineering and construction services such as public works, farming, retail development and other general construction services are provided locally as well as outside of the Coachella Valley. Oraway Engineering is proposing to



ITEM 10.b.

Item 6.

construct an 825 sq. ft. office building with public parking, and a 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet within a gated for contractor's yard.

The proposed project includes incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 763-280-015). Shown below are a rendering of the proposed office building fronting onto 54-101 Enterprise Way and a view of two of the proposed storage buildings.



Environmental Setting:

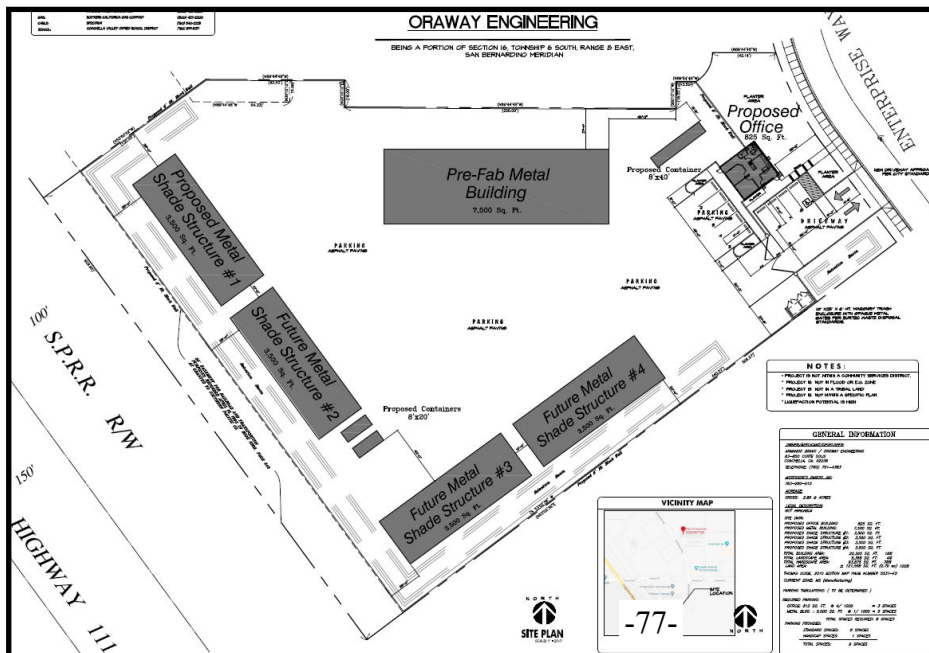
The subject site is a 2.89 acre vacant parcel relatively flat. Surrounding land uses include the following:

North: An existing industrial office building directly north of the proposed development.
 South: Vacant industrial land.
 East: Enterprise Way and vacant industrial land beyond.
 West: Union Pacific Railroad tracks and Hwy 111 beyond.

SITE PLAN REVIEW

Overview of the Oraway Engineering Project:

The proposed project site consists of a 2.89 acre vacant parcel within the Rancho Coachella Industrial Centre. The subject site is located south of Avenue 54 and west of Enterprise Way at the end of the Cul-De-Sac. The parcel consists of an irregular shape because of existing parking design on the development to the north. The Union Pacific Railroad tracks are immediately west of the proposed site. Below is an aerial view of the site showing the existing development to the north and the proposed site plan design demonstrating the irregular shape of the parcel.



General Plan Consistency:

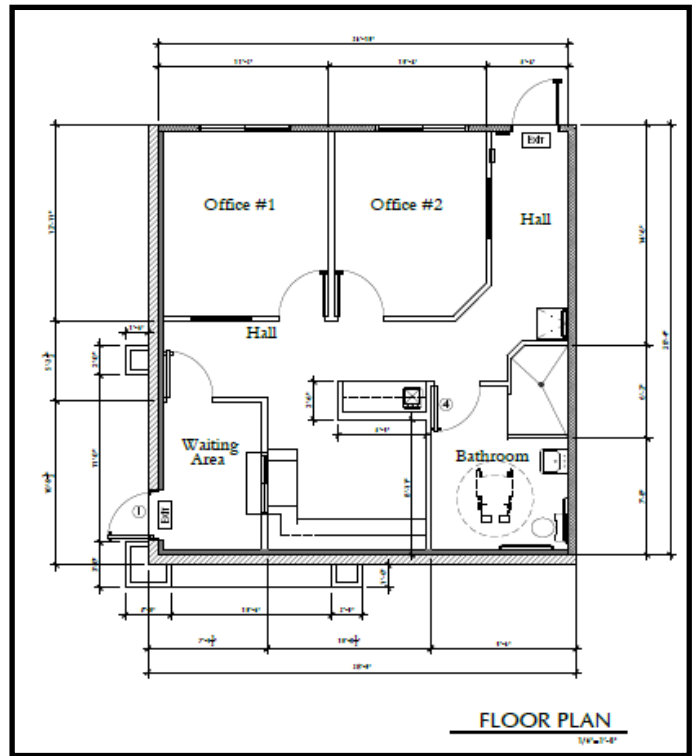
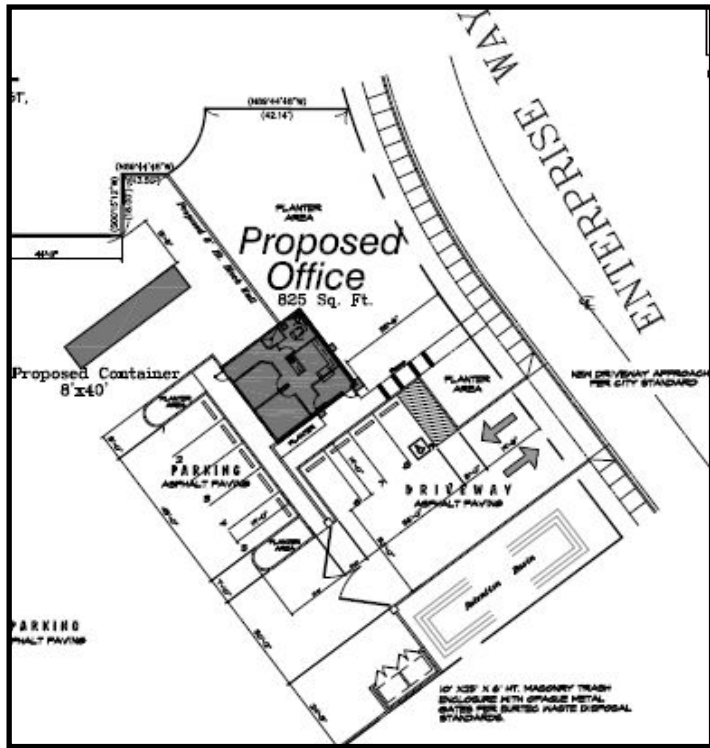
The 2.89 acre site is within an Industrial District as identified by the 2035 City of Coachella General Plan. The proposed project is supported by the General Plan because the land use designation accommodates a range of light and heavy commercial and industrial uses that provide employment and generate more noise, light, odor, or truck traffic that would be appropriate in the urban employment district. Furthermore, Urban Form Guidelines call for significant outdoor operation and higher for uses requiring only small amounts of parking. (Industrial District, Land Use Community Character 04-42)

Consistency with the Zoning Ordinance:

Section 17.30.020(39)(a and b) in the M-S (Manufacturing Service) allow for the proposed use by Oraway Engineering. The proposed Oraway Engineering development meets all of the requirements for a storage yard as allowed in the M-H (Heavy Industrial) zoning designation as stated in Section 17.32.020 Permitted uses(A)(1) which references Section 17.30.020 as stated above. Additionally, the office building will provide required off-street parking in the front portion of the site. And the storage buildings provide parking stalls for contractor equipment and trucks.

Circulation and Infrastructure

Proposed access to the site is from Enterprise way almost at the end of the Cul-De-Sac. Four parking spaces are provided for clients visiting the office. Five additional parking spaces are provided for employees inside the proposed storage yard. A gate is provided for security purposes and for operational purposes. The proposed office consists of 825 square feet, the entrance to the proposed project, the proposed floor plan and a rendering looking to the building from the client parking is provided below:



ITEM 10.b.

Item 6.



Proposed office building

Infrastructure:

Water and sewer lines are available at the project site without significant line extensions. Sidewalk, curb-and-gutter, and half-street improvements are part of the required infrastructure to serve the proposed project. Internal circulation has been reviewed by the Riverside County Fire Department and the project has been conditioned to obtain approval from Riverside County Fire Department.

Proposed landscaping:

The perimeter planting, and parking lot plantings will exceed the City's parking lot landscaping regulations. A conceptual landscaping plan for the entire project is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of building permits for development within the project. Planting material includes Acassia Redolems, Agave, Lantana, and other planting material as shown below.



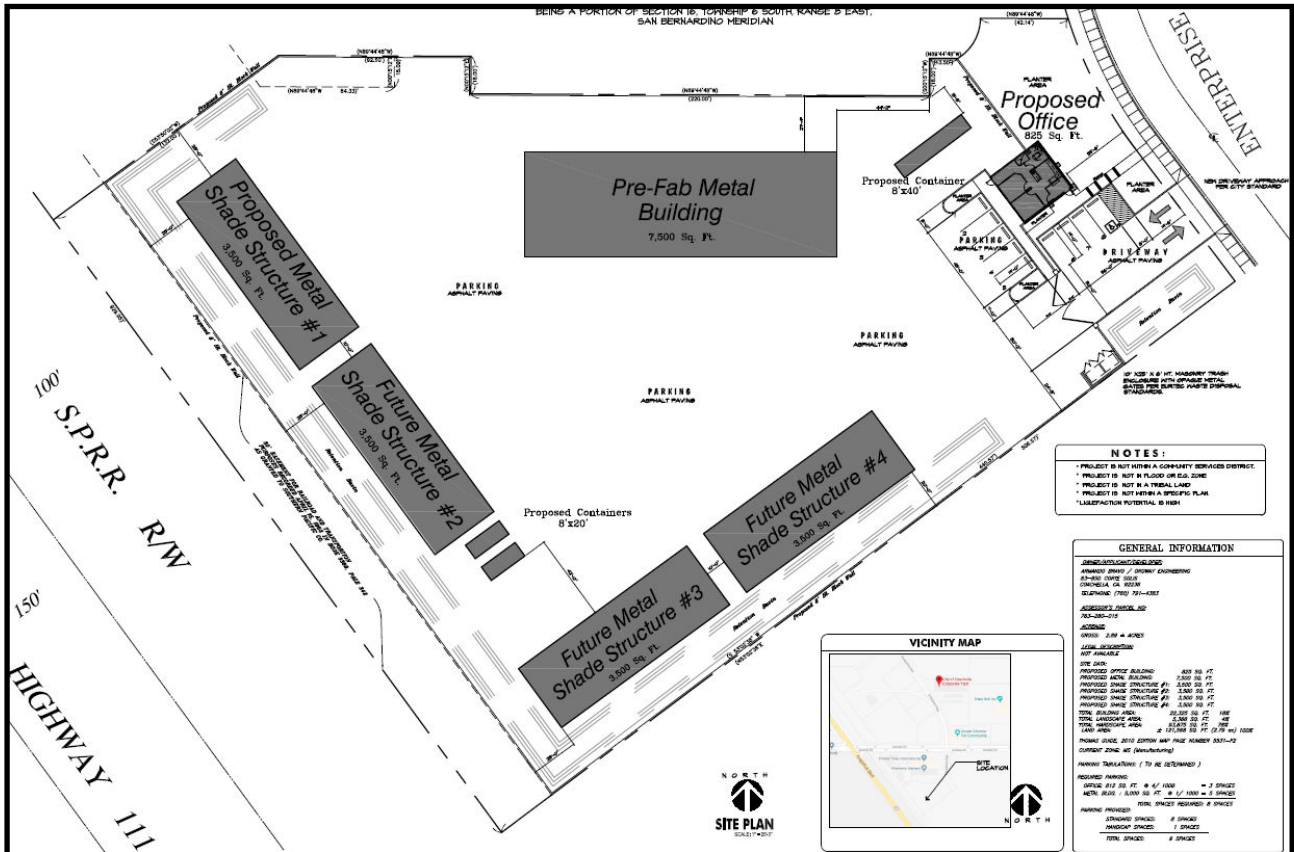
SHRUBS/DESERT ACCENTS		
SYM.	QTY.	BOTANIC NAME
	73	ACACIA REDOLENS 'LOW BOY'
	4	AGAVE WEBERI
	66	BACCHARIS X 'STARN'
	2	CAESALPINIA PULCHERRIMA
	5	DASYLIRION WHEELERI
	1	FOQUIERIA SPLENDENS
	15	HESPERALOE PARVIFLORA
	10	LANTANA 'DALLAS RED'
	2	LANTANA 'NEW GOLD'
	6	LEUCOPHYLLUM LAEVIQATUM

ROCK MATERIAL	
SYM.	NAME
	MOJAVE GOLD
	SIERRA COBBLE
	DESERT SELECT BOULDERS

Perimeter fencing and proposed metal buildings:

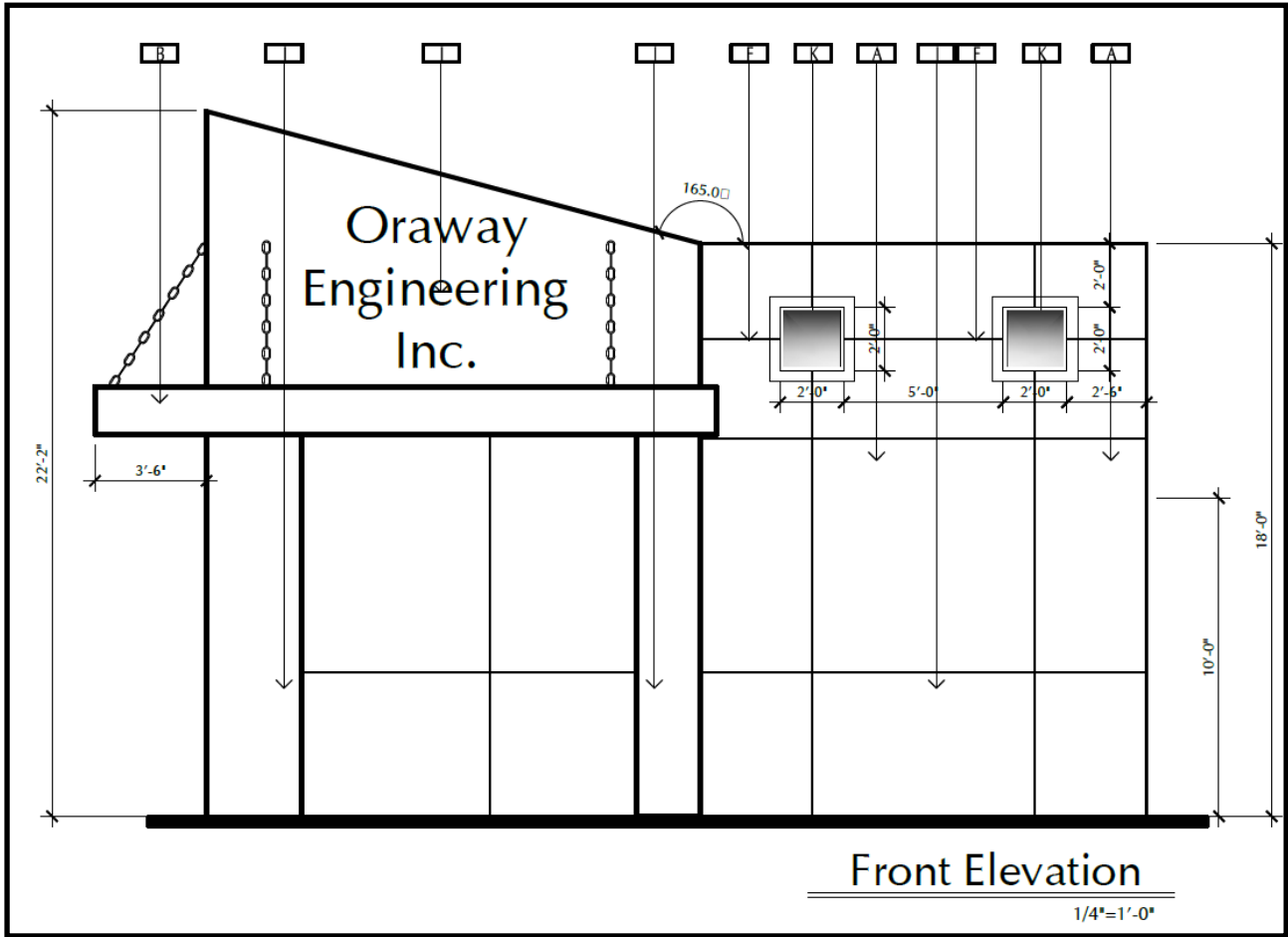
The applicant is proposing an 8 foot perimeter wall with a main access gate into the storage yard. Access to the main office is not gated and client parking is provided in front of the proposed gate.

The site design proposes one main 7,500 sf Pre-Fab metal building, one 3,500 sf. metal shade structure and three 3,500 sf. each future metal structures. Three storage containers are also proposed to store tools and associated equipment for the business activities as illustrated below:



Architectural theming for the proposed office building:

The proposed architecture of office building is a contemporary design with a tower element at the main focal point of the building. Building material are conventional materials such as wood and stucco. A metal canopy with chains adds to the focal point of the proposed building. Below is an elevation of the proposed building and the legend calling out the proposed building materials and a rendering of the proposed building:



SECTIONS KEYNOTES	
← [A]	Exterior Plaster 3 Coat - Stucco - Sand Finish o/ Lath and Plaster La Habra Stucco #ER4226
← [B]	3 Ply Class 'A' Built-up Roofing Over Plywood Sheathing
← [C]	Corrosion Resistant Weep Screed 24 Ga. Min.
← [D]	Concrete Footing Per Structural Plans
← [E]	2x6 Stud Wall @ 16" O.C. w/ R-19 Insulation
← [F]	2x4 Stud Wall @ 16" O.C.
← [G]	Acoustic Tile Hung Ceiling
← [H]	4" Thick Concrete Slab, See Structural Plans
← [I]	Manufactured Trusses @ 24" O.C.
← [J]	R-38 Insulation
← [K]	5/8" Gypsum Board
← [L]	Existing Block Wall To Remain
← [M]	Metal Canopy w/ Metal Chains



Signage:

No signage is proposed with the development of the site. Section 17.56.010(G) of the zoning code allows for one identification monument sign of twenty (20) square feet (four feet x five feet maximum) with a five feet maximum height. The applicant may opt to apply for a sign via a sign program or apply for a wall sign which can submit at a later time. The sign program will be subject to the review and approval of the Planning Commission.

ENVIRONMENTAL REVIEW:

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 has been previously graded and disturbed 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. Approve Architectural Review No. 19-01 with the findings and conditions contained in the staff report.
2. Approve Architectural Review No. 19-01 with modified conditions.
3. Continue Architectural Review No. 19-01 and provide staff direction.
4. Make findings and Deny Architectural Review No. 19-01.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1 or #2.

FINDINGS FOR ARCHITECTURAL REVIEW NO. 19-01:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has an Industrial District land use designation that accommodates for a range of light and heavy commercial and industrial businesses that provide employment and generate more noise, light, odors or truck traffic. The proposed use on the site is in keeping with the policies of the Industrial Center land use classification and the project is internally consistent with other General Plan policies for this type of development. Furthermore, the project is consistent with the policies of the Land Use and Community Character's Sub-Area #7 policies which pursue the transformation over time into an employment district that contains a diversity of job-producing uses such as the one proposed.
2. The proposed project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes to develop a vacant 2.89 acre parcel into a contractor's yard, including, contractor's storage yards and building materials use. Section 17.30.020(39)(a and b) of the Municipal Code allows the use of outdoor storage yards in the M-H (Heavy Industrial) zoning designation as stated in Section 17.32.020 Permitted uses(A)(1) which references Section 17.30.020 as stated above.
3. Development of the 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 proposed project site is within the Industrial Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include other industrial uses within the immediate vicinity.
4. The proposed 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 a storage yards, including contractors storage yards and building materials use with amenities for the future residents, commercial, and industrial community.
5. 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 has been previously graded and disturbed 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.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-01:

1. Architectural Review No. 19-01 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the project entitlements.
3. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
4. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
5. 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.
6. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 8 feet high and it is only applicable to the storage area of the proposed project.
6. The retention basin fronting onto Enterprise way shall include wrought iron fencing if warranted by the engineering department.
7. The applicant shall repair the pavement on Enterprise Way to the satisfaction of the City Engineer from the centerline of the street at the entire street frontage of the proposed project.

Engineering:

Grading and Drainage

12. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be

incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.

13. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
14. A 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 a Hydrology Map 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.
15. 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.
16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
17. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Street Improvements

18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

19. Applicant shall construct all off-site and on-site improvements including, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, and any other incidental works necessary to complete the improvements. Existing driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances as per City Standard.
20. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
21. Applicant shall repair street asphalt, curb/gutter and damaged sidewalk fronting the property.

Sewer and Water Improvements

22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. Sewer and Water service is available. Applicant shall plot location of existing service mains on the grading plan.

General

24. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
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. 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.

27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion

28. "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.

Development Services – Landscaping:

29. 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.
30. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
31. 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.
32. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
33. Landscape areas shall be dressed with a minimum ½ inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
34. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
35. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office.

Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.

36. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.
37. 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.
38. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.

Development Services – Project Design:

39. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-01 the projects construction plans and elevations, and subject to review and approval.
40. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
41. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
42. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
43. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Imperial Irrigation District:

53. IID holds easement rights for the CI 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, 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 (e.g. power lines).

54. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
55. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.
56. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

57. Submit water and sewer plans for approval from Utilities Department. The project is required to connect to City public sewer and water system.
58. The project will require a Water Quality Management Plan (WQMP) - >5 acres.
59. The proposed facility will be required to submit detailed plumbing and mechanical plans.
60. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
61. The applicant shall install separate 4G-AMI metering system for each building, and install separate 4G-AMI metering system for the irrigation system.
62. Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
63. The project shall implement the State's drought mandate, which prohibits irrigation with potable water outside newly constructed homes, and buildings that is not delivered by drip or micro-spray systems.

Fees:

64. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
65. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.

66. The applicant shall pay all required water connection fees.
67. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
68. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of One-half (1/2) of one percent (1%) for new commercial and industrial construction.
69. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Coachella Valley Unified School District

70. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District.

Miscellaneous:

71. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
72. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
73. A minimum of two points of access shall be provided during all phases of construction to the satisfaction of the Riverside County Fire Marshal's office.



GABRIEL LUJAN & ASSOCIATES

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EMAIL: g_lujan@gabriel-lujan.com

A PROPOSED INDUSTRIAL SHOP FOR:
ORAWAY ENGINEERING
COACHELLA, CA.

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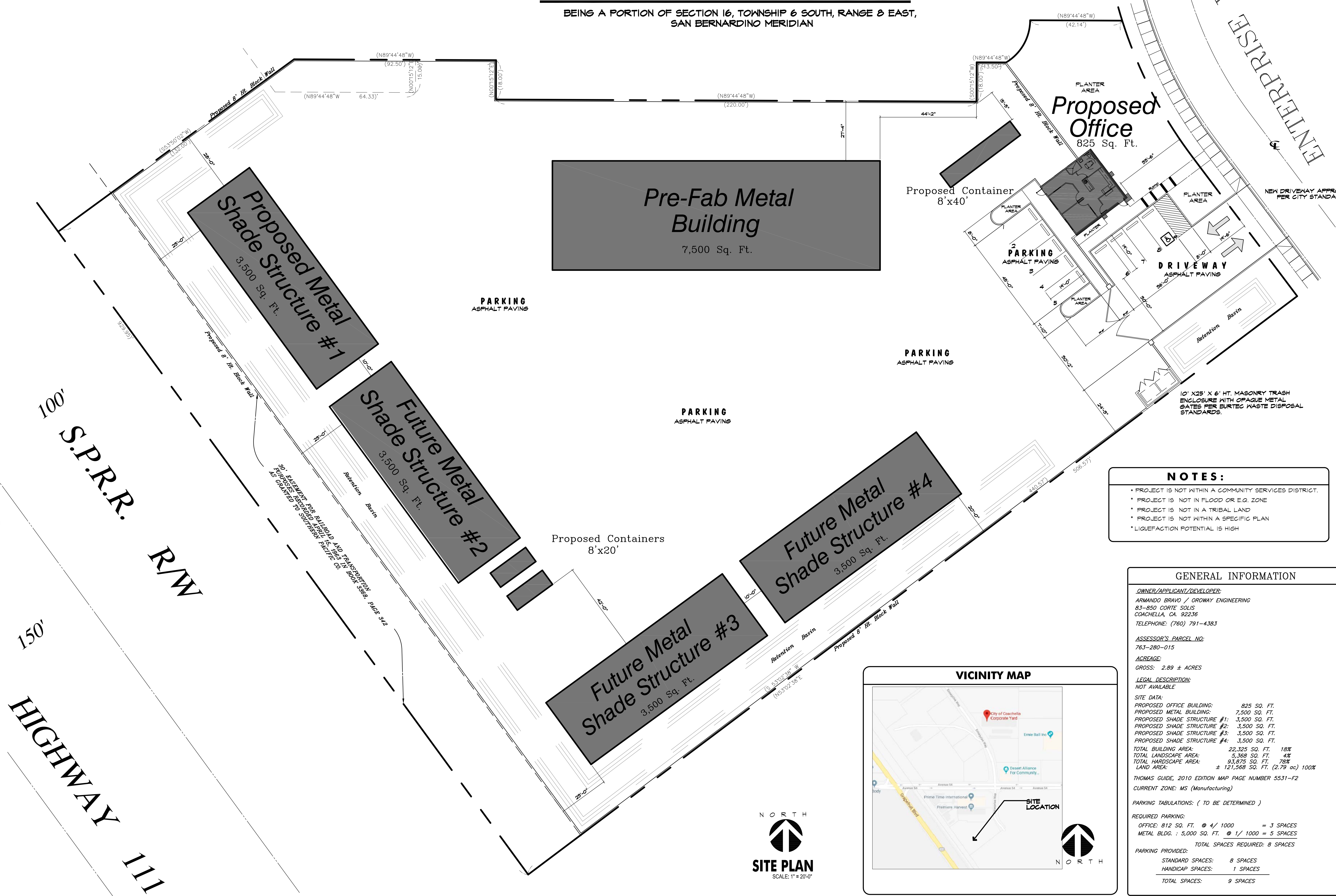
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Prelim Site Plan
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"CONDITIONAL USE PERMIT"
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
ORAWAY ENGINEERING

BEING A PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 8 EAST,
SAN BERNARDINO MERIDIAN

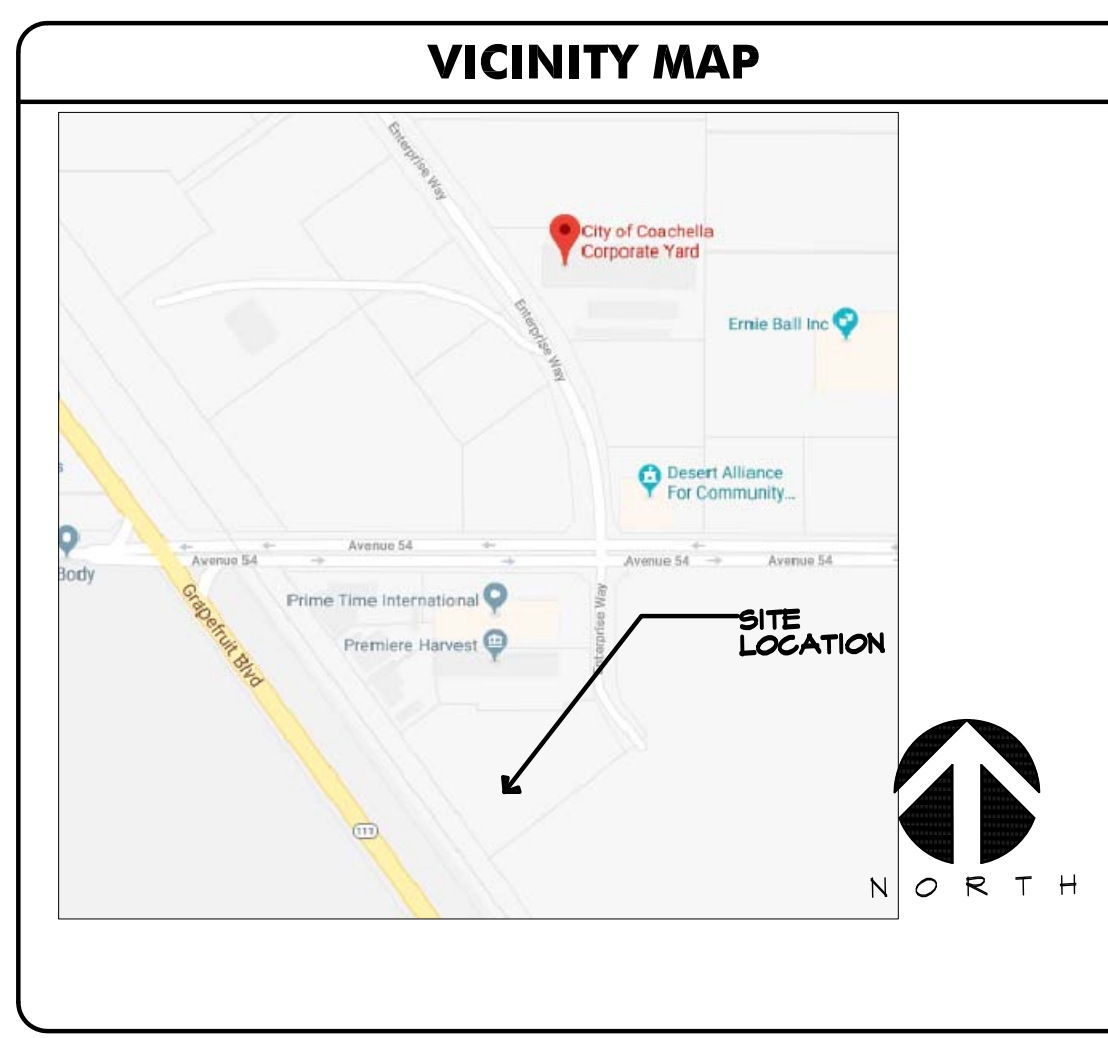
UTILITY PURVEYORS
SEWER & WATER: CITY OF COACHELLA (760) 398-2651
TELEPHONE: SPECTRUM (800) 489-5000
ELECTRICITY: IMPERIAL IRRIGATION DISTRICT (800) 750-2605
GAS: SOUTHERN CALIFORNIA GAS COMPANY (800) 421-2200
CABLE: SPECTRUM (760) 340-2225
SCHOOL: COACHELLA VALLEY UNIFIED SCHOOL DISTRICT (760) 399-5137

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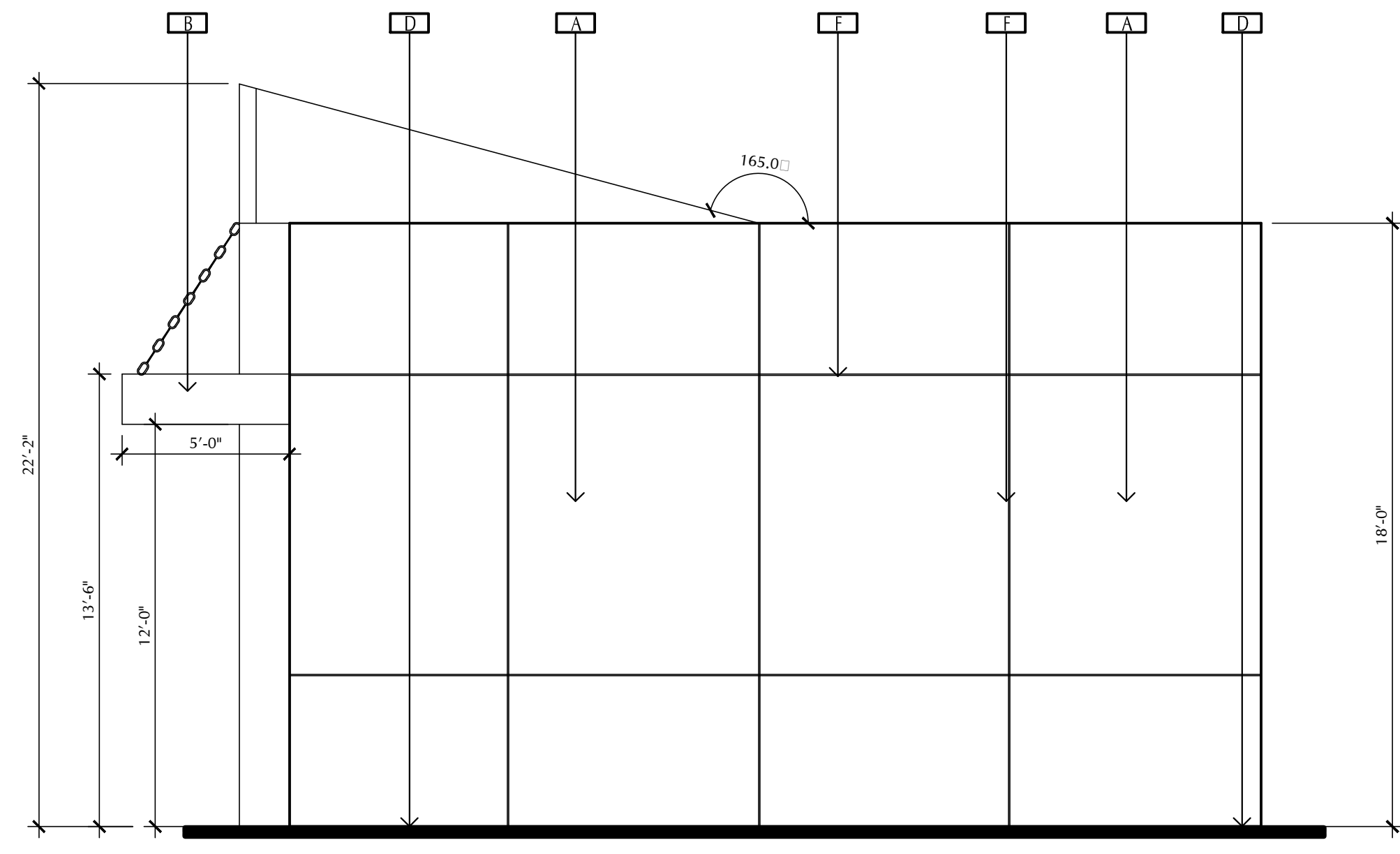


NOTES:
PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
PROJECT IS NOT IN FLOOD OR E.Q. ZONE
PROJECT IS NOT IN A TRIBAL LAND
PROJECT IS NOT WITHIN A SPECIFIC PLAN
LIQUEFACTION POTENTIAL IS HIGH

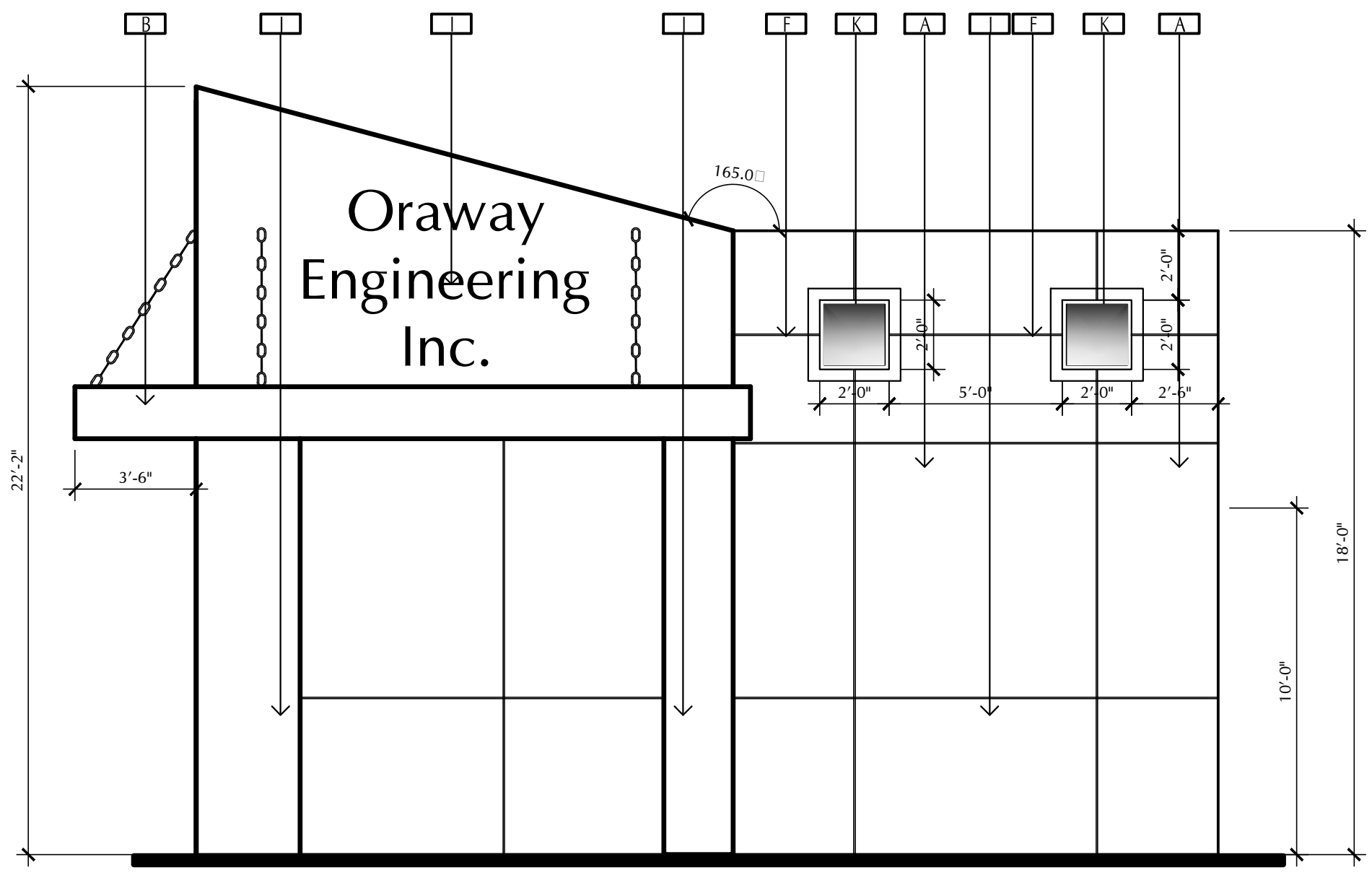
GENERAL INFORMATION
OWNER/APPLICANT/DEVELOPER: ARMANDO BRAVO / ORAWAY ENGINEERING
ASSESSOR'S PARCEL NO.: 763-280-015
ACREAGE: GROSS: 2.89 ± ACRES
LEGAL DESCRIPTION: NOT AVAILABLE
SITE DATA: PROPOSED OFFICE BUILDING: 825 SQ. FT.
PROPOSED METAL BUILDING: 7,500 SQ. FT.
PROPOSED SHADE STRUCTURE #1: 3,500 SQ. FT.
PROPOSED SHADE STRUCTURE #2: 3,500 SQ. FT.
PROPOSED SHADE STRUCTURE #3: 3,500 SQ. FT.
PROPOSED SHADE STRUCTURE #4: 3,500 SQ. FT.
TOTAL BUILDING AREA: 22,325 SQ. FT. 18%
TOTAL LANDSCAPE AREA: 5,368 SQ. FT. 4%
TOTAL HARDSCAPE AREA: 93,875 SQ. FT. 78%
LAND AREA: ± 121,568 SQ. FT. (2.79 ac) 100%
THOMAS GUIDE, 2010 EDITION MAP PAGE NUMBER 5531-F2
CURRENT ZONE: MS (Manufacturing)
PARKING TABULATIONS: (TO BE DETERMINED)
REQUIRED PARKING: OFFICE: 812 SQ. FT. @ 4/1000 = 3 SPACES
METAL BLDG.: 5,000 SQ. FT. @ 1/1000 = 5 SPACES
TOTAL SPACES REQUIRED: 8 SPACES
PARKING PROVIDED: STANDARD SPACES: 8 SPACES
HANDICAP SPACES: 1 SPACES
TOTAL SPACES: 9 SPACES



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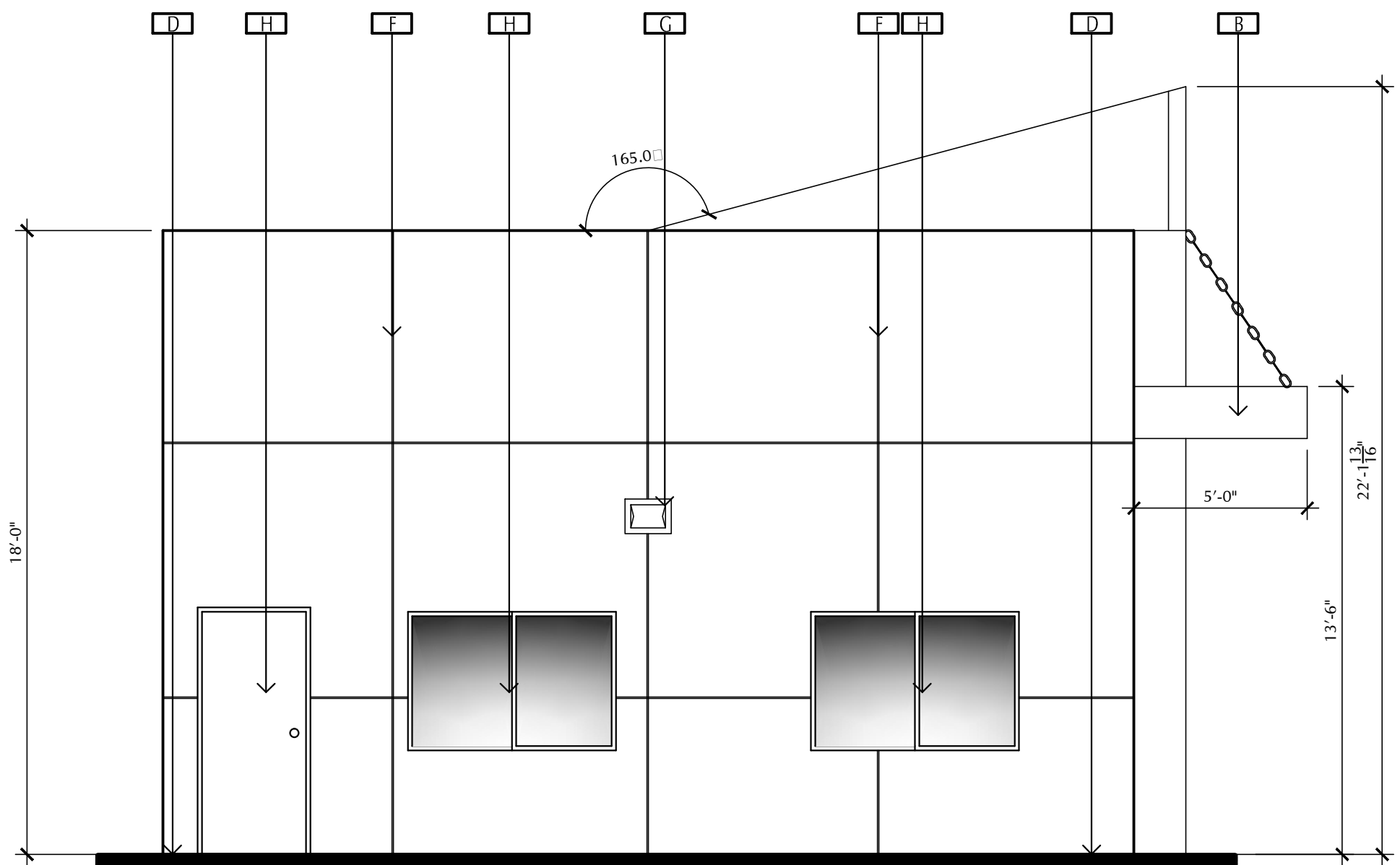


Right Elevation
1/4"=1'-0"

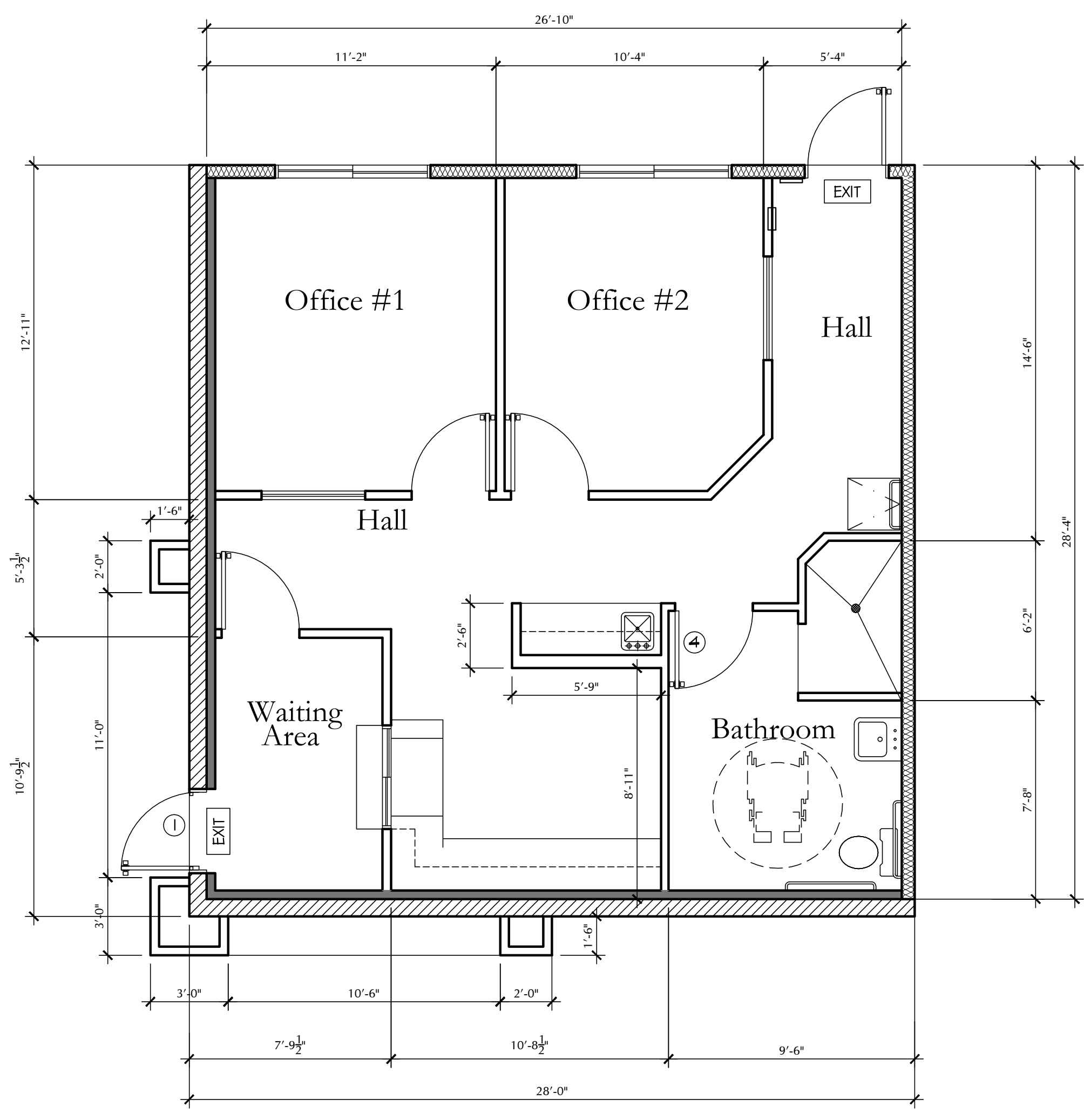


Front Elevation
1/4"=1'-0"

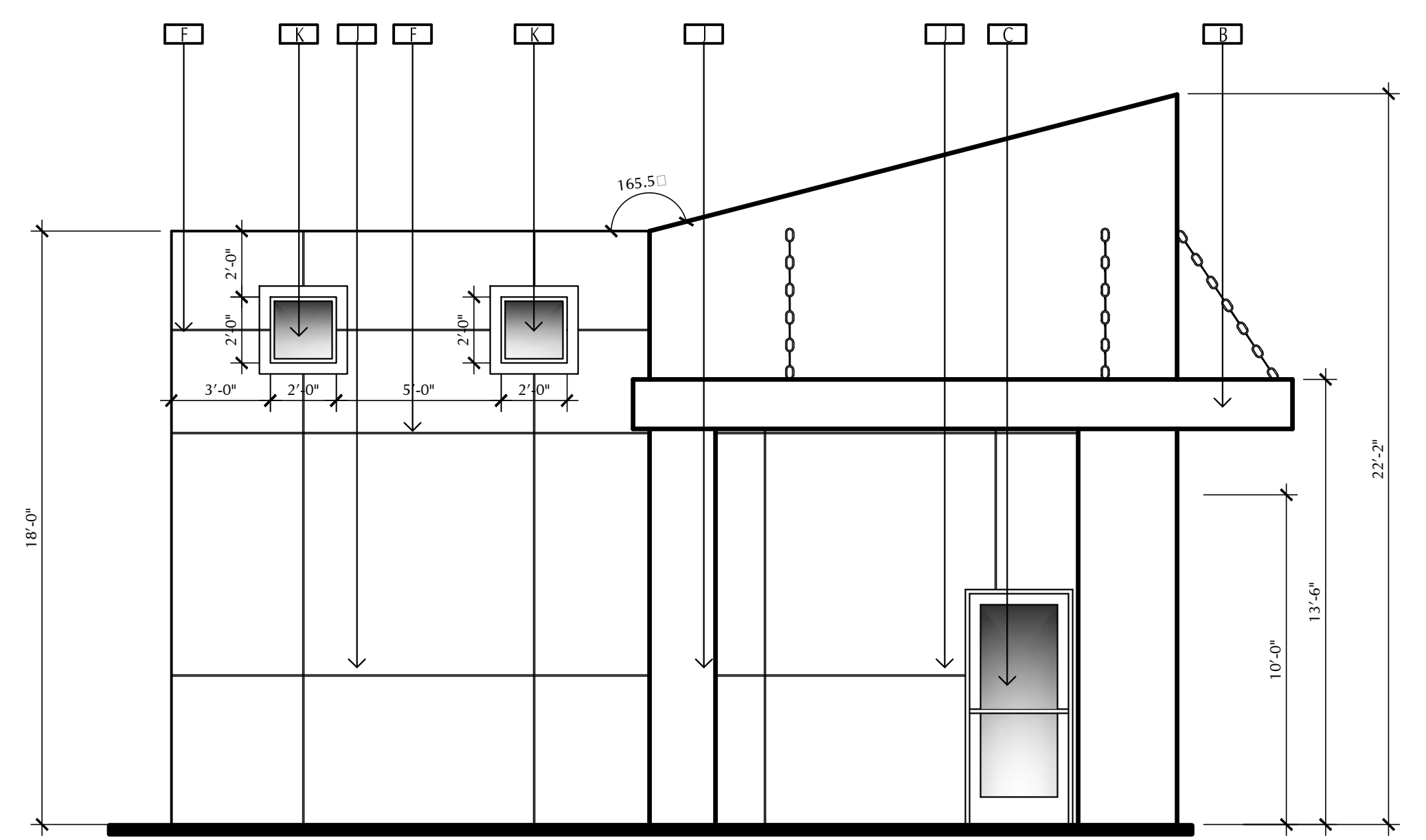
SECTIONS KEYNOTES	
← A	Exterior Plaster 3 Coat - Stucco - Sand Finish of Lath and Plaster La Habra Stucco #ER4226
← B	3 Ply Class "A" Built-up Roofing Over Plywood Sheathing
← C	Corrosion Resistant Weep Screenshot 24 Ga. Min.
← D	Concrete Footing Per Structural Plans
← E	2x6 Stud Wall @ 16" O.C. w/ R-19 Insulation
← F	2x4 Stud Wall @ 16" O.C.
← G	Acoustic Tile Hung Ceiling
← H	4" Thick Concrete Slab, See Structural Plans
← I	Manufactured Trusses @ 24" O.C.
← J	R-38 Insulation
← K	5/8" Gypsum Board
← L	Existing Block Wall To Remain
← M	Metal Canopy w/ Metal Chains



Back Elevation
1/4"=1'-0"



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



Left Elevation
1/4"=1'-0"

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ORWAY ENGINEERING
COACHELLA, CA.

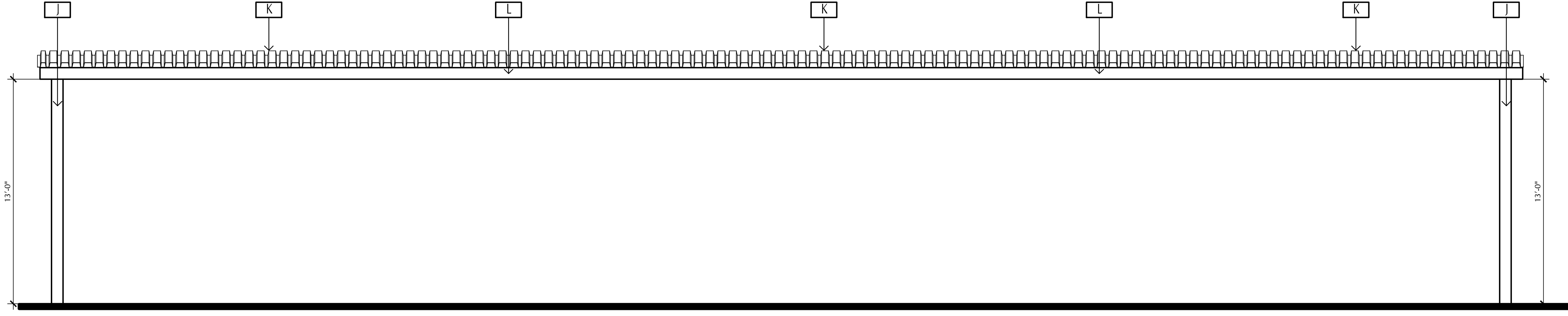
REVISIONS	BY

SHEET TITLE:
OFFICE BLDG.

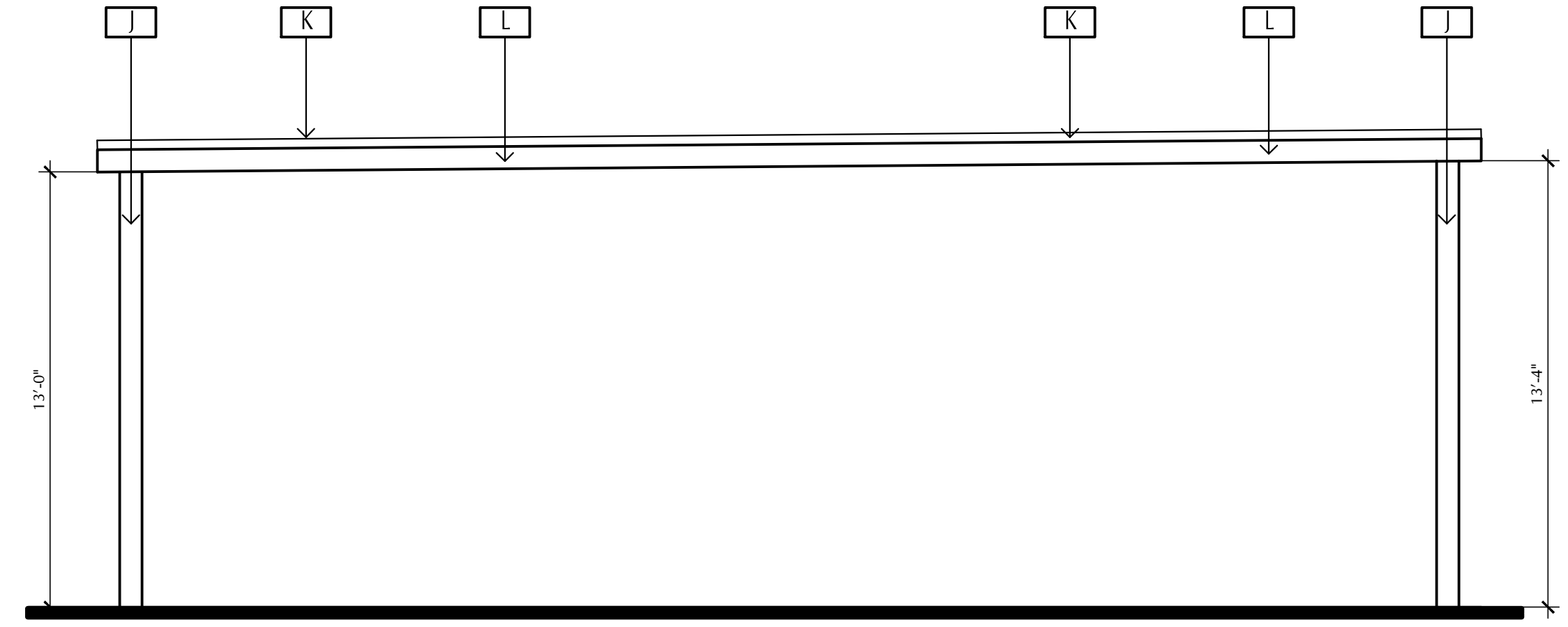
DRAWN: GLA
CHECKED: GLA
DATE: SEPTEMBER 2018
SCALE: AS NOTED
JOB NO.: C-0823-2K18

SHEET
P2

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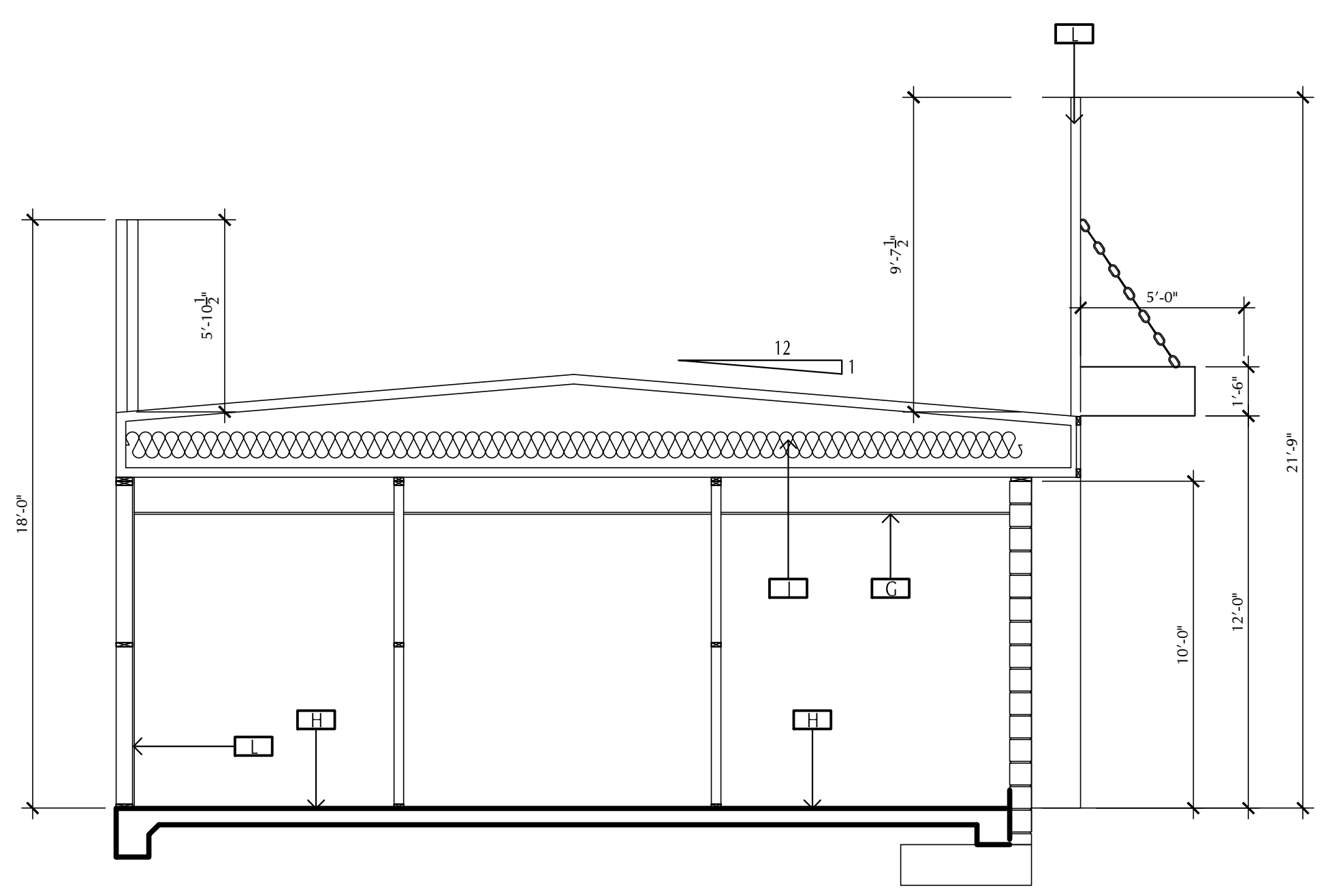


SHADE STRUCTURE #1
Front Elevation
1/4"=1'-0"

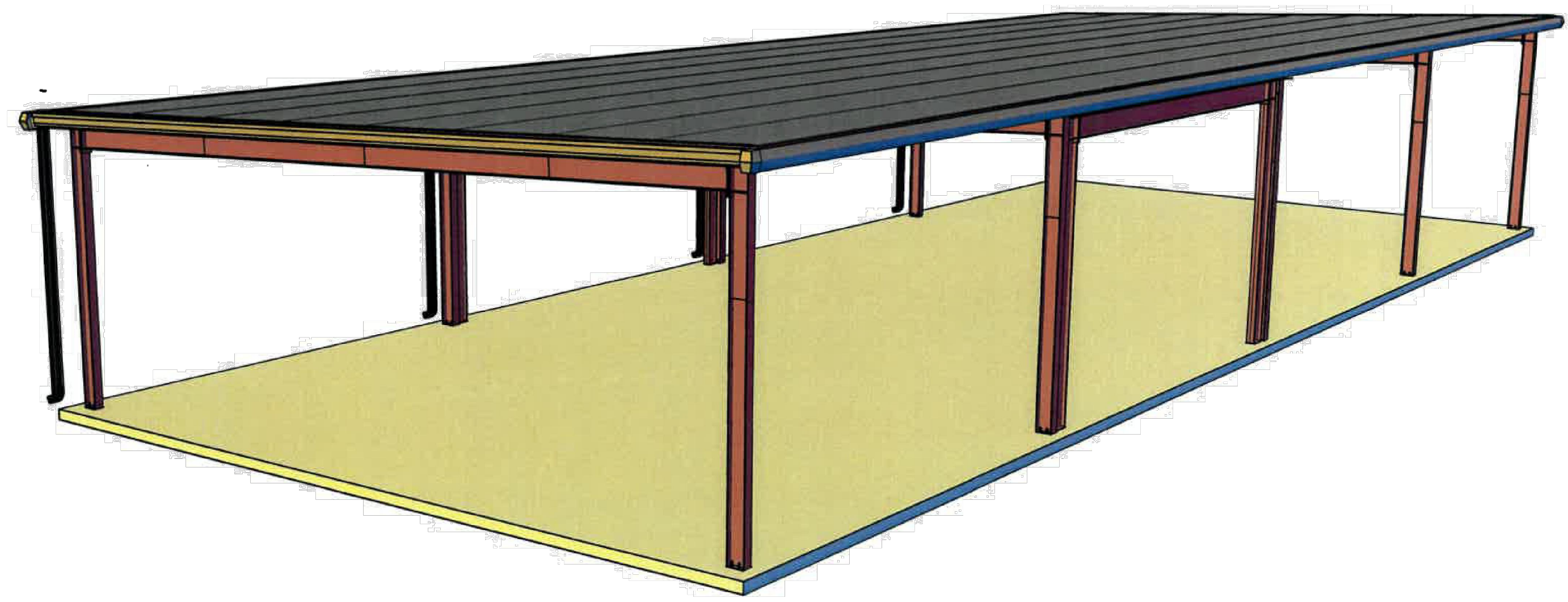


SHADE STRUCTURE #1
Side Elevation
1/4"=1'-0"

ELEVATION KEYNOTES	
← [A]	Exterior Plaster 3 Coat - Stucco - Sand Finish o/ Lath and Plaster La Habra Stucco #ER4226
← [B]	Metal Fascia Overhang w/supporting Metal Rods
← [C]	Aluminum Store Front Door w/ Temp. Low 'E' Glass
← [D]	Corrosion Resistant Weep Screenshot 24 Ga. Min.
← [E]	Aluminum Store Window w/ Dual Glass
← [F]	1" Aluminum Plaster Reglet
← [G]	Motion Light Fixture
← [H]	Hollow Metal Door - See Schedule
← [I]	Signage (Under Separate Permit)
← [J]	Steel Post (see structural plans)
← [K]	VERCO DECKING, INC.: Type N-24 Roof Deck Panels Primer Painted or Galvanized
← [L]	Steel Beam (see structural plans)



Office Bldg.
Section A
1/4"=1'-0"



SHADE STRUCTURE #2



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 77-530 ENFIELD LN. BLDG. 1, STE. 101
 PALM DESERT, CA 92211
 CELL: (760) 578-8845 FAX: (760) 674-8100
 EMAIL: glujan@globeengineering.com

A PROPOSED INDUSTRIAL SHOP FOR:
ORWAY ENGINEERING
COACHELLA, CA.

REVISIONS	BY

SHEET TITLE:
 SHADE STRUCTURE

DRAWN: GLJ
 CHECKED: GLJ
 DATE: SEPTEMBER
 SCALE: AS SHOWN
 JOB NO: C-0823

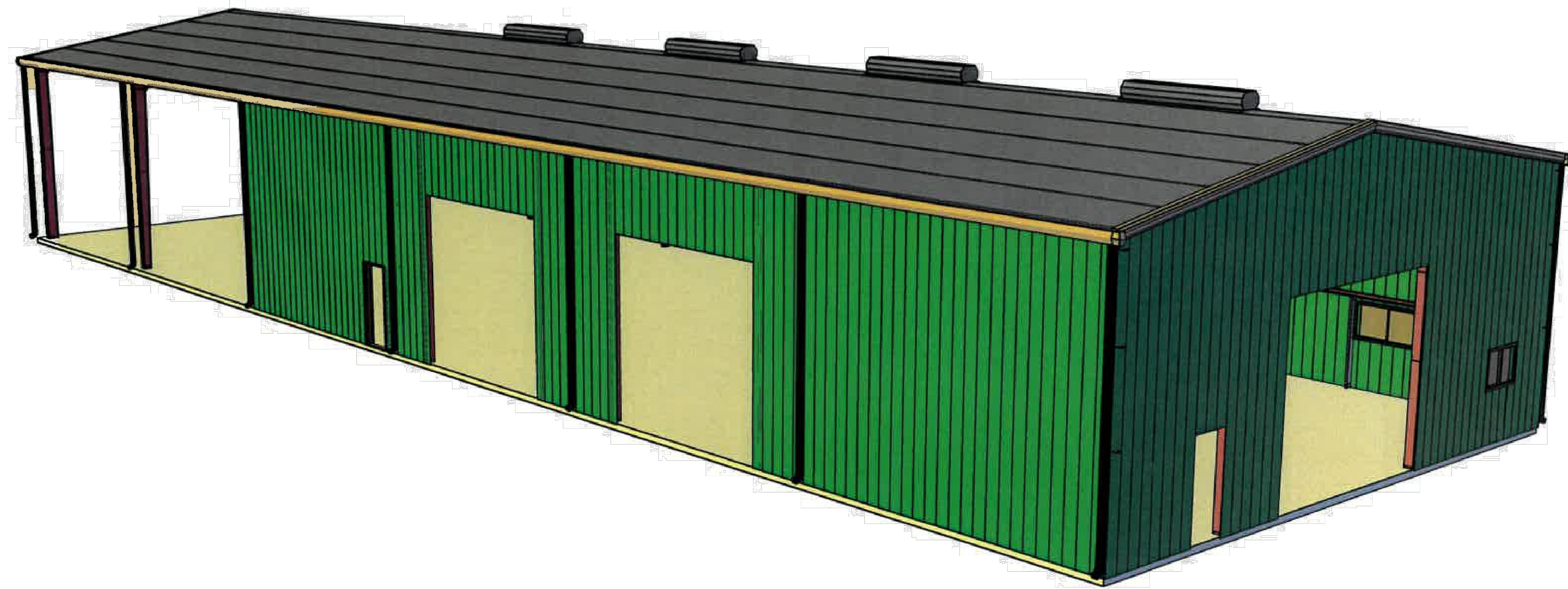
SHEET

P.q.b.

ITEM 10.b.



PROPOSED METAL BUILDING



PROPOSED METAL BUILDING

REVISIONS	BY

SHEET TITLE:

METAL BLDG.
3D RENDERING

DRAWN
G.L.A.
CHECKED
G.L.A.
DATE
SEPTEMBER 2018
SCALE
AS NOTED
JOB NO.
C-0823-2K18

SHEET

P4



GABRIEL LUJAN

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& ASSOCIATES

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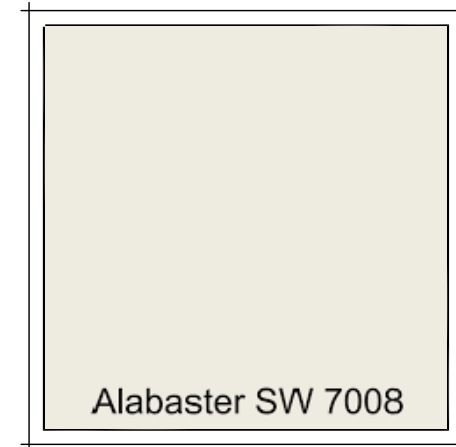
ITEM 10.b.

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ORWAY ENGINEERING
COACHELLA, CA.

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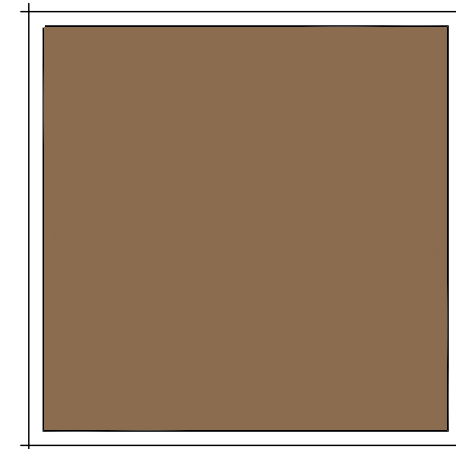


SAMPLE EXHIBIT BOARD



Alabaster SW 7008

SHERWIN - WILLIAMS
SW 7008
Alabaster - "Main Color"



SHERWIN - WILLIAMS
SW 6110
Steady Brown - "Accent Color"

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PALM DESERT, CA. 92211
(760) 578-8545 (760) 674-8100
EMAIL: gblujan@gaes.com



REVISIONS	BY

SHEET TITLE
ITEM 10.b.

PRESENT 3D RENDITION

DRAWING CHECKED BY DATE
DRA G1
CHECK G1
DATE
SEPTEMBER 27, 2019
AS N
JOB
C-082

SHEET



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A PROPOSED INDUSTRIAL SHOP FOR:
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COACHELLA, CA.

REVISIONS	BY



SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

DRAWN: I.R.O.
 CHECKED: I.R.O.
 DATE: JANUARY 2019
 SCALE: 1"=20'
 JOB NO.: 496

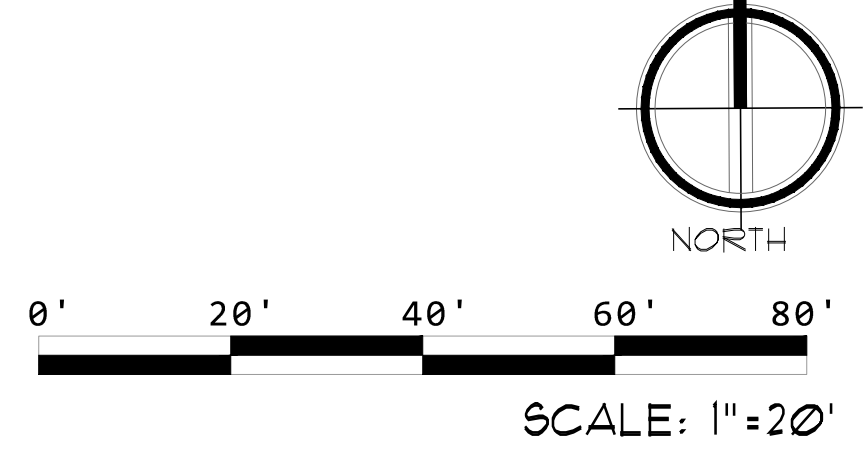
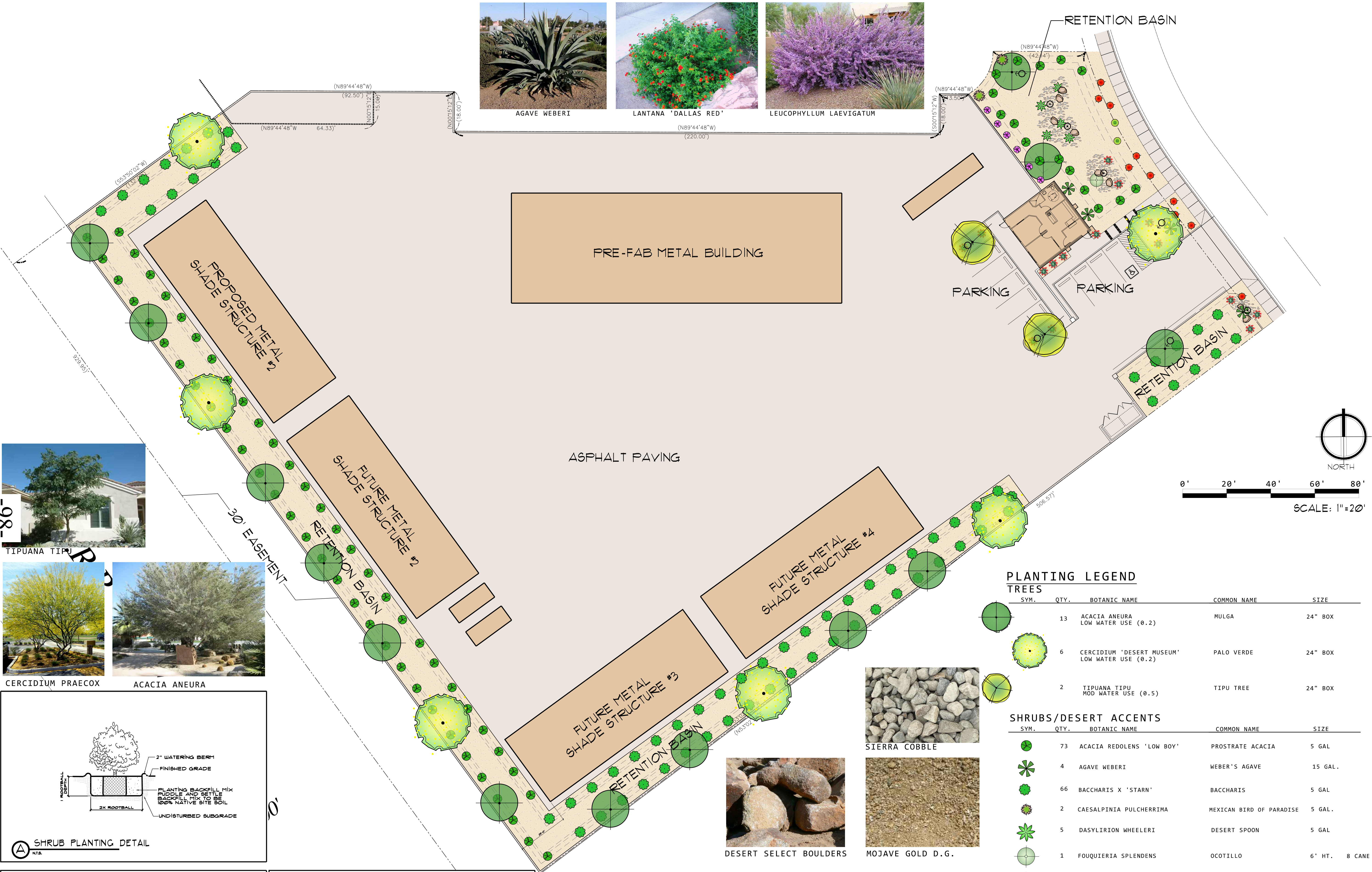
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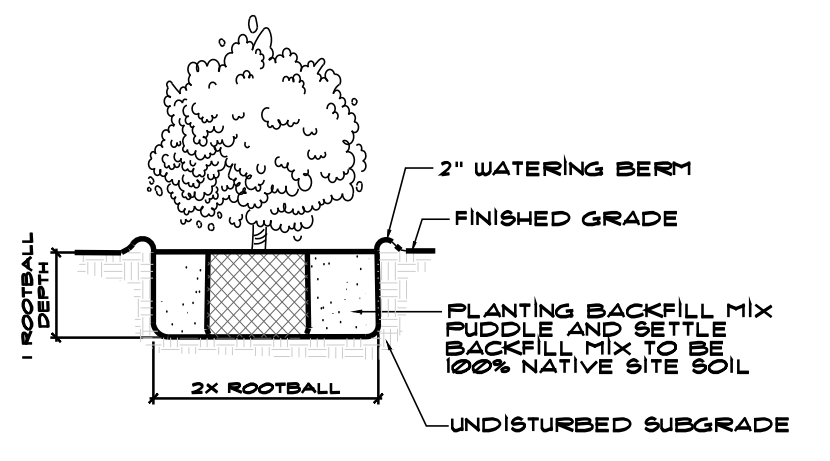
AGAVE WEBERI
 LANTANA 'DALLAS RED'
 LEUCOPHYLLUM LAEVIGATUM



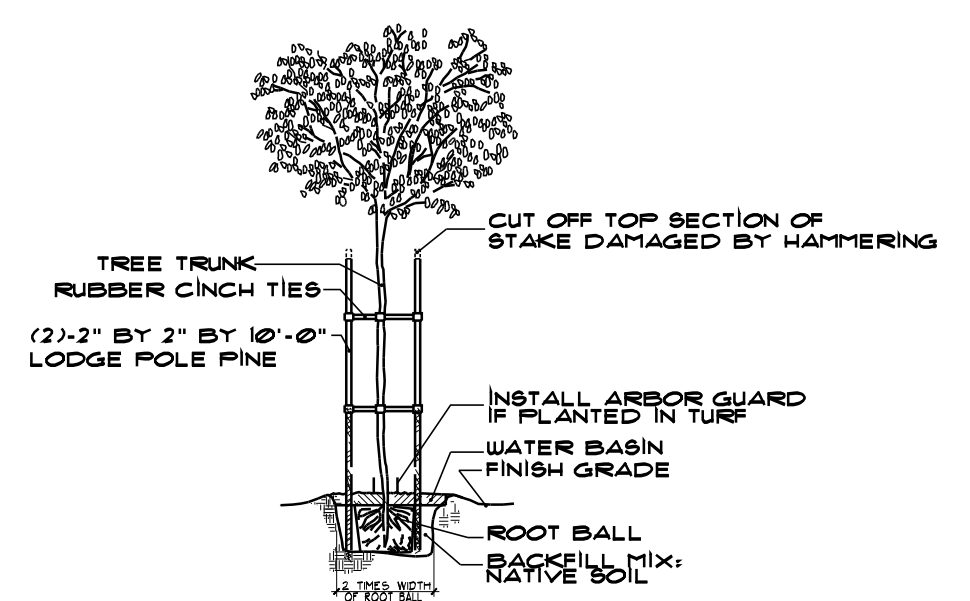
TIPUANA TIPU



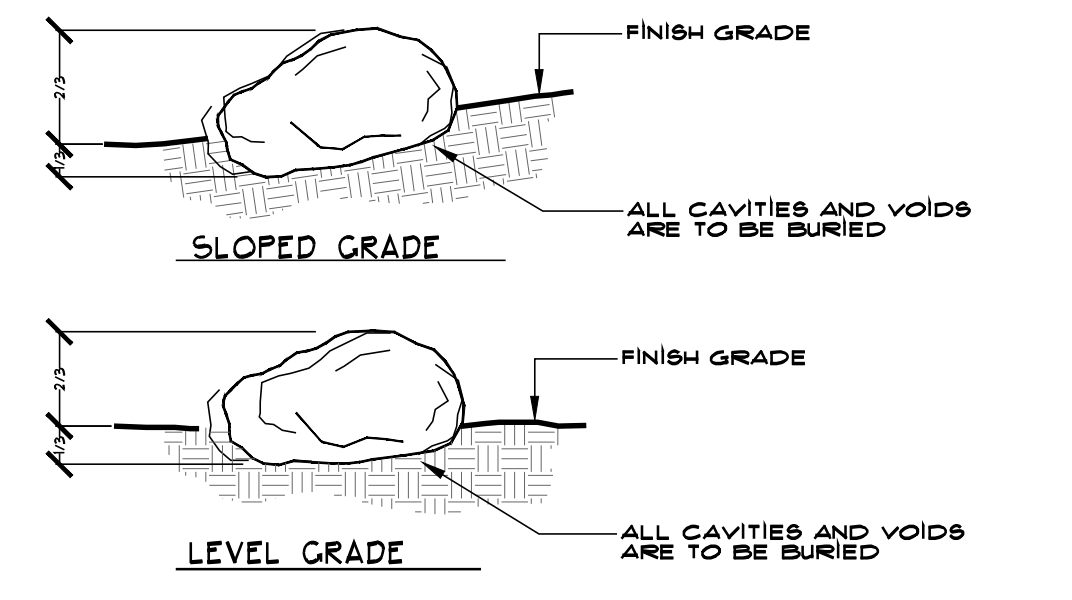
CERCIDIUM PRAECOX ACACIA ANEURA



A SHRUB PLANTING DETAIL



B TREE PLANTING DETAIL



C BOULDER PLACEMENT DETAIL



SIERRA COBBLE



DESERT SELECT BOULDERS



MOJAVE GOLD D.G.

PLANTING LEGEND

TREES				
SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
	13	ACACIA ANEURA LOW WATER USE (0.2)	MULGA	24" BOX
	6	CERCIDIUM 'DESERT MUSEUM' LOW WATER USE (0.2)	PALO VERDE	24" BOX
	2	TIPUANA TIPU MOD WATER USE (0.5)	TIPU TREE	24" BOX

SHRUBS/DESERT ACCENTS				
SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
	73	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	5 GAL.
	4	AGAVE WEBERI	WEBER'S AGAVE	15 GAL.
	66	BACCHARIS X 'STARN'	BACCHARIS	5 GAL.
	2	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GAL.
	5	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
	1	FOUQUIERIA SPLENDENS	OCOTILLO	6' HT. 8 CANE MIN.
	15	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	10	LANTANA 'DALLAS RED'	DALLAS RED LANTANA	5 GAL.
	2	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.
	6	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.

ROCK MATERIAL

SYM.	NAME	SIZE
	MOJAVE GOLD	3/8" MINUS 3" DEPTH AFTER COMPACTION, 11% FINES
	SIERRA COBBLE	8"-12"
	DESERT SELECT BOULDERS	3'-4' DIA.

LIGHTING LEGEND

SYMBOL	FIXTURE	COMMENTS
	MODEL: DL-15-MR16FL80BRS ELECTRICAL: 12V, 7W LAMP: LED	TREE UPLIGHTS FINISH: BRT FOCUS LIGHTING DL-15
	MODEL: DL-15-SMLEDPR412V-BRS ELECTRICAL: 12V, 4W LAMP: LED	ACCENT LIGHT FINISH: BRT FOCUS LIGHTING DL-15
	MODEL: HP SERIES TRANSFORMER ELECTRICAL: 1,200W	

PARKING SHADE ANALYSIS
 TOTAL PARKING: 1,654 SF
 TOTAL TREE SHADE: 910 SF
 TOTAL PARKING SHADE COVERAGE: 55%



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 CELLA, CA 92528-5844 FAX: (760) 674-8100
 EMAIL: glujan@gabrielgroup.com

A PROPOSED INDUSTRIAL SHOP FOR:
ORAWAY ENGINEERING
COACHELLA, CA.

REVISIONS	BY



SHEET TITLE:

PRELIM LANDSCAPE

DRAWN I.R.O.
 CHECKED I.R.O.
 DATE JANUARY 11-20
 SCALE 1"=20'
 JOB NO. 496

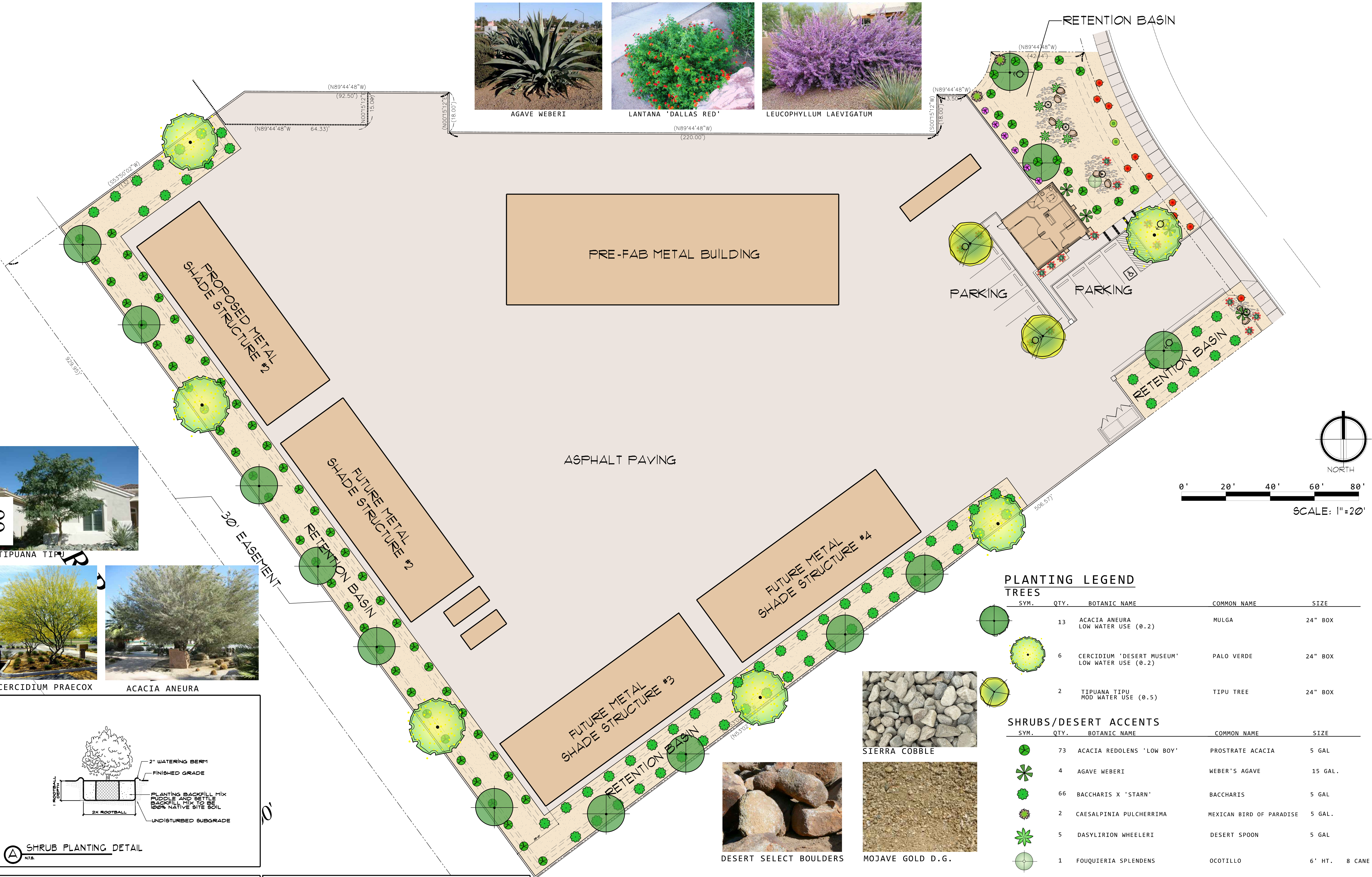
SHEET

ITEM 10.6.1
 PRELIM LANDSCAPE
 SHEET

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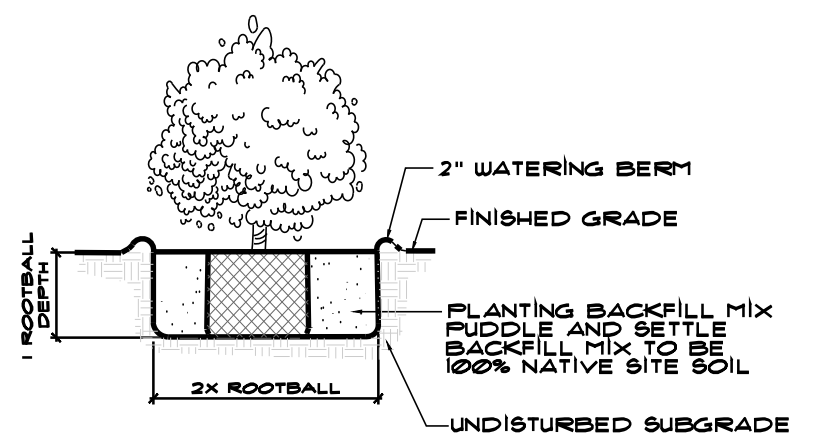
AGAVE WEBERI
 LANTANA 'DALLAS RED'
 LEUCOPHYLLUM LAEVIGATUM



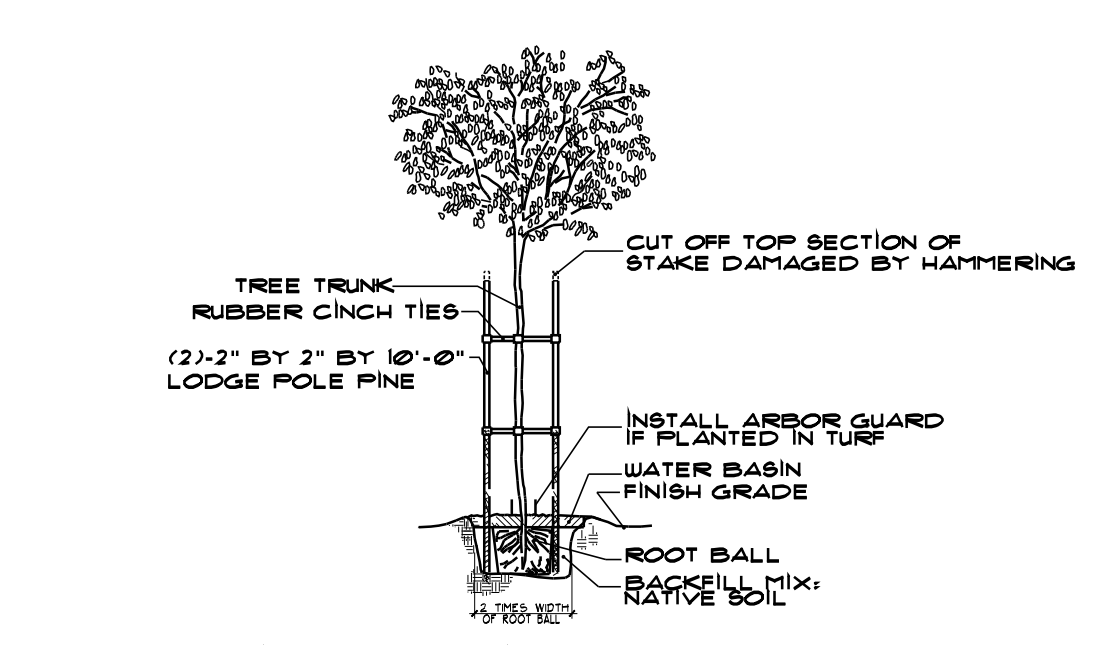
TIPUANA TIPU



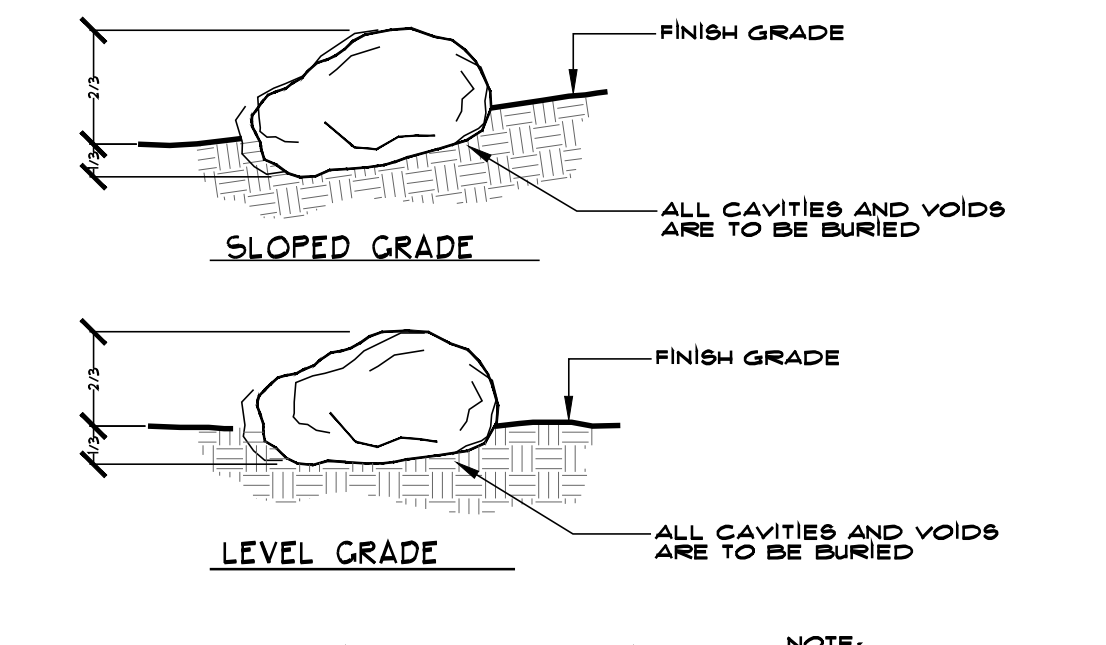
CERCIDIUM PRAECOX ACACIA ANEURA



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



BOULDER PLACEMENT DETAIL

LIGHTING LEGEND

SYMBOL	FIXTURE	COMMENTS
⊕	MODEL: DL-15-MR16FL80BRS ELECTRICAL: 12V, 7W LAMP: LED	TREE UPLIGHTS FINISH: BRT FOCUS LIGHTING DL-15
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T	MODEL: HP SERIES TRANSFORMER ELECTRICAL: 1,200W	

PARKING SHADE ANALYSIS

TOTAL PARKING:	1,654 SF
TOTAL TREE SHADE:	910 SF
TOTAL PARKING SHADE COVERAGE:	55%

PLANTING LEGEND

TREES

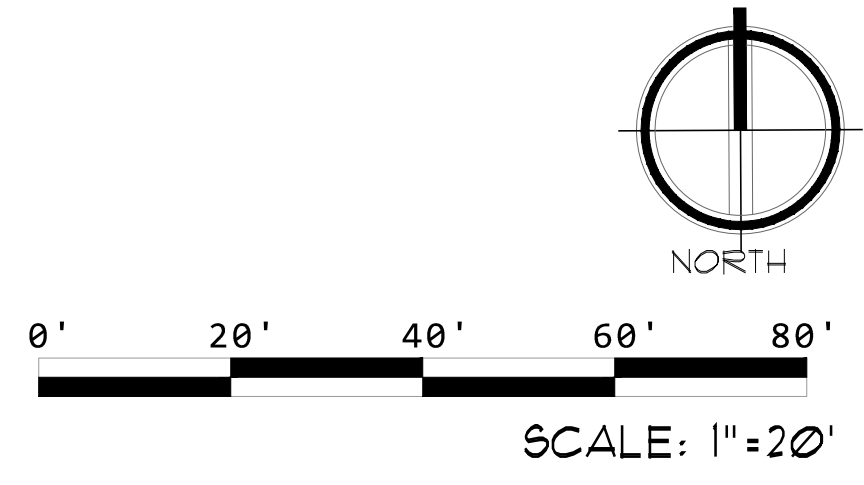
SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
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SHRUBS/DESERT ACCENTS

SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
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SYM.	NAME	SIZE
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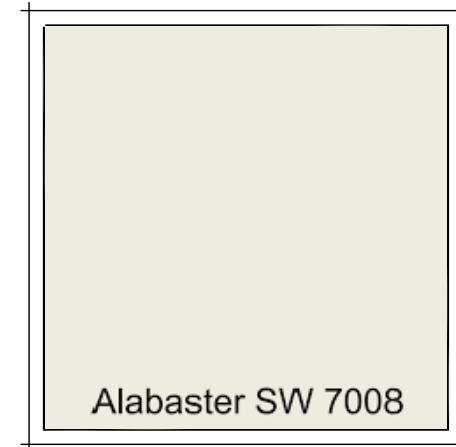


SCALE: 1"=20'

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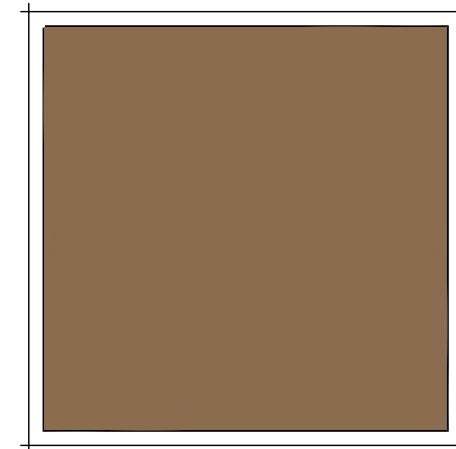


SAMPLE EXHIBIT BOARD



Alabaster SW 7008

SHERWIN - WILLIAMS
SW 7008
Alabaster - "Main Color"



SHERWIN - WILLIAMS
SW 6110
Steady Brown - "Accent Color"

GABRIEL LUJAN & ASSOCIATES

DRAFTING • DESIGN • LAND PLANNING
GABRIEL LUJAN
 PRINCIPAL DESIGNER
 77-530 ENFIELD LN. BLDG. 1-STE. 101
 PALM DESERT, CA. 92211
 (760) 578-8545 (760) 674-8100
 EMAIL: gblujan@gaes.com



REVISIONS	BY

SHEET TITLE
PRESENT 3D RENDITION
ITEM 10.b.



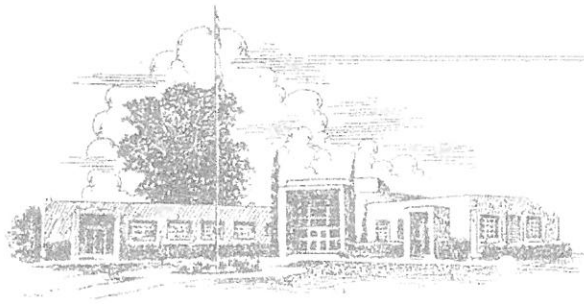
GABRIEL LUJAN & ASSOCIATES

GABRIEL LUJAN & ASSOCIATES
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GABRIEL LUJAN
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 EMAIL: gblujan@gaes.com

A PROPOSED INDUSTRIAL SHOP FOR:
OROWAY ENGINEERING
COACHELLA, CA.

City of Coachella
Development Services Department

1515 Sixth Street
Coachella CA 92236
(760) 398-3102
Fax (760) 398-5421



Notice of Action by Planning Commission

Subject: Architectural Review No. 19-01

Date of Meeting: April 17, 2019

APPLICANT: Mr. Armando Bravo
Oraway Engineering
83-850 Corte Solis
Coachella, CA 92236

Action: The Planning Commission opened the public hearing and voted (3/0) to APPROVE the following application; Architectural Review (19-01) to allow the construction an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 778-102-008), with the findings and conditions referenced in the staff report, in addition to the added conditions below:

ADDED CONDITIONS:

82. There shall be no outdoor industrial activity or outdoor auto and equipment repair on the property.
83. The metal pre-fabricated building shall be textured architecturally to match the front office building.
84. The landscaping along the Union Pacific Railroad tracks shall be augmented by adding Ficus trees as appropriate for better screening.
85. The perimeter wall shall be enhanced with pilasters and split-face block along Enterprise Way.

By: Luis Lopez
Luis Lopez, Development Services Director

Date: 4/18/19

cc:
Building
Applicant
City Engineer

APPEALS:

Coachella Municipal Code Section 17.70.080. Appeals. B. Time Limit - Filing of Appeal Any valid appeal shall be filed within fifteen (15) days of the date on which notice of the recommendation or determination was mailed, except that when the final day for filing an appeal falls on a Saturday, Sunday or legal holiday, the time for filing for such appeal shall be extended to the close of business on the next succeeding working day. Mailing of notice shall be as expeditious as practicable. See also Coachella Municipal Code Sections 17.72.010(I)2, 17.74.040, 17.76.040, and 17.82.040.

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 has been previously graded and disturbed 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.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-01:

1. Architectural Review No. 19-01 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the project entitlements.
3. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
4. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
5. 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.
6. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 8 feet high and it is only applicable to the storage area of the proposed project.
6. The retention basin fronting onto Enterprise way shall include wrought iron fencing if warranted by the engineering department.
7. The applicant shall repair the pavement on Enterprise Way to the satisfaction of the City Engineer from the centerline of the street at the entire street frontage of the proposed project.

Engineering:

Grading and Drainage

12. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be

incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.

13. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
14. A 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 a Hydrology Map 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.
15. 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.
16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
17. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Street Improvements

18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

19. Applicant shall construct all off-site and on-site improvements including, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, and any other incidental works necessary to complete the improvements. Existing driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances as per City Standard.
20. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
21. Applicant shall repair street asphalt, curb/gutter and damaged sidewalk fronting the property.

Sewer and Water Improvements

22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. Sewer and Water service is available. Applicant shall plot location of existing service mains on the grading plan.

General

24. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
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. 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.

27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion

28. "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.

Development Services – Landscaping:

29. 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.
30. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
31. 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.
32. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
33. Landscape areas shall be dressed with a minimum ½ inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
34. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
35. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office.

Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.

36. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.
37. 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.
38. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.

Development Services – Project Design:

39. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-01 the projects construction plans and elevations, and subject to review and approval.
40. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
41. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
42. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
43. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Imperial Irrigation District:

53. IID holds easement rights for the CI 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, 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 (e.g. power lines).

54. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
55. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.
56. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

57. Submit water and sewer plans for approval from Utilities Department. The project is required to connect to City public sewer and water system.
58. The project will require a Water Quality Management Plan (WQMP) - >5 acres.
59. The proposed facility will be required to submit detailed plumbing and mechanical plans.
60. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
61. The applicant shall install separate 4G-AMI metering system for each building, and install separate 4G-AMI metering system for the irrigation system.
62. Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
63. The project shall implement the State's drought mandate, which prohibits irrigation with potable water outside newly constructed homes, and buildings that is not delivered by drip or micro-spray systems.

Fees:

64. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
65. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.

66. The applicant shall pay all required water connection fees.
67. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
68. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of One-half (1/2) of one percent (1%) for new commercial and industrial construction.
69. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Coachella Valley Unified School District

70. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District.

Miscellaneous:

71. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
72. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
73. A minimum of two points of access shall be provided during all phases of construction to the satisfaction of the Riverside County Fire Marshal's office.



City Hall Council Chambers
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

Minutes
OF A REGULAR MEETING
OF THE
PLANNING COMMISSION OF THE CITY OF COACHELLA

April 17, 2019
6:00 PM

1. CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:00 p.m. by Chair Etheridge.

2. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chair Etheridge

3. ROLL CALL:

Present: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.
Absent: None. Commissioner Miranda, Commissioner Ramirez.

4. 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.”

5. APPROVAL OF THE MINUTES:

- a. Minutes of the February 20, 2019 Planning Commission Meeting.
Motion to approve item 5.a. Minutes of the February 20, 2019 Planning Commission Meeting.
Made by: Commissioner Delgado.
Seconded by: Vice Chair Zamora.
Motion passes by the following roll call vote:
AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.
NOES: None.
ABSENT: Commissioner Miranda, Commissioner Ramirez.

6. WRITTEN COMMUNICATIONS:

Two letters were hand delivered regarding item 10.b. and are on dias.

7. **PUBLIC COMMENTS:**

“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 five (5) minutes.”

1. Rogelio Rodriguez- Resident 50001 Calle Tolosa. Comment Regarding Item 10.d.

8. **REPORTS AND REQUESTS:**

None.

9. **NON-HEARING ITEMS:**

None.

10. **PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

- a. Review of Zoning Ordinance Amendments (ZOA 19-01) amending various sections of Title 17 (Zoning of the Coachella Municipal Code in order to amend zoning regulations regarding commercial cannabis activity facilities and retail cannabis businesses in order to expand the allowable locations and increase the number of allowable retailers, modify current zoning regulations for cannabis activity facilities, and make conforming amendments.

Public Comments opened at 6:23pm by Chair Etheridge.

1. Donald Bell- Hydroponic Store Owner- 42215 Washington St. Palm Desert.
2. John Kearney- Owner at “wrecking yard zone” -84851 Ave 48.
3. Greg Klibanov- Applicant Roots- 1065 Orchard.
4. Rosalio Avila-Applicant Roots-49783 Corte Percebe.
5. Lizzandro Diaz- Property Owner-45800 Harrison.

Public Comments closed at 6:35pm by Chair Etheridge.

Motion to approve item 10.a. Recommendation to City Council regarding Zoning Ordinance Amendments (ZOA 19-01) amending various sections of Title 17 (Zoning of the Coachella Municipal Code in order to amend zoning regulations regarding commercial cannabis activity facilities and retail cannabis businesses in order to expand the allowable locations and increase the number of allowable retailers, modify current zoning regulations for cannabis activity facilities, and make conforming amendments.

Approval was made with the following recommendations- to approve locations as presented in the staff report and to bring back additional information for this item as a separate amendment.

Made by: Commissioner Delgado.

Seconded by: Vice Chair Zamora.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

- b. Architectural Review (AR 19-01) to approve the Oraway Engineering Building consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 778-102-008).

Public Comments Opened at 6:57 pm by Chair Etheridge.

- 1. Gabriel Lujan-7530 End field Ln.- Designer for applicant.
- 2. Raul Gonzalez- 86675 Avenue 54- Steel Supplier.

Public Comments Closed at 7:10pm by Chair Etheridge.

Motion to approve item 10.b. Architectural Review (AR 19-01) to approve the Oraway Engineering Building consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 778-102-008).

Approval was with two added conditions, that there be no outdoor industrial equipment or auto repair work and that the metal pre-fabricated building shall be textured to match (architecturally) the front building.

Made by: Vice Chair Zamora.

Seconded by: Commissioner Delgado.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

- c. Architectural Review No. 18-11 to approve the Pueblo Viejo Plaza; a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings to be developed in four phases totaling 6,900 square feet. (APN 778-102-008)

Public Comments Opened at 7:26 pm by Chair Etheridge.

- 1. Carmen Manriquez- Designer- 85427 Heather Ln. Coachella, CA.

Public Comments Closed at 7:34 pm by Chair Etheridge.

Motion to approve item 10.c. Architectural Review No. 18-11 to approve the Pueblo Viejo Plaza; a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings to be developed in four phases totaling 6,900 square feet. (APN 778-102-008).

Approved with the following conditions that floor plans shall come back as a non-hearing item and that aesthetics (including window awnings to be of a durable material, add decorative la

on exterior, and to enhance the plaza with either pavers or benches and to provide shade structures and shall be discussed with the Development Services Dept.

Made by: Commissioner Delgado.

Seconded by: Vice Chair Zamora.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

- d. Tower Energy / Ravella Modified Project consisting of the following applications:

Conditional Use Permit 268 (Modification No. 1) to allow off-street parking in the RM-PD Overlay zone for the proposed modifications to the prior-approved commercial component of the Project; and,

Architectural Review No. 16-05 (Modification No. 1) to allow a new 40,919 square foot, two-story medical office/clinic in the CN-PD zone for Borrego Health; and,

Addendum to Mitigated Negative Declaration and Mitigation Monitoring Program pursuant to CEQA Guidelines for Environmental Assessment No. 16-02 for the Tower/Ravella Modified Project.

The following items on the Staff Report and Conditions of Approval were changed:

1. 2.b. Hours of operation shall be 8am-8pm.
2. 45. Shall read, "All roof mounted mechanical wall shall be obscured by a parapet wall."

Public Comments Opened at 7:49pm by Chair Etheridge.

****Rogelio Rodriguez-** public comment given and noted on item 7. Above had left the meeting by the time the appropriate item was opened.

1. Tim Rogers- Columbus Dr. La Quinta- Applicant.
2. Carina Sanderson- CFO Borrego Health.
3. John Viksic- Designer- spoke regarding photometric plan/analysis.
4. Luis Martinez-53038 San Capistrano Dr. Coachella, CA- Resident.

Public Comments Closed at 8:04pm by Chair Etheridge.

Public Comments Re-opened at 8:06pm by Chair Etheridge.

1. Carina Sanderson- CFO Borrego Health.
2. Tim Rogers- Columbus Dr. La Quinta- Applicant.

Public Comments Closed at 8:20pm by Chair Etheridge.

Public Comments Re-Opened at 8:30pm by Chair Etheridge.

1. Tim Rogers- Columbus Dr. La Quinta- Applicant.

Public Comments Closed at 8:31pm by Chair Etheridge.

Motion to approve item 10.d. Tower Energy / Ravella Modified Project consisting of the following applications: Conditional Use Permit 268 (Modification No. 1) to allow off-street parking in the RM-PD Overlay zone for the proposed modifications to the prior-approved commercial component of the Project; and, Architectural Review No. 16-05 (Modification No. 1) to allow a new 40,919 square foot, two-story medical office/clinic in the CN-PD zone for Borrego Health; and, Addendum to Mitigated Negative Declaration and Mitigation Monitoring Program pursuant to CEQA Guidelines for Environmental Assessment No. 16-02 for the Tower/Ravella Modified Project.

Item was Approved with the following changes:

1. 2.b. Hours of operation shall be 8am-8pm.
2. 45. Shall read, "All roof mounted mechanical wall shall be obscured by a parapet wall."

Made by: Chair Etheridge.

Seconded by: Vice Chair Zamora.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

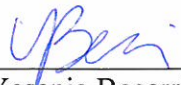
11. INFORMATIONAL:

Indigo Hotel.

12. ADJOURNMENT:

Meeting adjourned at 8:35pm by Chair Etheridge.

Respectfully Submitted



Yesenia Becerril
Planning Secretary

REVISIONS	BY

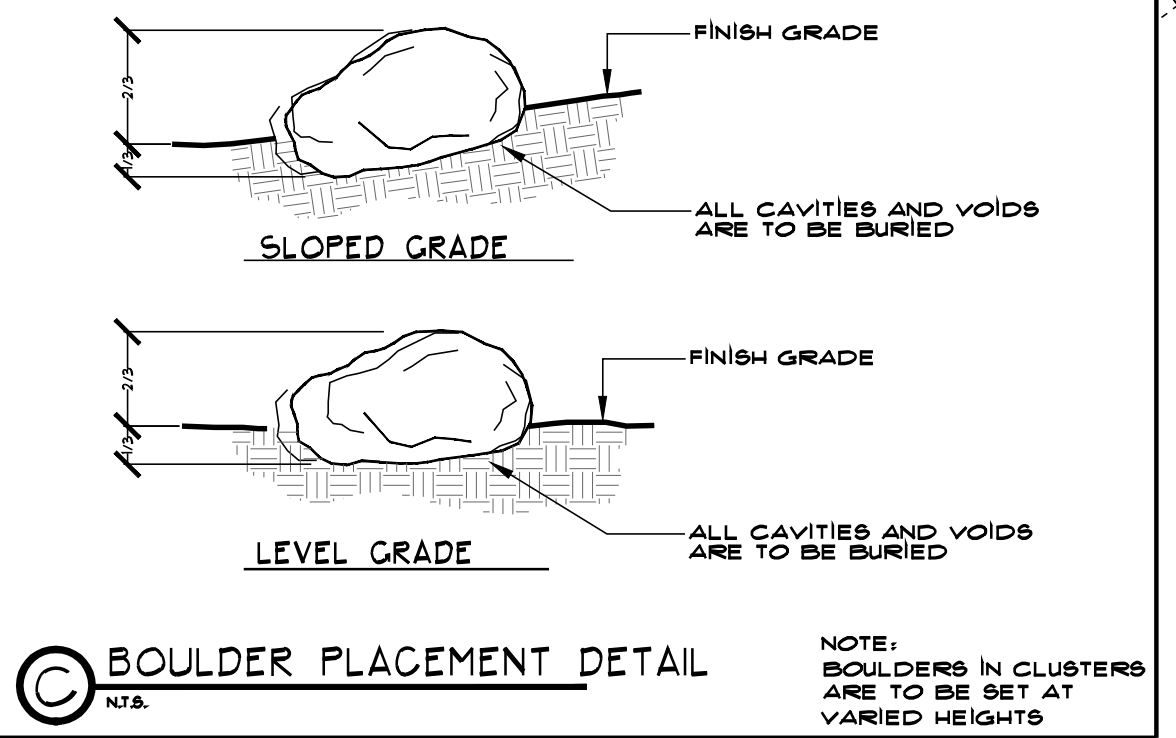
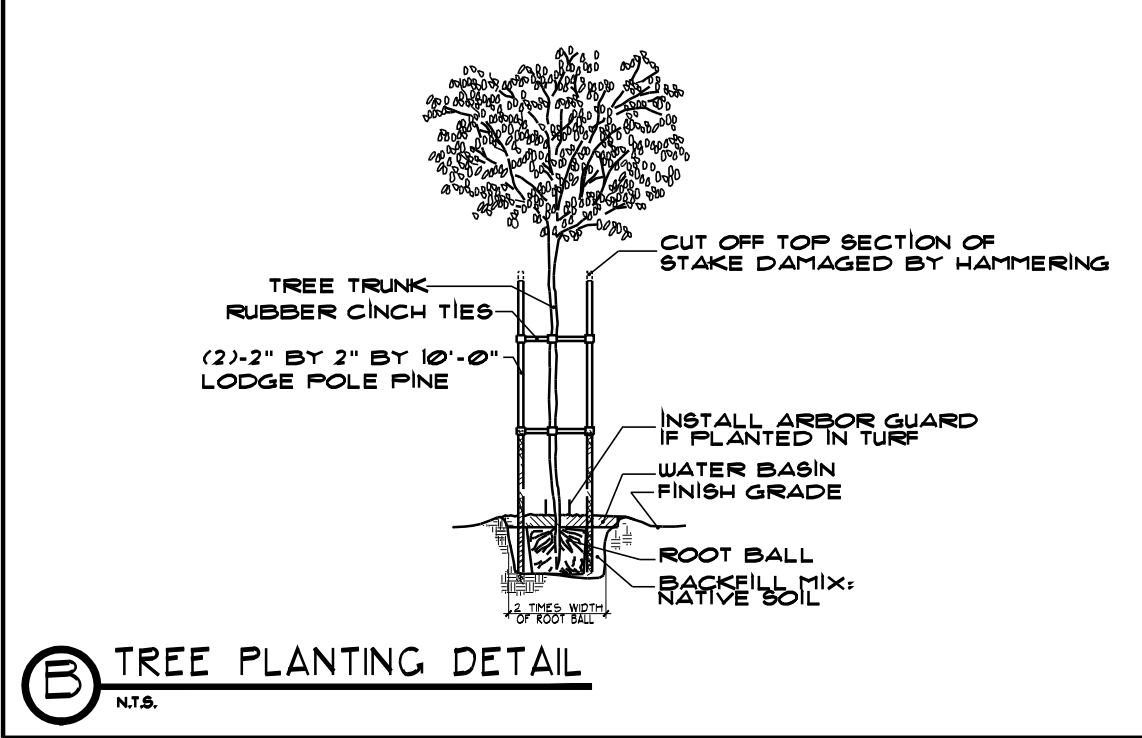
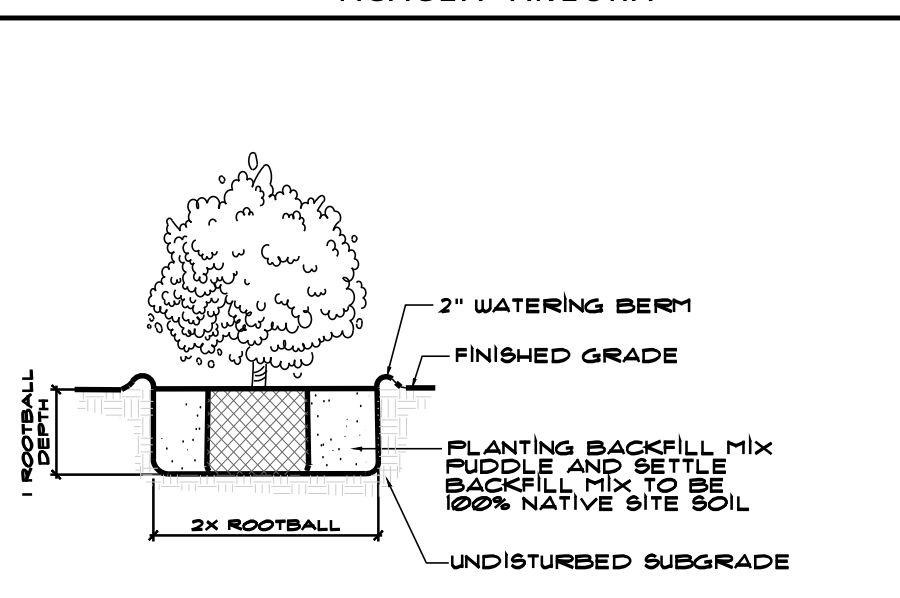
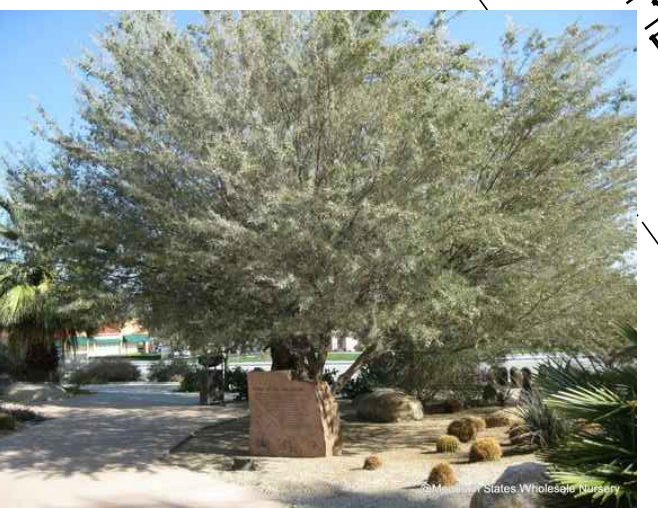
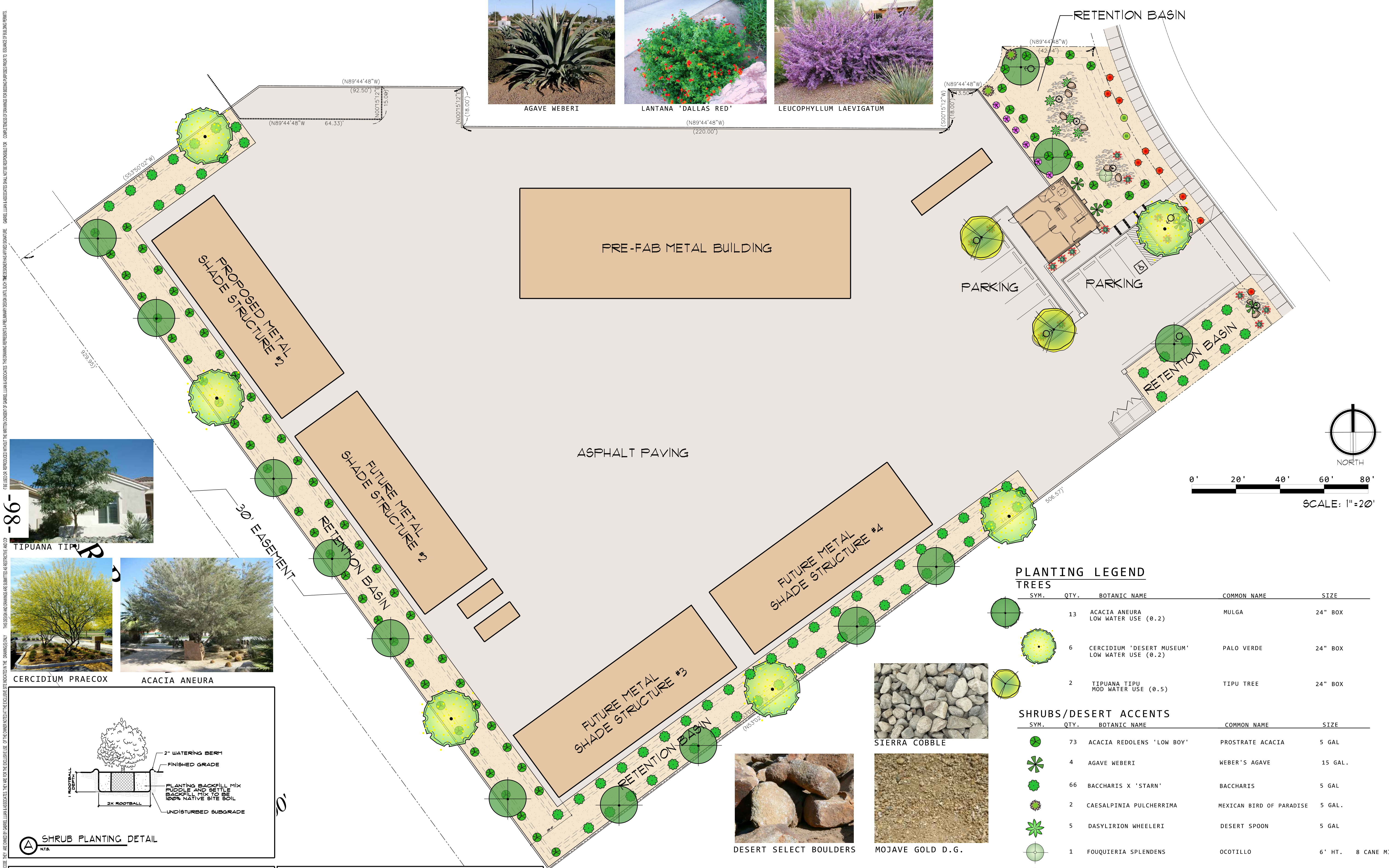


SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

DRAWN: I.R.O.
 CHECKED: I.R.O.
 DATE: JANUARY 2019
 SCALE: 1"=20'
 JOB NO. 496

SHEET



LIGHTING LEGEND

SYMBOL	FIXTURE	COMMENTS
⊕	MODEL: DL-15-MR16FL80BRS ELECTRICAL: 12V, 7W LAMP: LED	TREE UPLIGHTS FINISH: BRT FOCUS LIGHTING DL-15
⊙	MODEL: DL-15-SMLEDPR412V-BRS ELECTRICAL: 12V, 4W LAMP: LED	ACCENT LIGHT FINISH: BRT FOCUS LIGHTING DL-15
T	MODEL: HP SERIES TRANSFORMER ELECTRICAL: 1,200W	

PARKING SHADE ANALYSIS

TOTAL PARKING:	1,654 SF
TOTAL TREE SHADE:	910 SF
TOTAL PARKING SHADE COVERAGE:	55%

PLANTING LEGEND

TREES

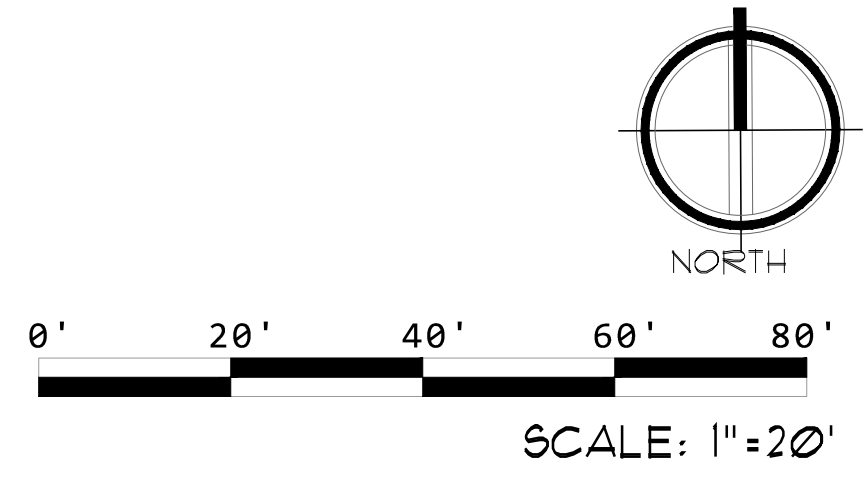
SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
⊕	13	ACACIA ANEURA LOW WATER USE (0.2)	MULGA	24" BOX
⊙	6	CERCIDIUM 'DESERT MUSEUM' LOW WATER USE (0.2)	PALO VERDE	24" BOX
⊕	2	TIPUANA TIPU MOD WATER USE (0.5)	TIPU TREE	24" BOX

SHRUBS/DESERT ACCENTS

SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
⊕	73	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	5 GAL
⊕	4	AGAVE WEBERI	WEBER'S AGAVE	15 GAL.
⊕	66	BACCHARIS X 'STARN'	BACCHARIS	5 GAL
⊕	2	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	5 GAL.
⊕	5	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
⊕	1	FOUQUIERIA SPLENDENS	OCOTILLO	6' HT. 8 CANE MIN.
⊕	15	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
⊕	10	LANTANA 'DALLAS RED'	DALLAS RED LANTANA	5 GAL.
⊕	2	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.
⊕	6	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL.

ROCK MATERIAL

SYM.	NAME	SIZE
⊕	MOJAVE GOLD	3/8" MINUS 3" DEPTH AFTER COMPACTION, 11% FINES
⊕	SIERRA COBBLE	8"-12"
⊕	DESERT SELECT BOULDERS	3'-4' DIA.



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CITY OF COACHELLA CA

LANDSCAPE PLANS

Oraway Engineering Office

54101 Enterprisw Way, Coachella Ca 92274

- APN: 763280015

A COMMERCIAL PROJECT

WATER BUDGET CALCULATIONS

ESTIMATED WATER USE FOR: Oraway Engineering Office

TREES/SHRUBS/GC - (LOW DRIP)	=	13478	sq. ft.	(71%)
TREES/SHRUBS/GC - (MODERATE DRIP)	=	5452	sq. ft.	(70%)
TOTAL LANDSCAPE - Square Feet	=	18930	sq. ft.	(29%)

TREE/SHRUB/GC: MODERATE

$$\frac{16.82 \times 0.50 \times 5452 \times 0.62}{.9 \times 748} = 42.22 \text{ CCF}$$

SUMMER

$$\frac{46.63 \times 0.50 \times 5452 \times 0.62}{.9 \times 748} = 117.06 \text{ CCF}$$

FALL / WINTER

$$\frac{12.93 \times 0.50 \times 5452 \times 0.62}{.9 \times 748} = 4.84 \text{ CCF}$$

TOTAL = 191.86 CCF

TREE/SHRUB/GC: LOW

$$\frac{16.82 \times 0.20 \times 13478 \times 0.62}{.9 \times 748} = 41.75 \text{ CCF}$$

SUMMER

$$\frac{46.63 \times 0.20 \times 13478 \times 0.62}{.9 \times 748} = 115.76 \text{ CCF}$$

FALL / WINTER

$$\frac{12.93 \times 0.20 \times 13478 \times 0.62}{.9 \times 748} = 32.09 \text{ CCF}$$

TOTAL = 189.6 CCF

ESTIMATED TOTAL WATER USE=380.95

PLANT FACTOR: TREE/SHRUB/GC(MODERATE)	=	0.50
TREE/SHRUB/GC(LOW)	=	0.20
TREE/SHRUB/GC(HIGH)	=	0.80

ESTIMATED TOTAL WATER USE

TREE/SHRUB/GC: MODERATE	=	191.86 CCF
TREE/SHRUB/GC: LOW	=	189.6 CCF

ETWU = 380.95 CCF

$$\text{MAXIMUM WATER ALLOWANCE} = 76.38 \times .45 \times 18930 \times 0.62/748 = 539.30 \text{ CCF}$$

ETo (ZONE 4) FOR: SPRING	=	16.82
SUMMER	=	46.63
FALL / WINTER	=	12.93
TOTAL	=	76.38

WATER CONSERVATION CONCEPT STATEMENT

PROJECT SITE: 54101 Enterprisw Way, Coachella Ca 92274
- APN: 763280015

PROJECT LOCATION: CITY OF COACHELLA CA

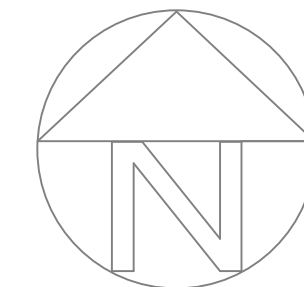
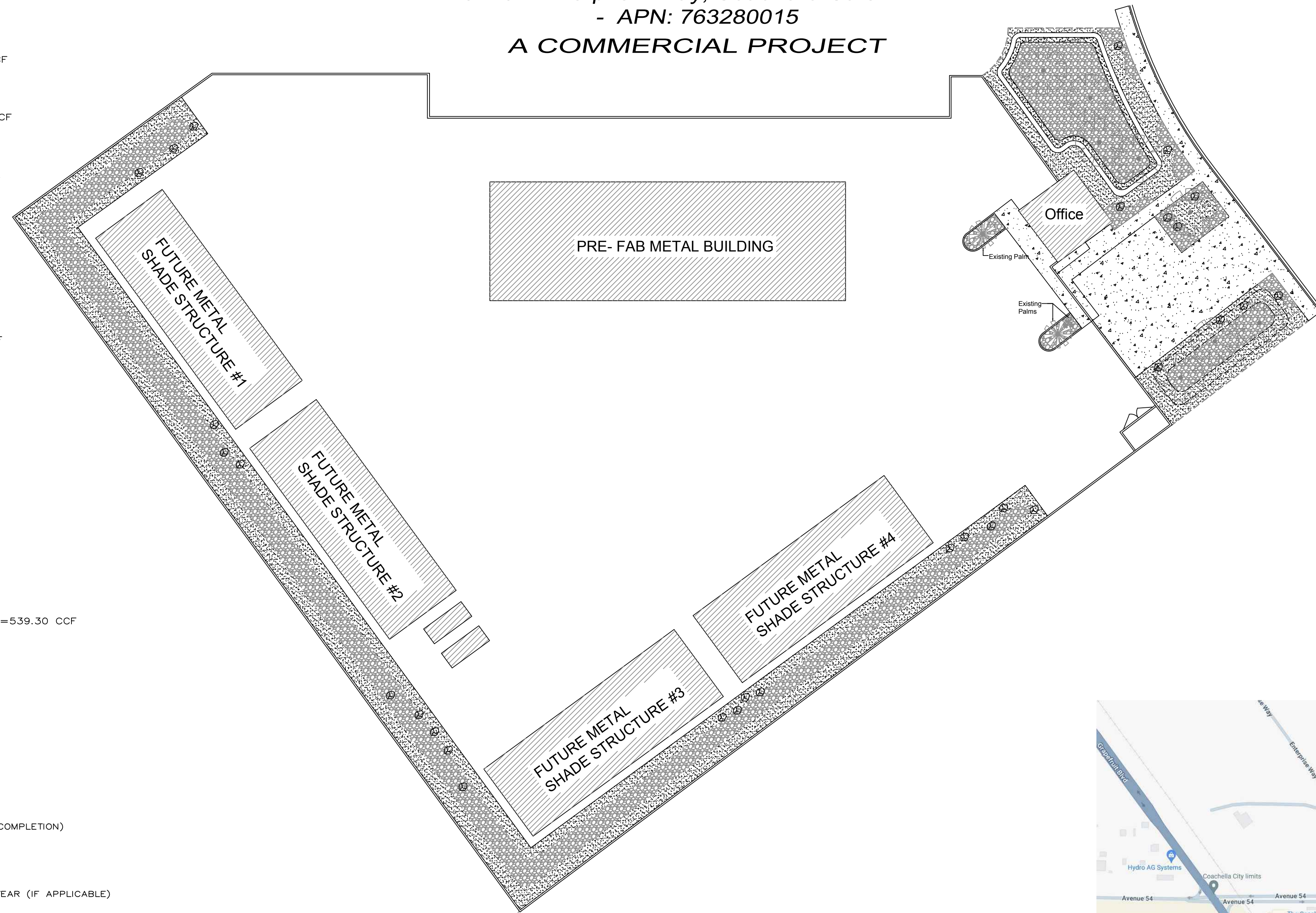
LANDSCAPE ARCHITECT/IRRIGATION DESIGNER/CONTRACTOR:

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE ARE:(CHECK TO INDICATE COMPLETION)

- X 1. MAXIMUM ANNUAL APPLIED WATER ALLOWANCE:
CONVENTIONAL LANDSCAPE: 539.30 - 100 CUBIC FEET/YEAR
+RECREATIONAL TURF GRASS LANDSCAPE: -0- 100 CUBIC FEET/YEAR (IF APPLICABLE)
CONVENTIONAL LANDSCAPE: -0- 100 CUBIC FEET/YEAR
MAXIMUM ANNUAL APPLIED WATER ALLOWANCE: 539.30 - 100 CUBIC FEET/YEAR
- X 2. ESTIMATED APPLIED WATER USE BY HYDROZONES:
TURF GRASS HYDROZONES: -0- 100 CUBIC FEET/YEAR
RECREATIONAL TURF GRASS HYDROZONES: 0 -100 CUBIC FEET/YEAR
LOW PLANT HYDROZONES: 189.6 - 100 CUBIC FEET/YEAR
MEDIUM PLANT HYDROZONES: 191.86 - 100 CUBIC FEET/YEAR
HIGH PLANT HYDROZONES: -0- 100 CUBIC FEET/YEAR
WATER FEATURES: -0- 100 CUBIC FEET/YEAR
OTHER: -0- 100 CUBIC FEET/YEAR
ESTIMATED ANNUAL TOTAL APPLIED WATER USE: 380.95 -100 CUBIC FEET/YEAR
- X 3. EATAWU < MAAWA
- X 4. LANDSCAPE DESIGN PLAN
- X 5. IRRIGATION DESIGN PLAN
- ____5. GRADING DESIGN PLAN
- ____6. SOIL CHEMICAL ANALYSIS (OPTIONAL)

DESCRIPTION OF PROJECT(WATER CONSERVATION STATEMENT):BRIEFLY DESCRIBE THE PLANNING AND DESIGN ACTIONS THAT ARE INTENDED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE. THE DESIGN CRITERIA FOR THIS PROJECT IS MAINTAIN A WATER CONSERVATION ENVIRONMENT WITH WATER EFFICIENT IRRIGATION. NO LAWN WILL BE USED FOR THIS PROJECT

DATE: 05-05-2024 PREPARED BY: Paul Sturwold Associates



SITE PLAN

NO SCALE

NOTE: FOR GRADING AND DRAINAGE SEE ENGINEER PLANS

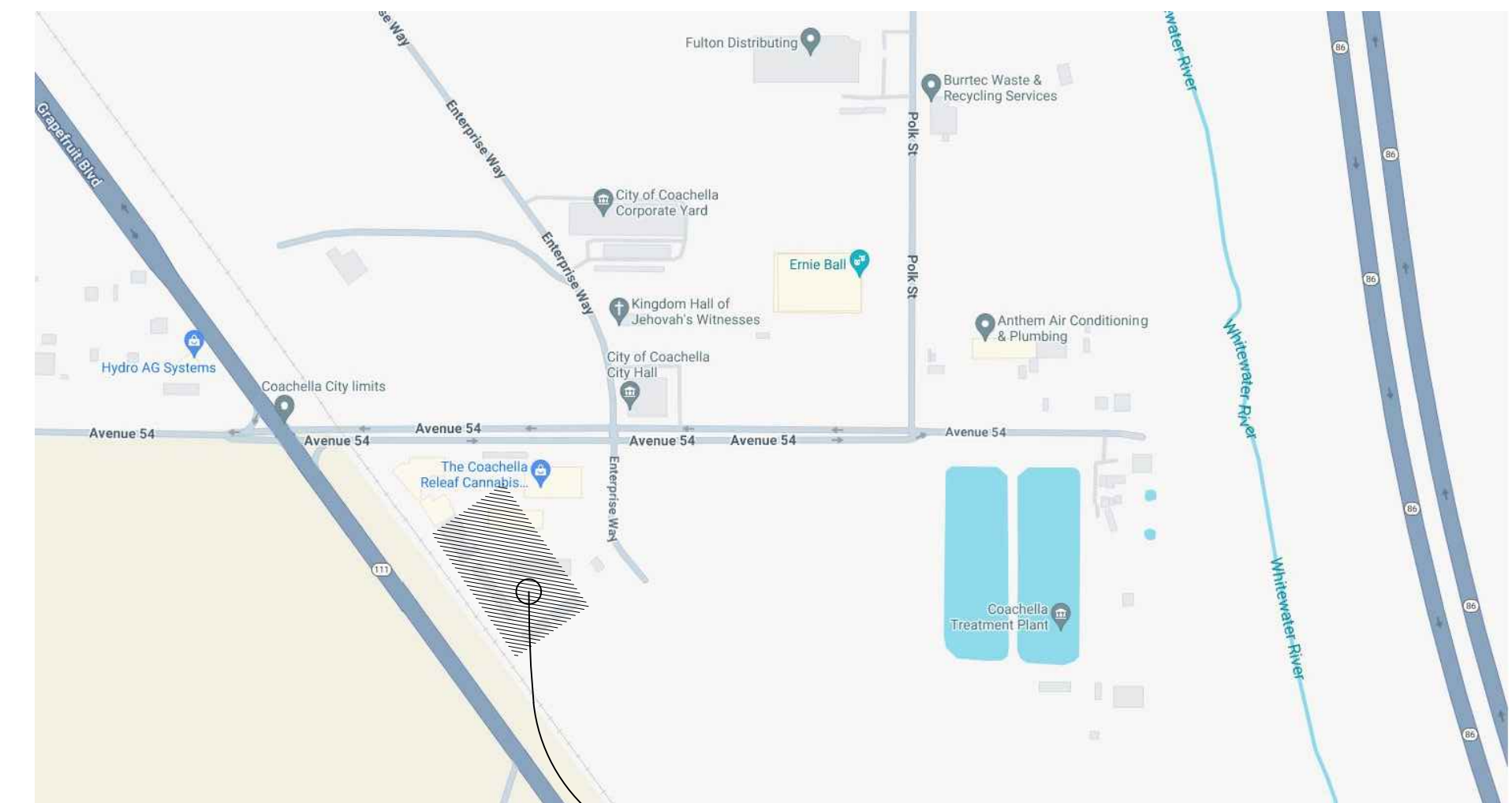
DRAWING INDEX	
L-1	COVER SHEET
L-2	PLANTING PLAN
L-3	PLANTING LEGEND
L-4	PLANTING DETAILS & IRRIGATION LEGEND
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION NOTES

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED

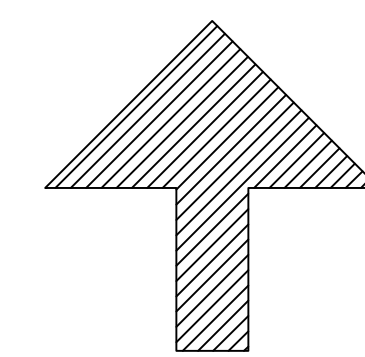
NOTE: ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALL TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.



VICINITY MAP SITE

NOT TO SCALE



NORTH

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License# 1117962



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54101 Enterprise Way
Coachella CA. 92274

SITE:

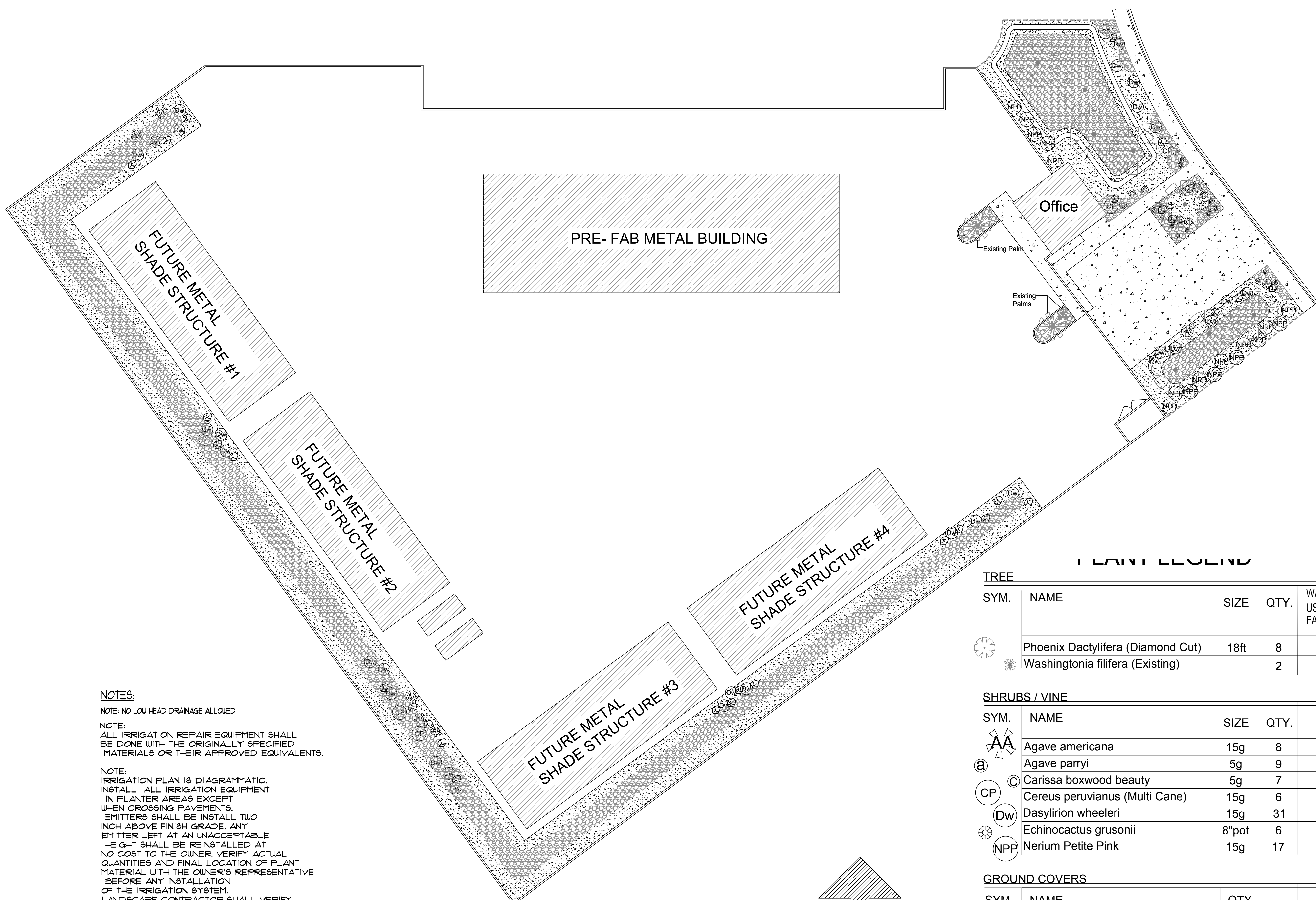
Cover Sheet

David Navarro

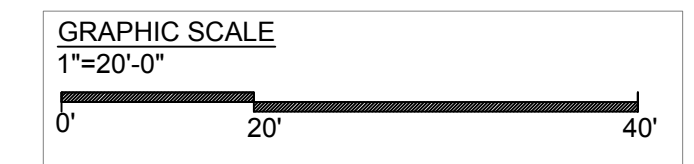
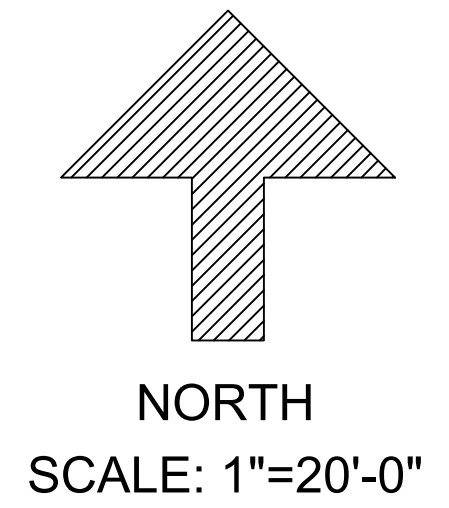
Drawn: DN

REV	DATE
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L-1



NOTES:
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PLANT LEGEND

TREE

SYM.	NAME	SIZE	QTY.	WATER USAGE FACTOR	PLANT FACTOR OF PLANTS	EMITTER SIZE
	Phoenix Dactylifera (Diamond Cut)	18ft	8	M	0.5	1401 BUBBLER
	Washingtonia filifera (Existing)		2	M	0.5	1401 BUBBLER

SHRUBS / VINE

SYM.	NAME	SIZE	QTY.	WATER USAGE FACTOR	PLANT FACTOR OF PLANTS	EMITTER SIZE
	Agave americana	15g	8	L	0.2	XB-10-PC-1032
	Agave parryi	5g	9	L	0.2	XB-10-PC-1032
	Carissa boxwood beauty	5g	7	L	0.2	XB-10-PC-1032
	Cereus peruvianus (Multi Cane)	15g	6	L	0.2	XB-10-PC-1032
	Dasyliirion wheeleri	15g	31	L	0.2	XB-10-PC-1032
	Echinocactus grusonii	8"pot	6	L	0.2	XB-10-PC-1032
	Nerium Petite Pink	15g	17	M	0.5	XB-10-PC-1032

GROUND COVERS

SYM.	NAME	QTY.			
	Desert Gold 3/4"	10,400 SQ.FT			
	Sierra Cobble 4" minus	8,530 SQ.FT			
	Gray Cresta Boulder 24"-36"	30			

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 Coachella CA. 92274

SITE:
Planting Plan
 David Navarro



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PLANT LEGEND




TREE

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	Phoenix Dactylifera (Diamond Cut)	18ft	8	M	0.5	1401 BUBBLER
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	Nerium Petite Pink	15g	17	M	0.5	XB-10-PC-1032

GROUND COVERS

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	Sierra Cobble 4" minus	8,530 SQ.FT			
	Gray Cresta Boulder 24"-36"	30			



Phoenix dactylifera



Agave americana



Agave parryi



Carissa macrocarpa 'Boxwood Beauty'



Cereus peruvianus



Dasyliion wheeleri



Echinocactus grusonii



Nerium Petite 'Pink'



Desert Gold 3/4"



Sierra Cobble 4" minus



Gray Cresta Boulders 24"-36"

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED

NOTE:
ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

NOTE:
IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALL TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

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SITE:

Planting Legend

David Navarro

Drawn: DN

REV	DATE
0	04/24/24

L-3

IRRIGATION SCHEDULE BEGINNING PERIOD

VALVES	DAYS 1 TO 10	
	FREQUENCY	TIME
TREES	3X PER DAY	45 MIN
SHRUBS	3X PER DAY	20 MIN
PALMS	3X PER DAY	40 MIN

VALVES	DAYS 11 TO 30	
	FREQUENCY	TIME
TREES	2X PER DAY	30 MIN
SHRUBS	3X PER DAY	15 MIN
PALMS	3X PER DAY	35 MIN

IRRIGATION SCHEDULE (SPRING FEB-APRIL)

VALVES	ESTABLISHED PERIOD	
	FREQUENCY	TIME
TREES	2X PER DAY	25 MIN
SHRUBS	2X PER DAY	15 MIN
PALMS	2X PER DAY	45 MIN

IRRIGATION SCHEDULE (SUMMER MAY-SEP)

VALVES	ESTABLISHED PERIOD	
	FREQUENCY	TIME
TREES	3X PER DAY	25 MIN
SHRUBS	3X PER DAY	20 MIN
PALMS	3X PER DAY	40 MIN

IRRIGATION SCHEDULE (WINTER OCT-JANUARY)

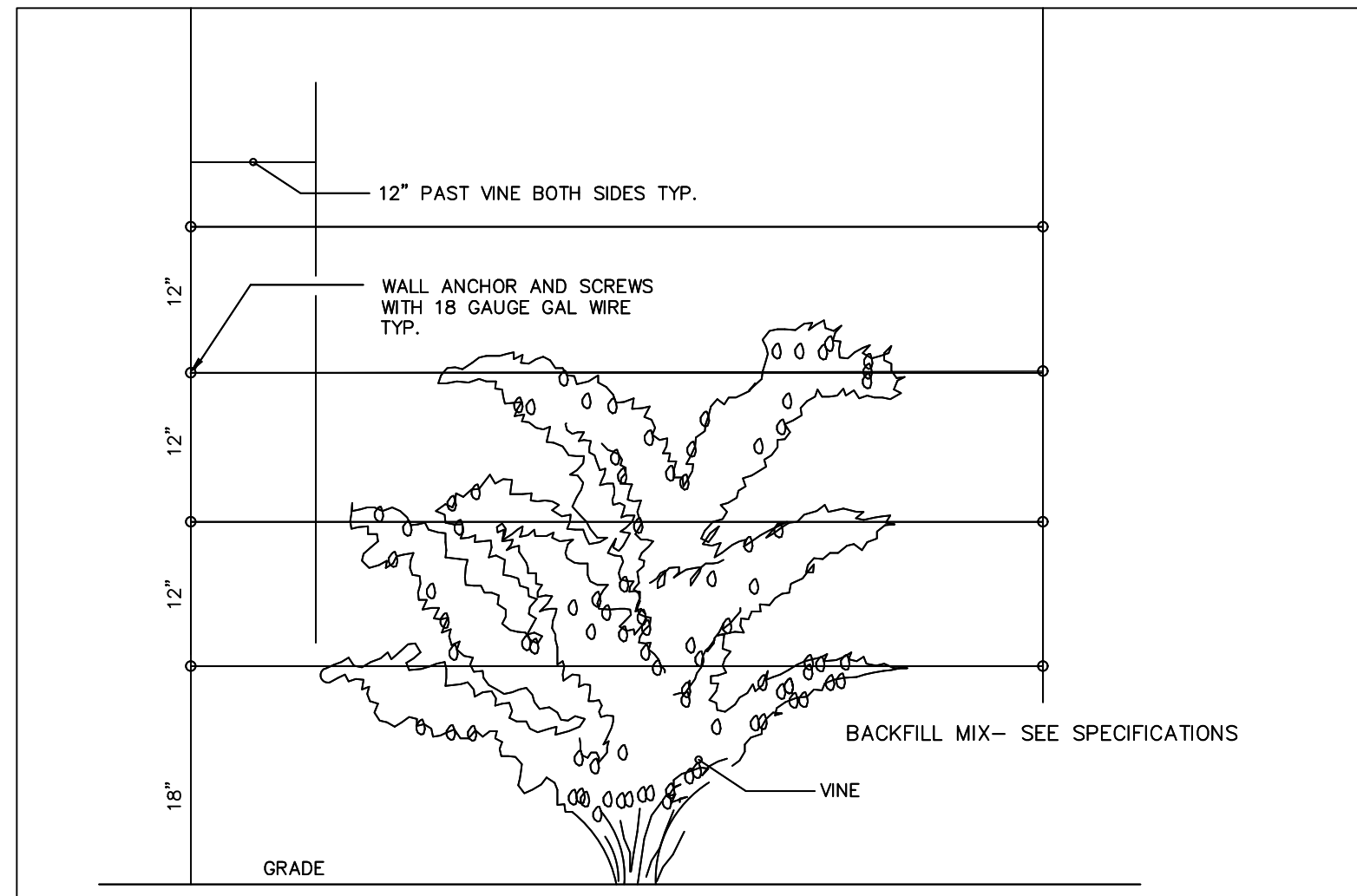
VALVES	ESTABLISHED PERIOD	
	FREQUENCY	TIME
TREES	2X PER DAY	20 MIN
SHRUBS	2X PER DAY	15 MIN
PALMS	2X PER DAY	45 MIN

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED

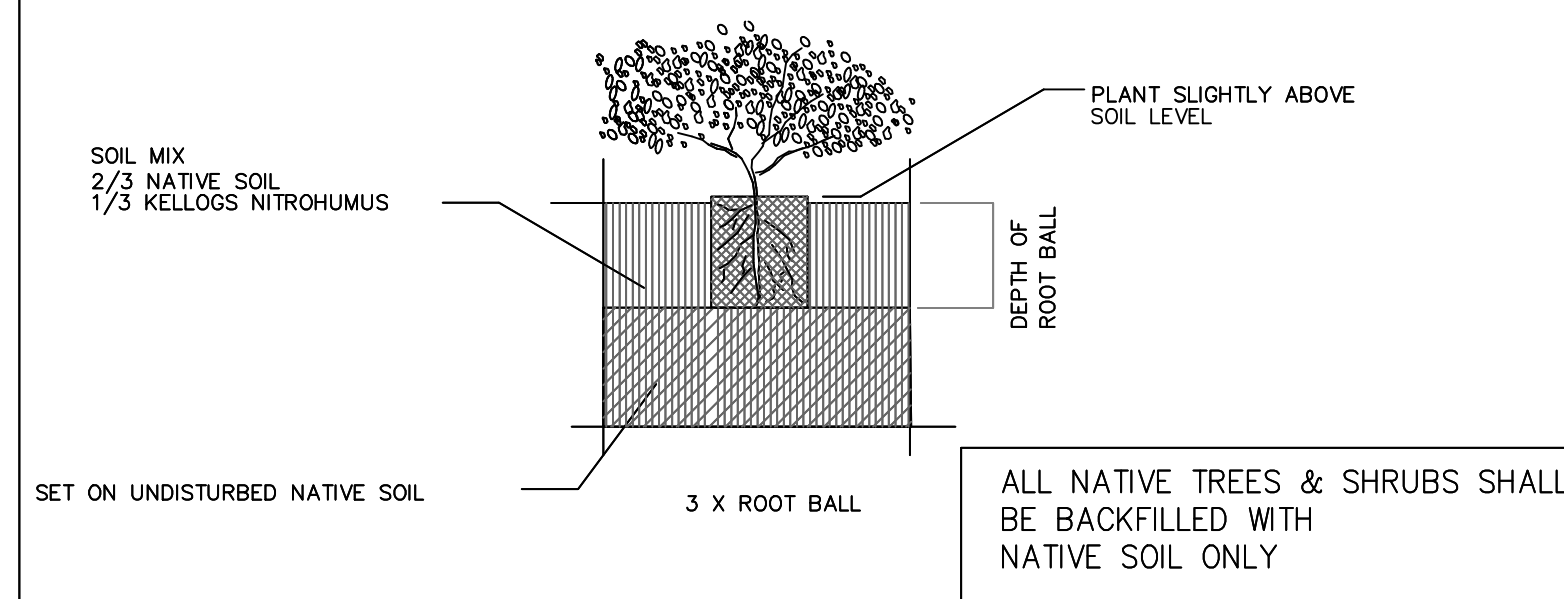
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VINE/ESPALIER DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

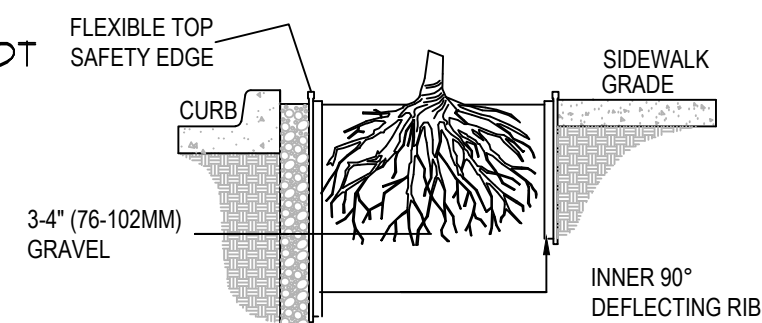
SPECIFICATIONS:

DWS SERIES: DWS12-20, DWS24-20, 90 DEGREE ROOT DEFLECTING RIBS. CONNECTED WITH ROOT IMPERVIOUS JOINER STRIPS.

MATERIAL: HIGH IMPACT POLYSTYRENE WITH ULTRAVIOLET STABILIZER THICKNESS-WALL: .060

TENSILE STRENGTH CHART	
STYLE	ONE PIECE ROLL
THICKNESS: WALL	.060"
STRENGTH	3800 PSI
TENSILE ASTM D 638 MODULES OF ELASTICITY PSI (10")	2.5
ELONGATION:	36%
FLEXURAL PROPERTIES ASTM D 790-B	
STRENGTH PSI	6500 PSI
MODULES ELASTICITY PSI(10")	3.0
IMPACT PROPERTIES ASTM D 256-73	
IZOD FOOT POUNDS	2.0
GARDNER FALLING DART INCH-POUND	70

NOTE: ROOT BARRIER SHOULD NOT ENCIRCLE THE TREE BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION



LINEAR APPLICATION

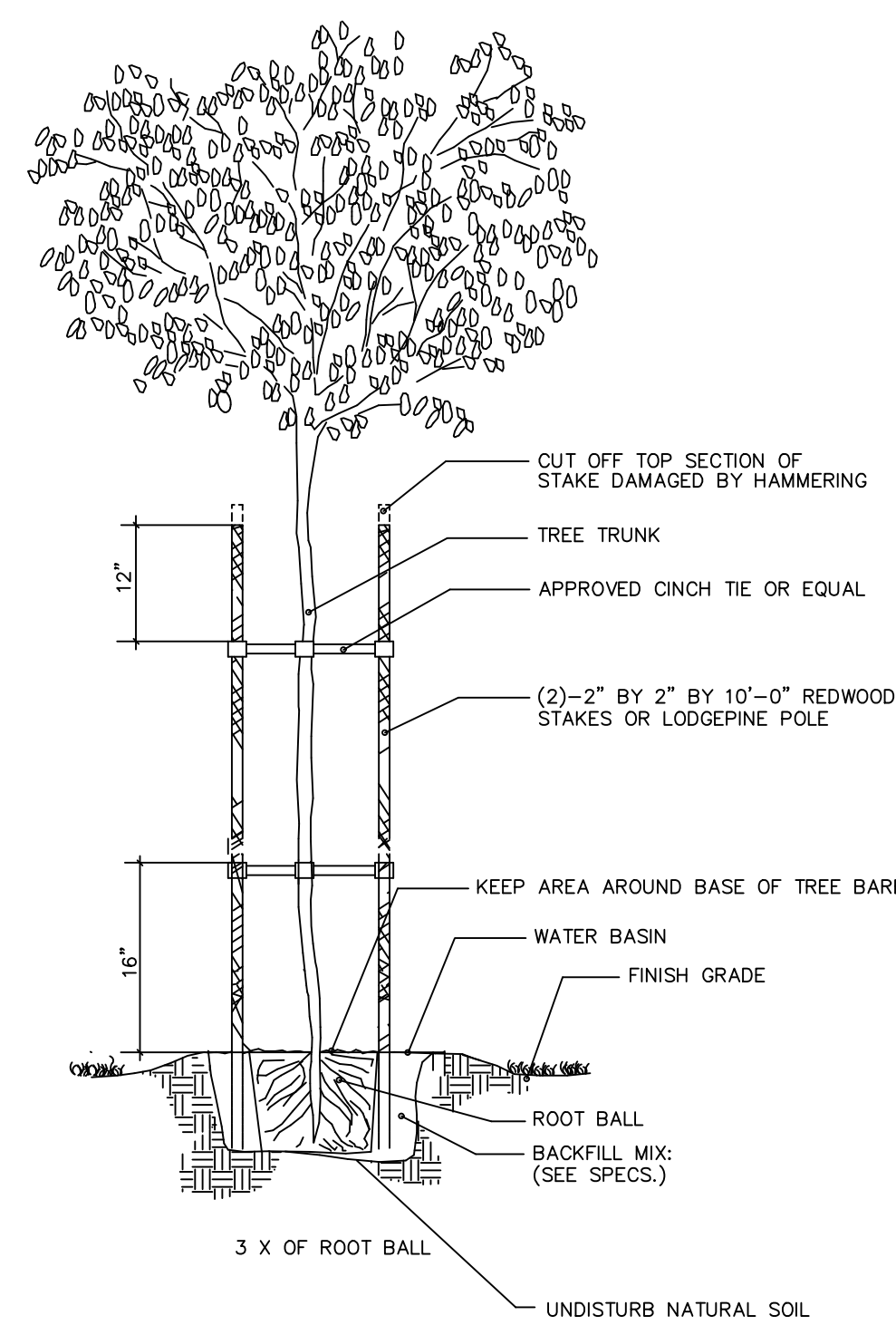
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 005-002A.

CENTURY ROOT BARRIERS INC.
1144 N. GROVE ST.
ANAHEIM, CA 92806
TOLL FREE: 1-800-480-8084
PHONE: (714) 632-7083
FAX: (714) 632-5470
www.centuryrootbarrier.com

ROOT BARRIER DETAIL

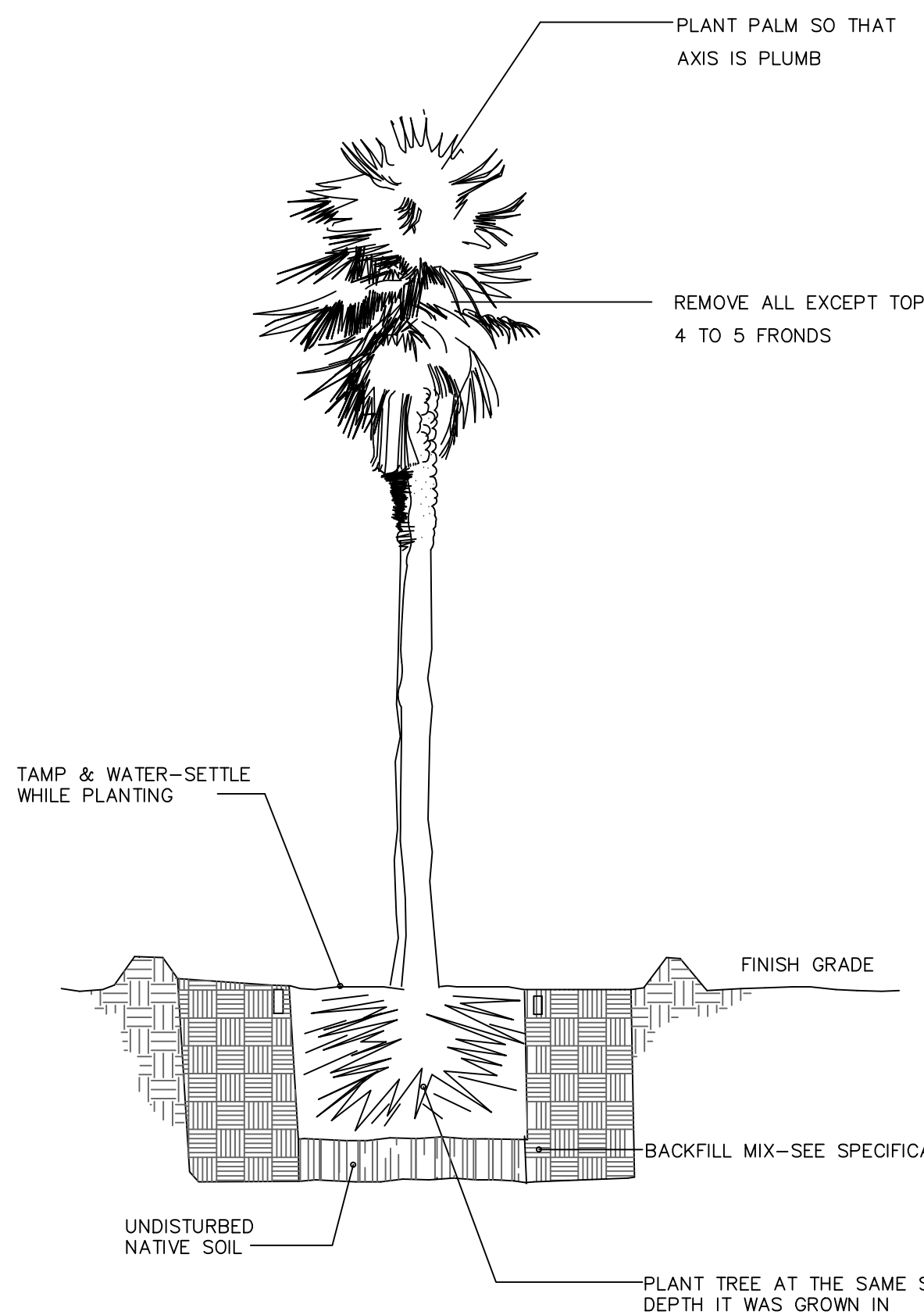
DWS SERIES DETAIL

ALL NATIVE DESERT TREES & SHRUBS SHALL BE BACKFILLED WITH NATIVE SOIL ONLY



DOUBLE STAKE TREE DETAIL

N.T.S.



PALM TREE PLANTING DETAIL

N.T.S.

GENERAL PLANTING NOTES

- ALL PLANTED AREAS ARE TO BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE. DO THIS BEFORE LOCATING ANY PLANTS.
- PLANT SHRUBS A MINIMUM OF 30" FROM ALL LANDSCAPE LIGHT FIXTURES.
- WHERE CIRCUMSTANCES PERMIT, PLANT SHRUBS NO CLOSER THAN 3' (THREE FEET) FROM AN EDGE OF PAVING OR HEADER BOARD (EXCEPT FOR GROUND COVERS, WHICH ARE TO BE PLANTED PER PLAN).
- LANDSCAPE PLANS ARE DIAGRAMMATIC FOR CLARITY OF READING. ACTUAL PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD.
- EARTH MOUNDS SHALL NOT EXCEED THREE FEET AT THE HIGHEST POINT ABOVE NEAREST PAVEMENT OR CURB. MAXIMUM SLOPE FOR SHRUB AREAS IS TO BE 3:1.
- WHERE MOUNDING OCCURS ADJACENT TO THE CURB, STREET, OR WALLS SWALES SHALL BE FORMED TO CONTROL WATER RUNOFF.
- IRRIGATION SYSTEM IS TO BE FULLY AUTOMATIC. THERE SHALL BE COMPLETE SEPARATION BETWEEN DIFFERENT PLANT GROUPS SUCH AS TREES, SHRUBS, GROUND COVERS AND POTS. SEE IRRIGATION PLAN.
- PLANT CONTRACTORS SHALL VERIFY PLANT QUANTITIES ON PLAN
- IF REQUIRED, THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT PLANS TO THE APPROPRIATE PLANNING AND AGRICULTURAL AGENCIES PRIOR TO SUBMITTAL FOR BUILDING PERMITS.
- NO TREE SHALL BE CLOSER THAN 5' FROM HARDSCAPE
- ANY TREE PLANTED WITHIN SIX FEET OF HARDSCAPE SURFACES SUCH AS EDGE OF SIDEWALK, WALLS, CURBS, PAVEMENT, INTERLOCKING PAVERS, ETC., MUST HAVE "ROOT GUARD" INSTALLED PRIOR TO PLANTING PER MFRS SPECIFICATIONS.

COMMISSIONER'S NOTE:

12. WARNING PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE FROM RED SCALE (ACONIDIELLA AURANTII)

PLANTING NOTES

IRRIGATION LEGEND

	RAINBIRD	Rainbird: ESP-SMT Smart Modular System & STATIONS, OUTDOOR ET MANAGER CARTRIDGE.
	RAINBIRD	XCZ-T5 DZK-100 TORO DRIP ZONE KIT
	NIBCO	T-113 GATE VALVE (LINE SIZE); TO BE INSTALLED AT ALL SINGLE VALVES AND/OR VALVE GROUPINGS. VALVES ARE TO BRANCH-OFF MAINLINE COURSE AND ISOLATED VIA GATE VALVE. REFER TO IRRIGATION DETAIL SHEET.
		1-1/4" PRESSURE MAINLINE PIPING USE SCHEDULE 40 - SIZE AS NOTED
		NON-PRESSURE LATERAL LINE PIPING - PVC CLASS 200 PALM TREE BUBBLERS IRRIGATION POINT OF CONNECTION - WATER METER. INSTALL PER WD(VERIFY EXACT LOCATION IN FIELD.)
		REDUCED PRESSURE BACKFLOW- 1" FEBCO MODEL 825Y PER LOCAL AND STATE CODES. INSTALLED BY CONTRACTOR (verify exact location in field)
		MASTER VALVE- RAINBIRD EFB-CP IN A TAN JUMBO IRRIGATION BOX.
		FLOW SENSOR-743-012- IRRITROL CLIMATE LOGIC
		QUICK COUPLER VALVE- RAINBIRD QUICK COUPLER VALVE 44-LRC IN A TAN IRRIGATION BOX. PROVIDE OWNER WITH TWO 44K QUICK COUPLER KEYS.
		Bubbler Nozzle - RAINBIRD 1401 - (0.25 gpm) PSI GPH
		DRIP EMITTER- RAINBIRD XB-20-PC-1032 20 2.0 NOTE: INSTALL EMITTERS ON RAINBIRD PFR/FRA POLYFLEX RISERS(TYPICAL).
		AUTOMATIC END SELF-FLUSHING VALVE- AG PRODUCTS FCH VALVE IN IRRIGATION VALVE BOX. PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE 2X THE DIAMETER OF THE PIPE.
		INDICATES CONTROLLER NUMBER
		INDICATES FLOW IN GALLONS PER MINUTE
		INDICATES ZONE TYPE
		INDICATES ELECTRIC CONTROL VALVE SIZE

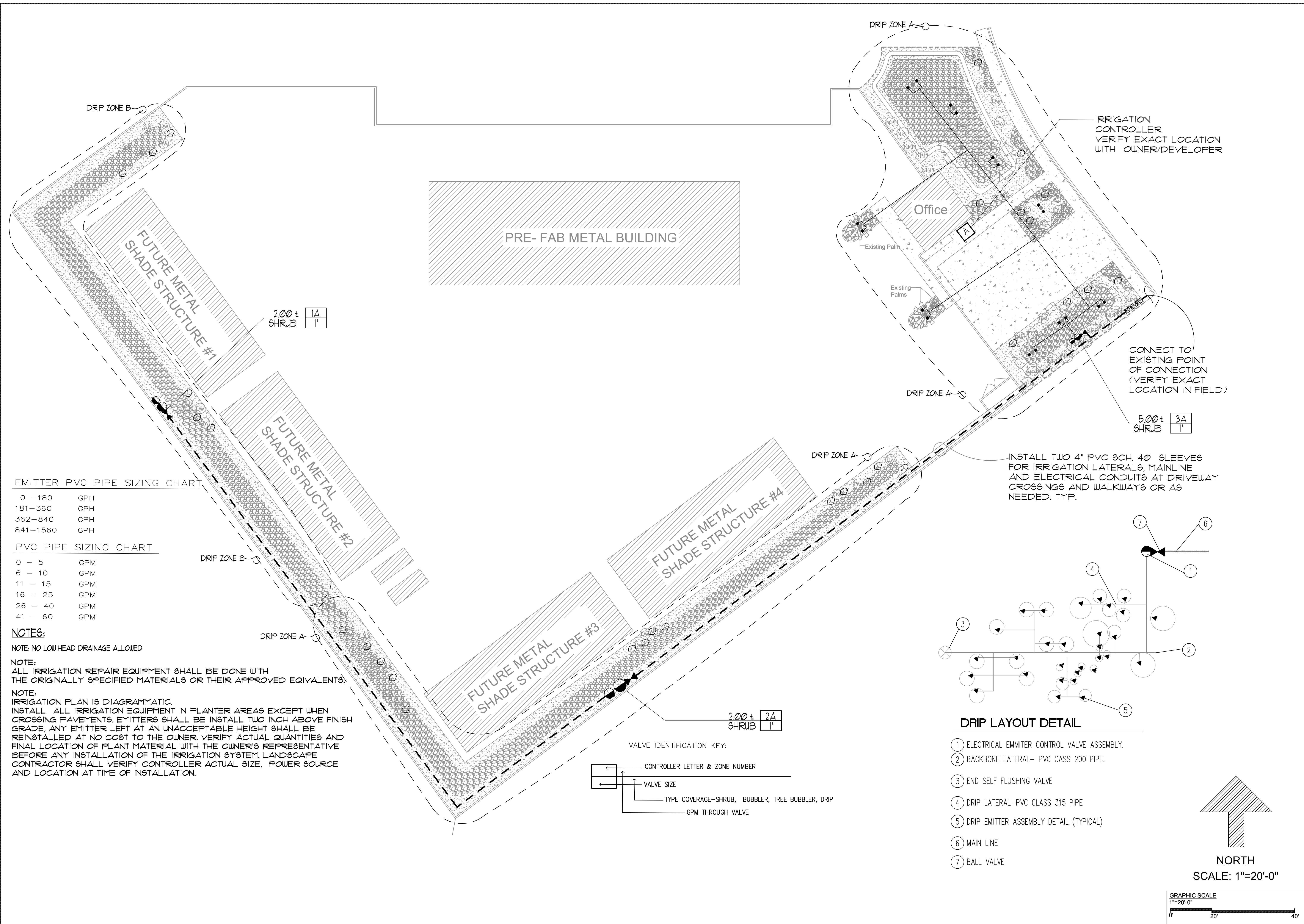
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SITE:
Planting Details & Irrigation Legend
David Navarro

Drawn: DN
REV DATE
0 05/03/24

L-4



EMITTER PVC PIPE SIZING CHART

0 - 180	GPH
181 - 360	GPH
362 - 840	GPH
841 - 1560	GPH

PVC PIPE SIZING CHART

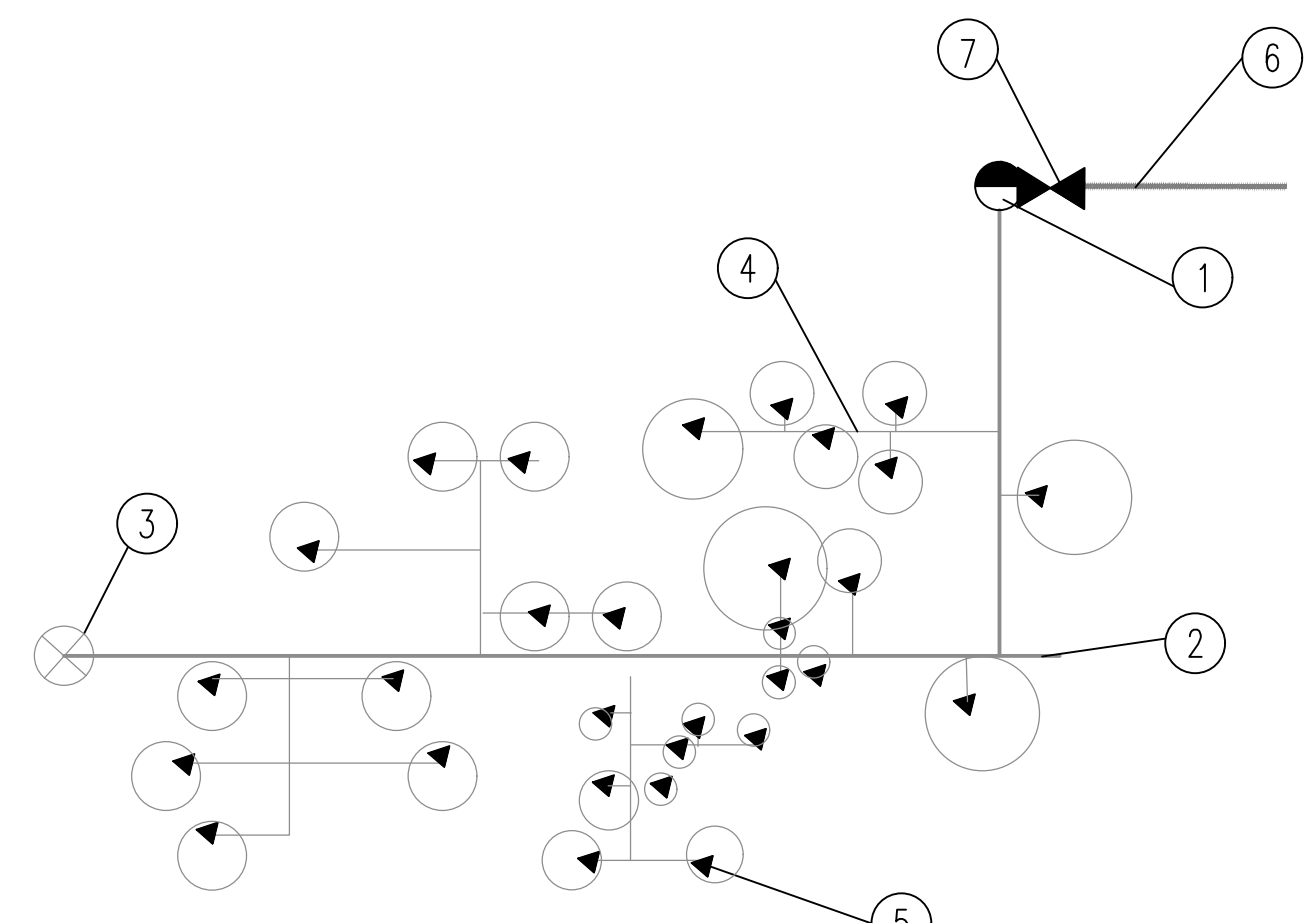
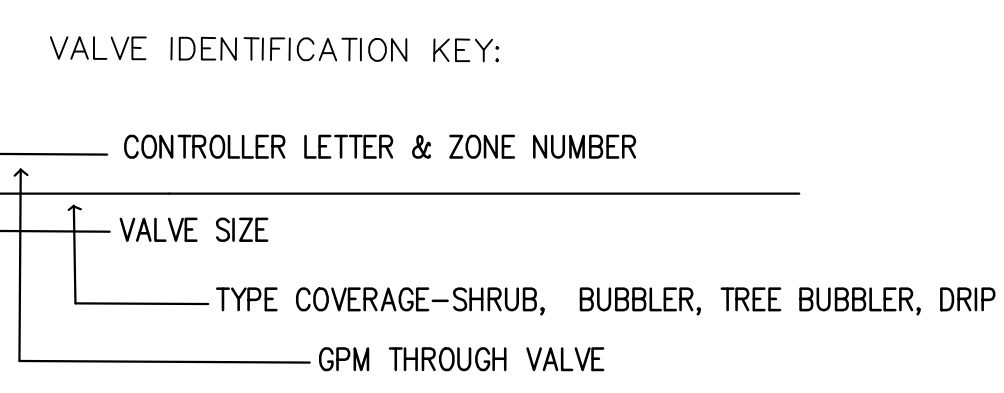
0 - 5	GPM
6 - 10	GPM
11 - 15	GPM
16 - 25	GPM
26 - 40	GPM
41 - 60	GPM

NOTES:

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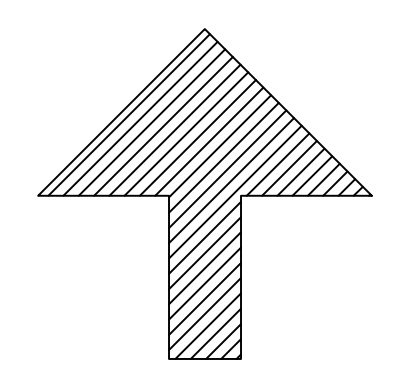
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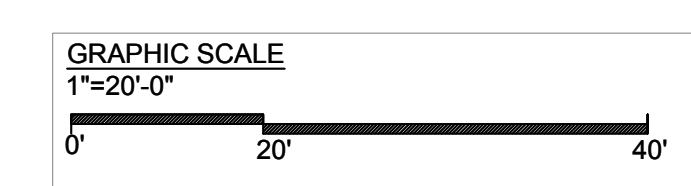


DRIP LAYOUT DETAIL

- ① ELECTRICAL EMITTER CONTROL VALVE ASSEMBLY.
- ② BACKBONE LATERAL- PVC CASS 200 PIPE.
- ③ END SELF FLUSHING VALVE
- ④ DRIP LATERAL-PVC CLASS 315 PIPE
- ⑤ DRIP EMITTER ASSEMBLY DETAIL (TYPICAL)
- ⑥ MAIN LINE
- ⑦ BALL VALVE



NORTH
SCALE: 1"=20'-0"



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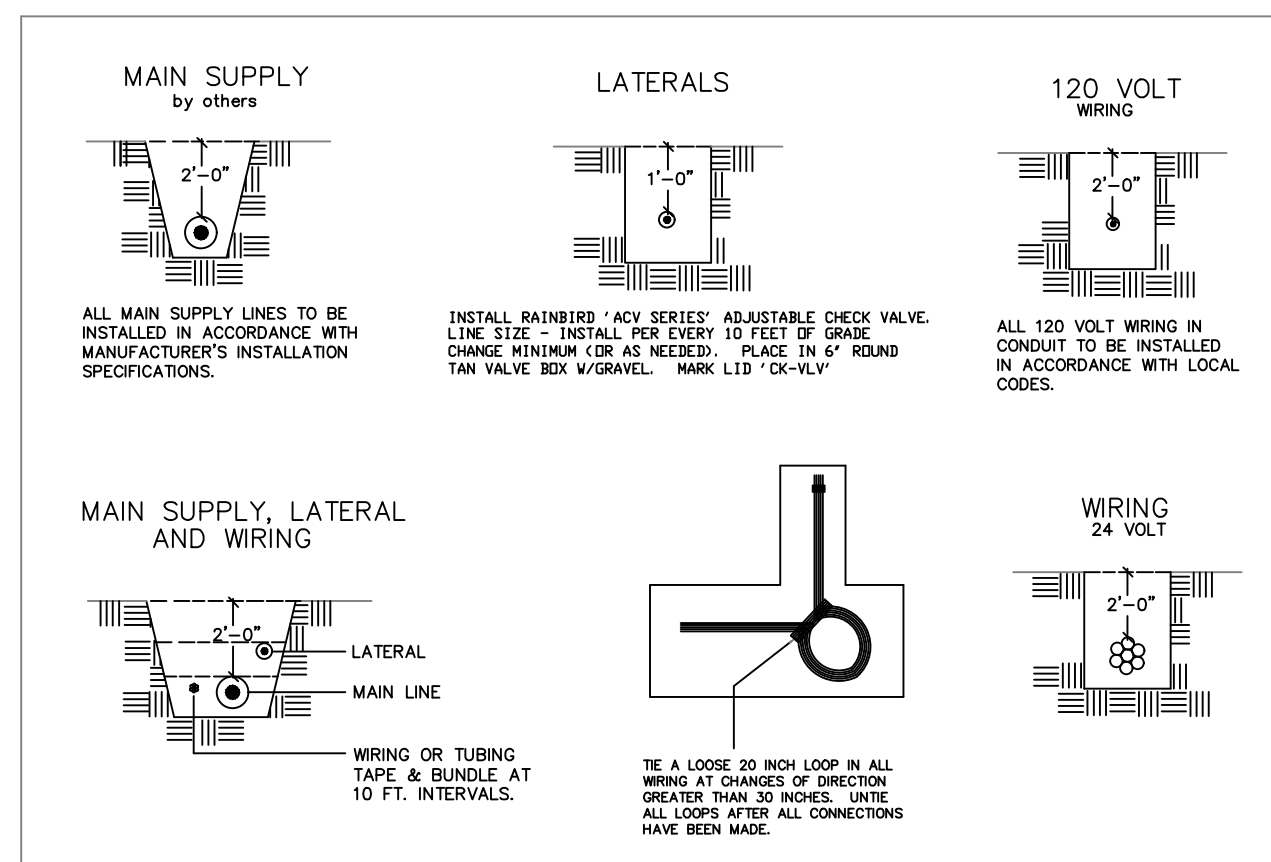
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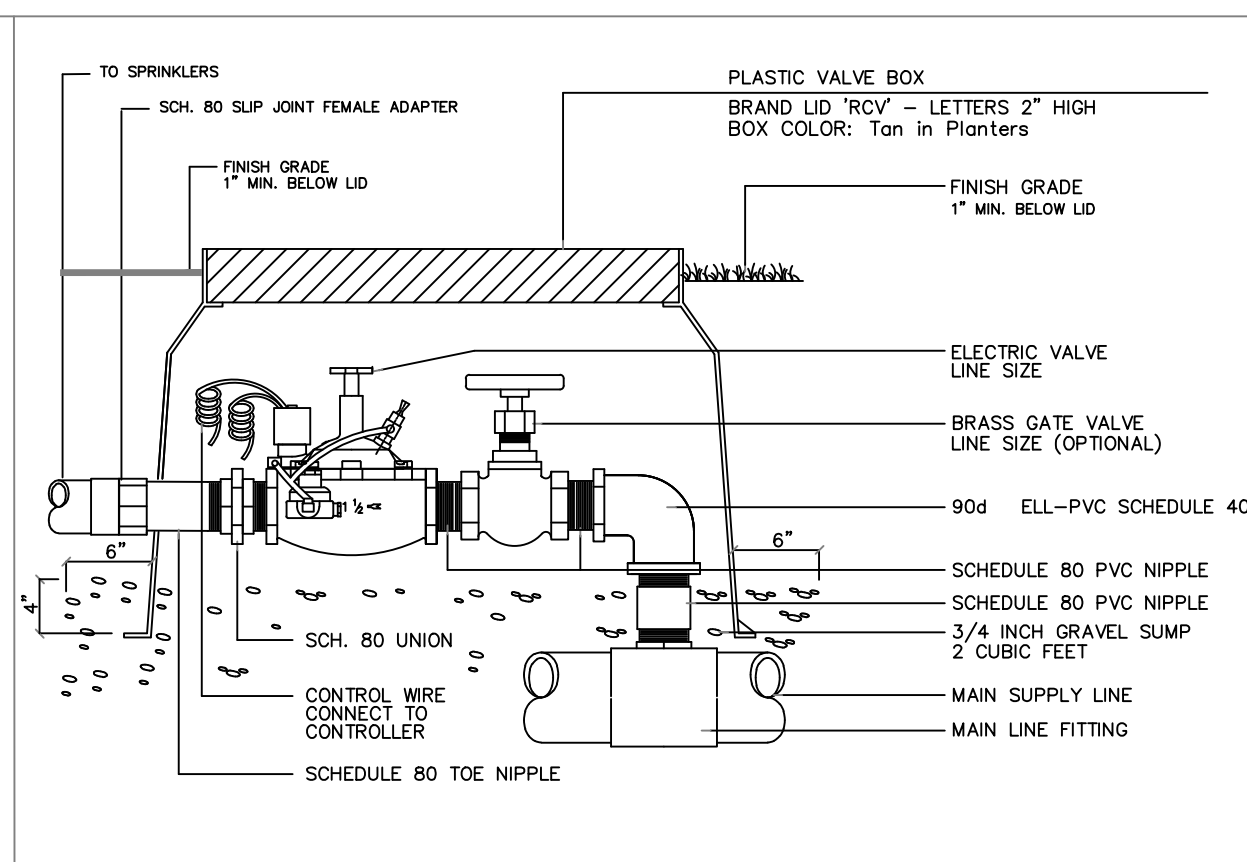
SITE:
Irrigation Plan
David Navarro

Drawn: DN	
REV	DATE
0	04/24/24

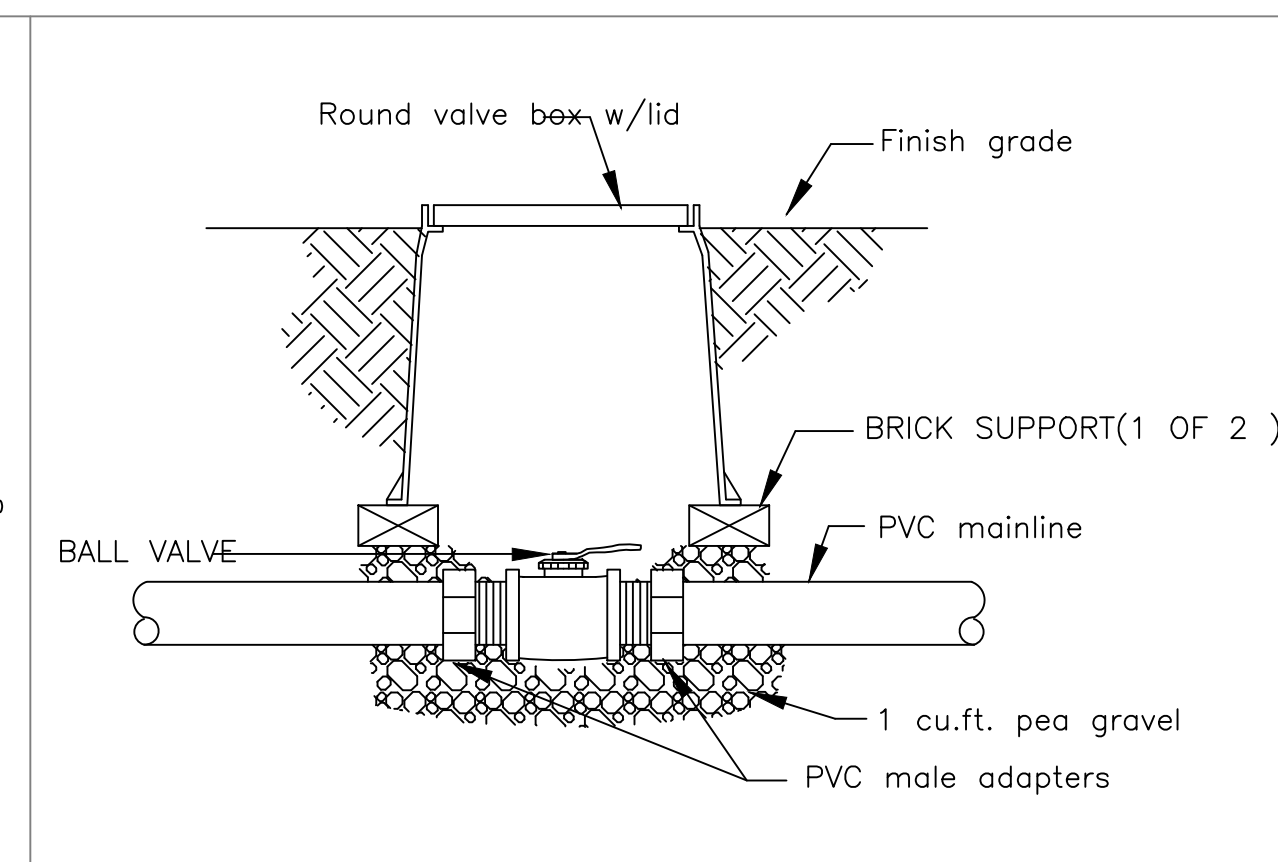
IR-1



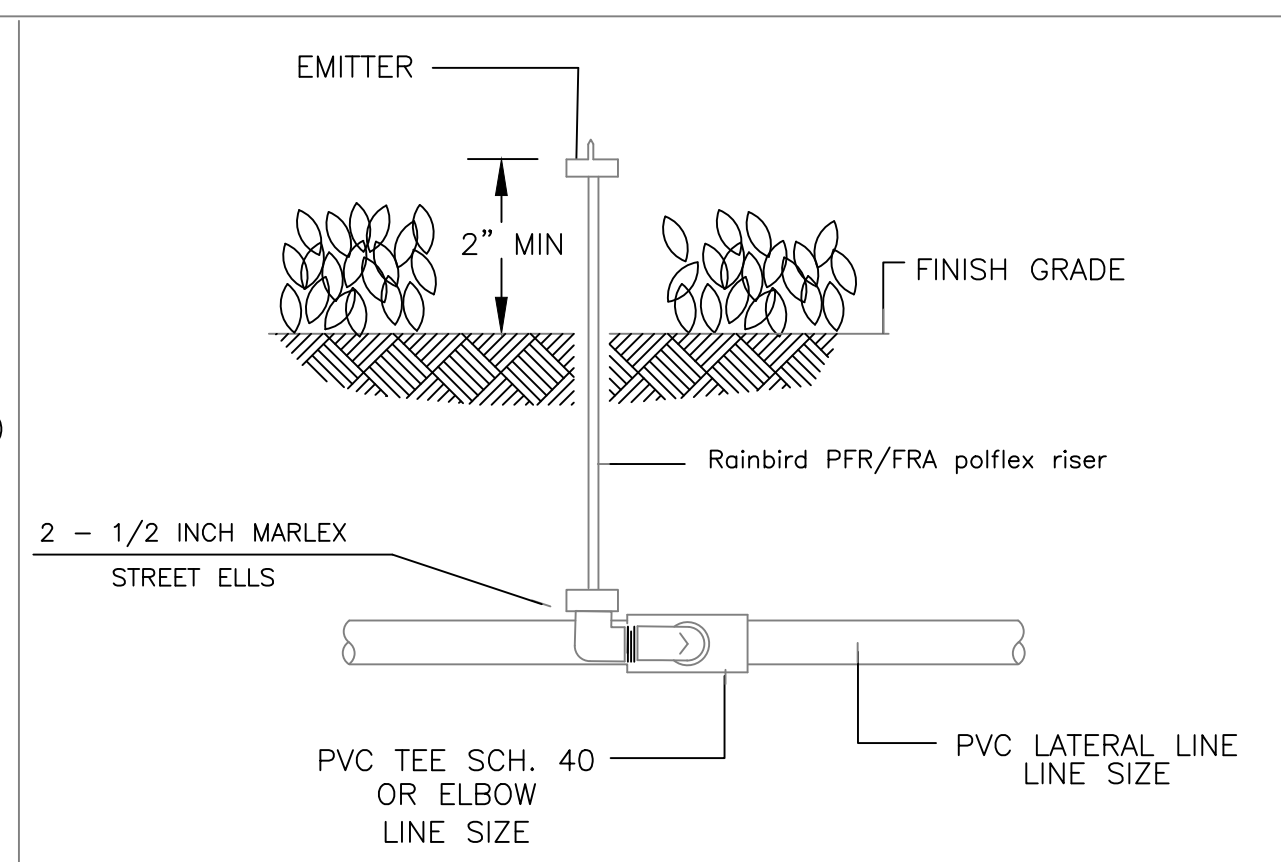
A TYPICAL TRENCHING DETAIL NO SCALE



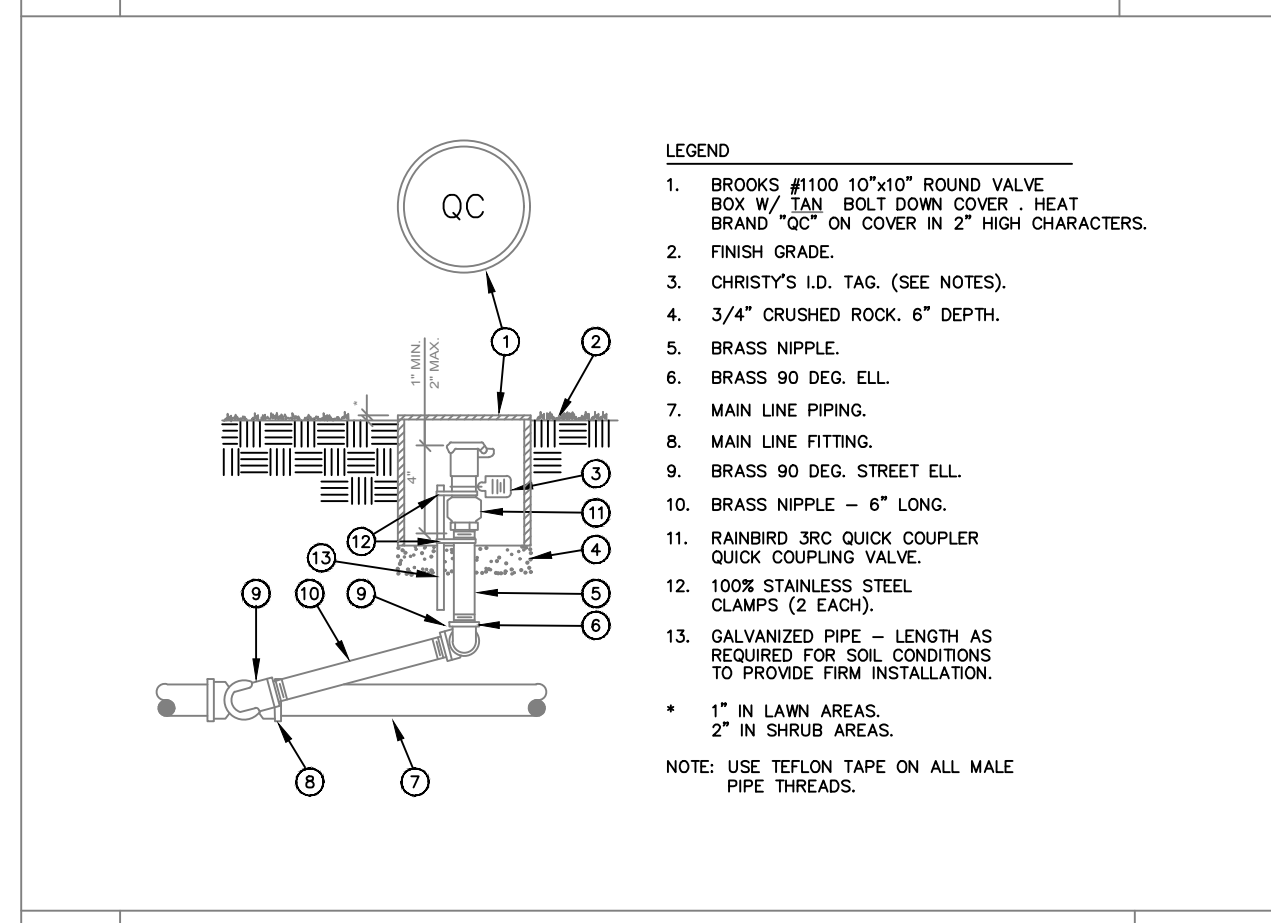
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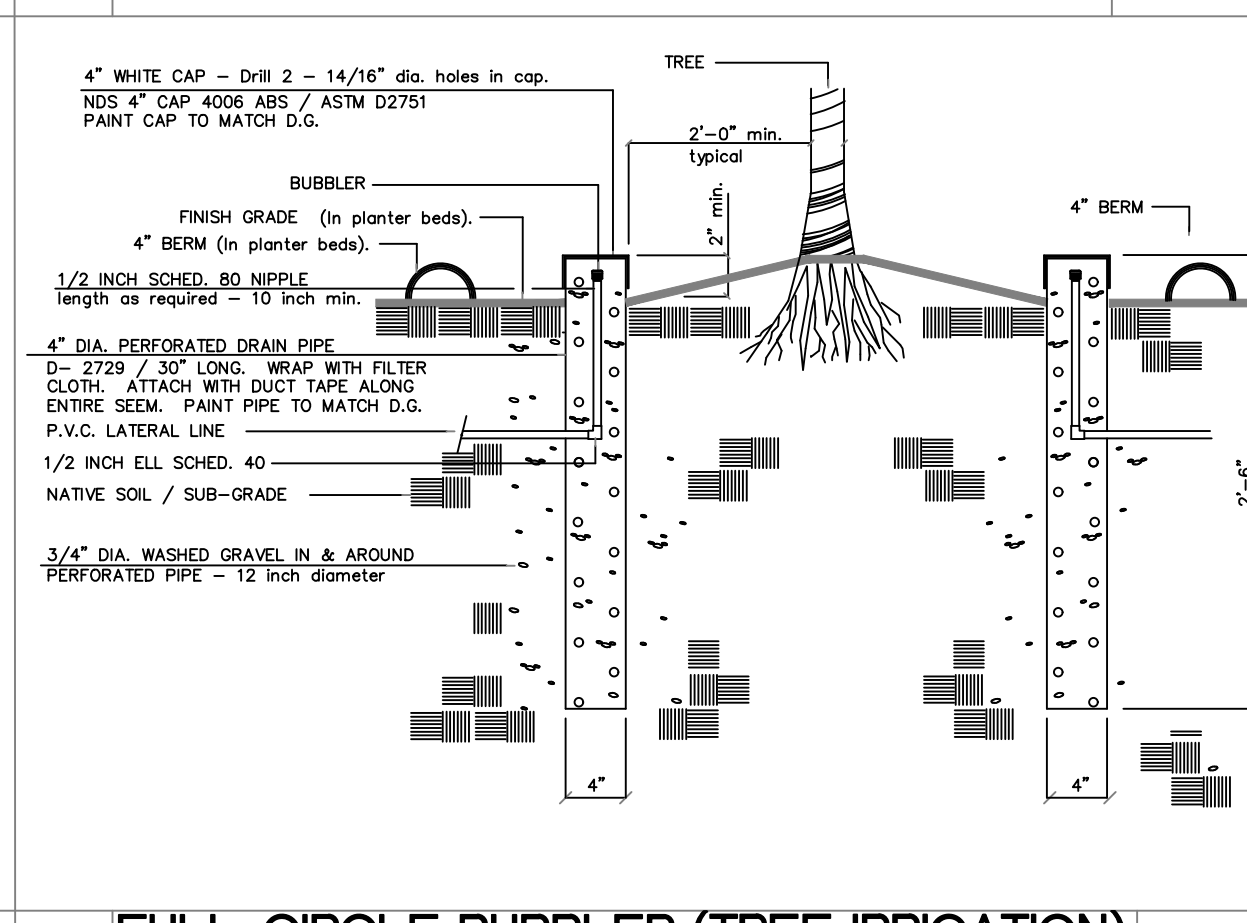
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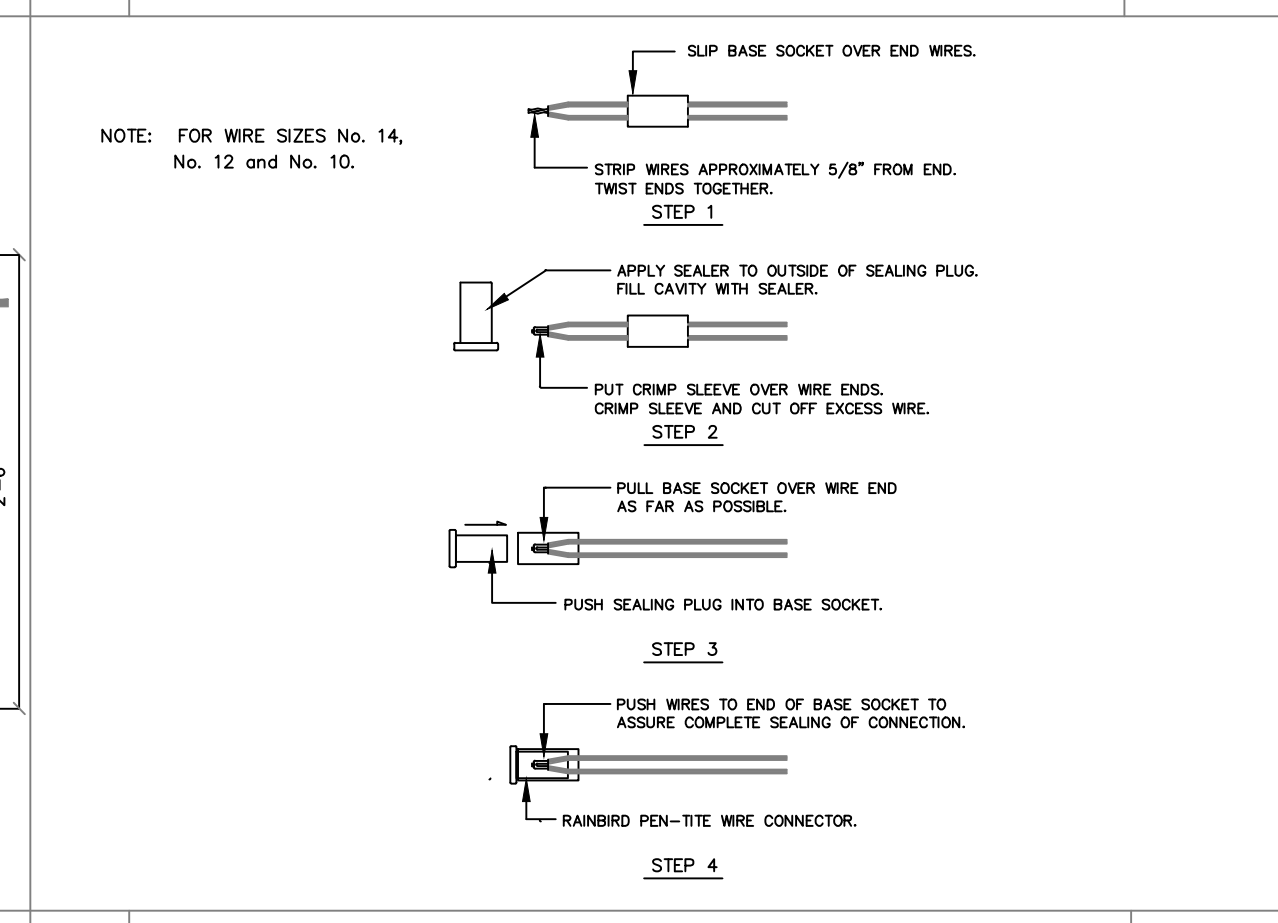
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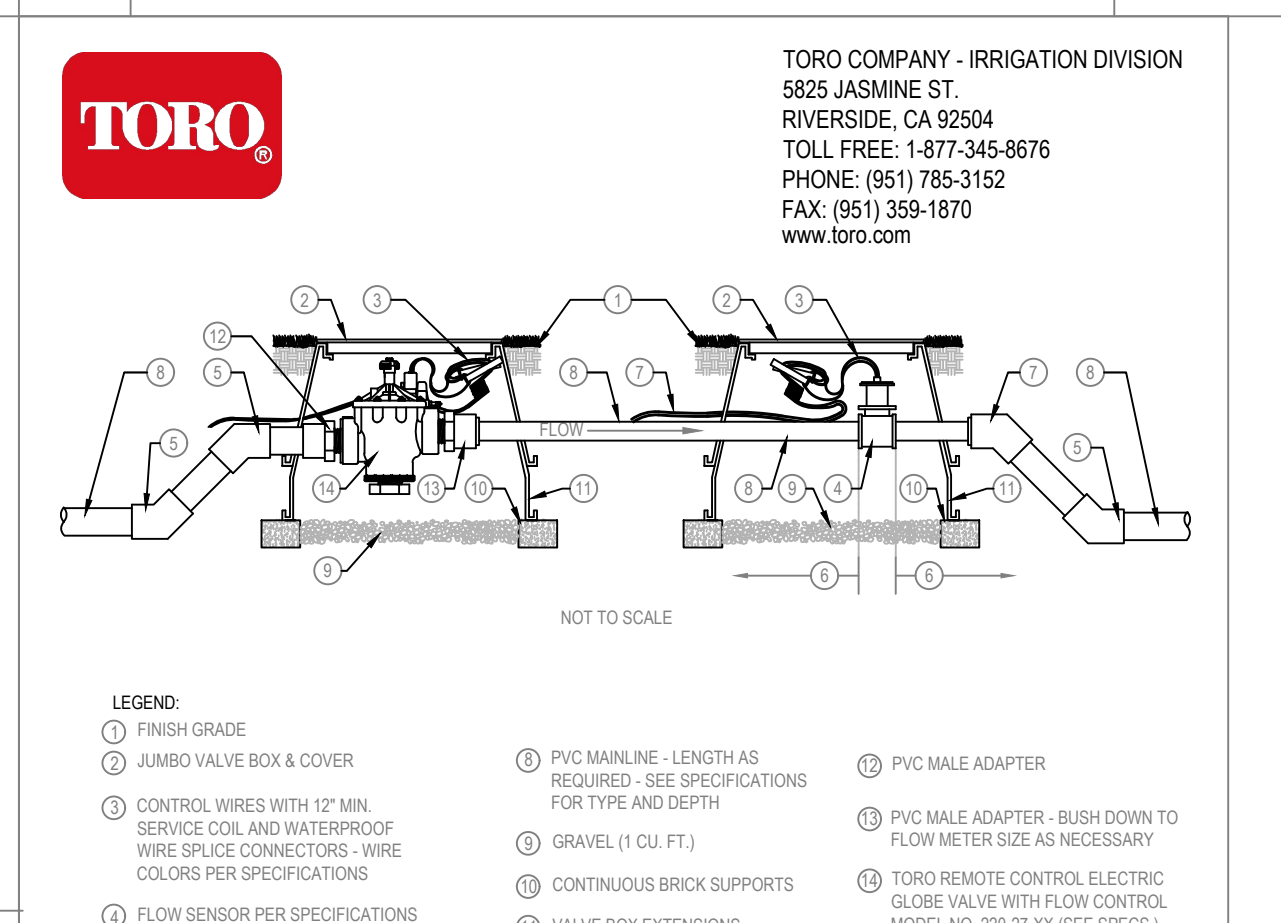
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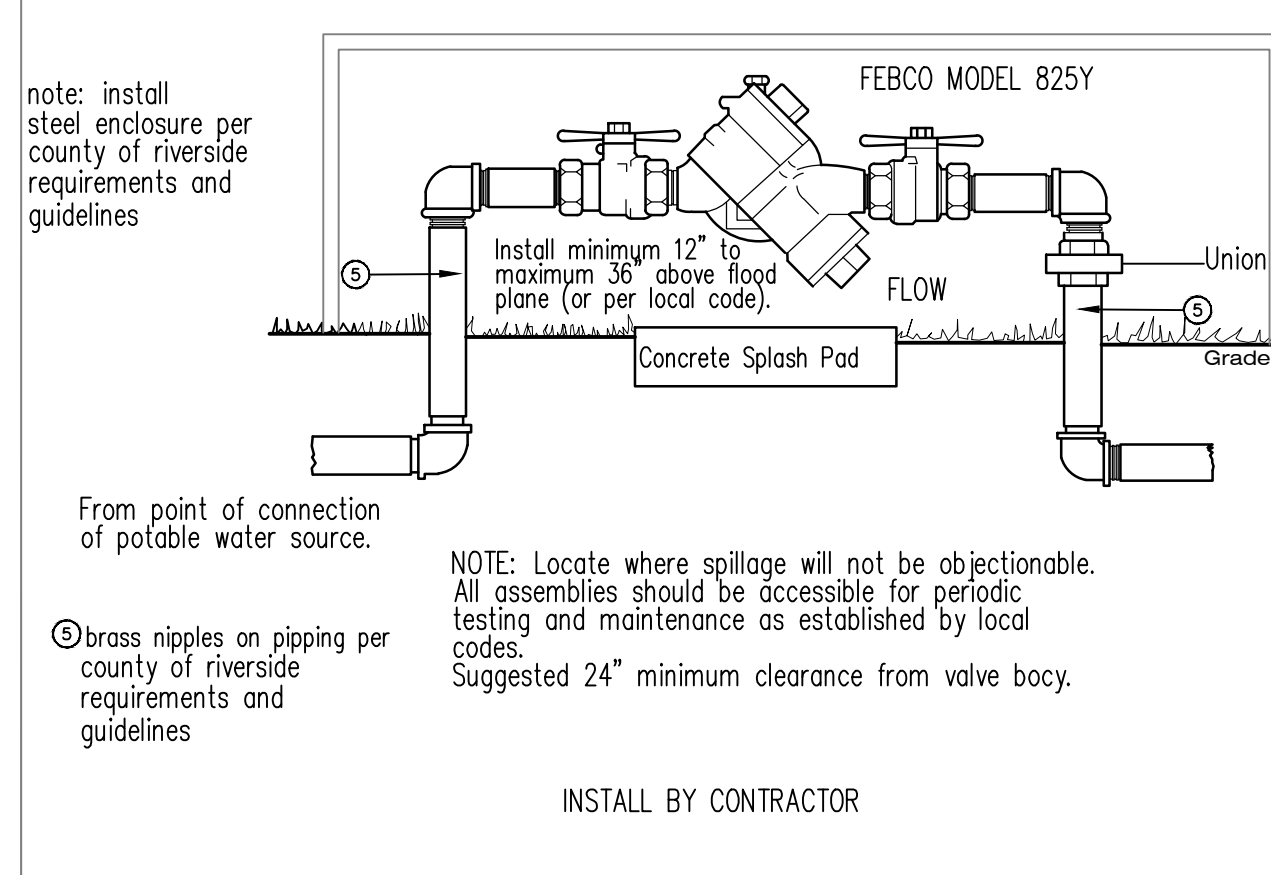
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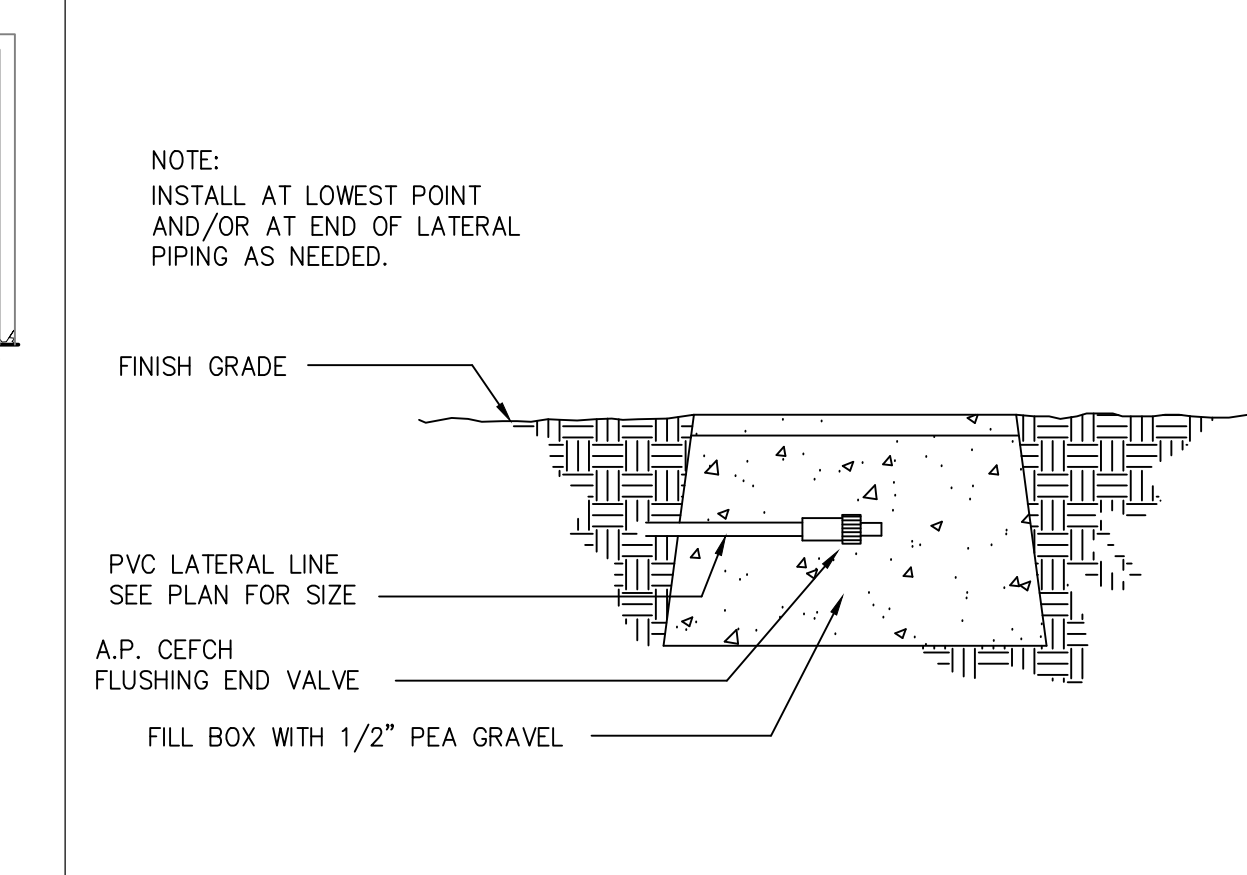
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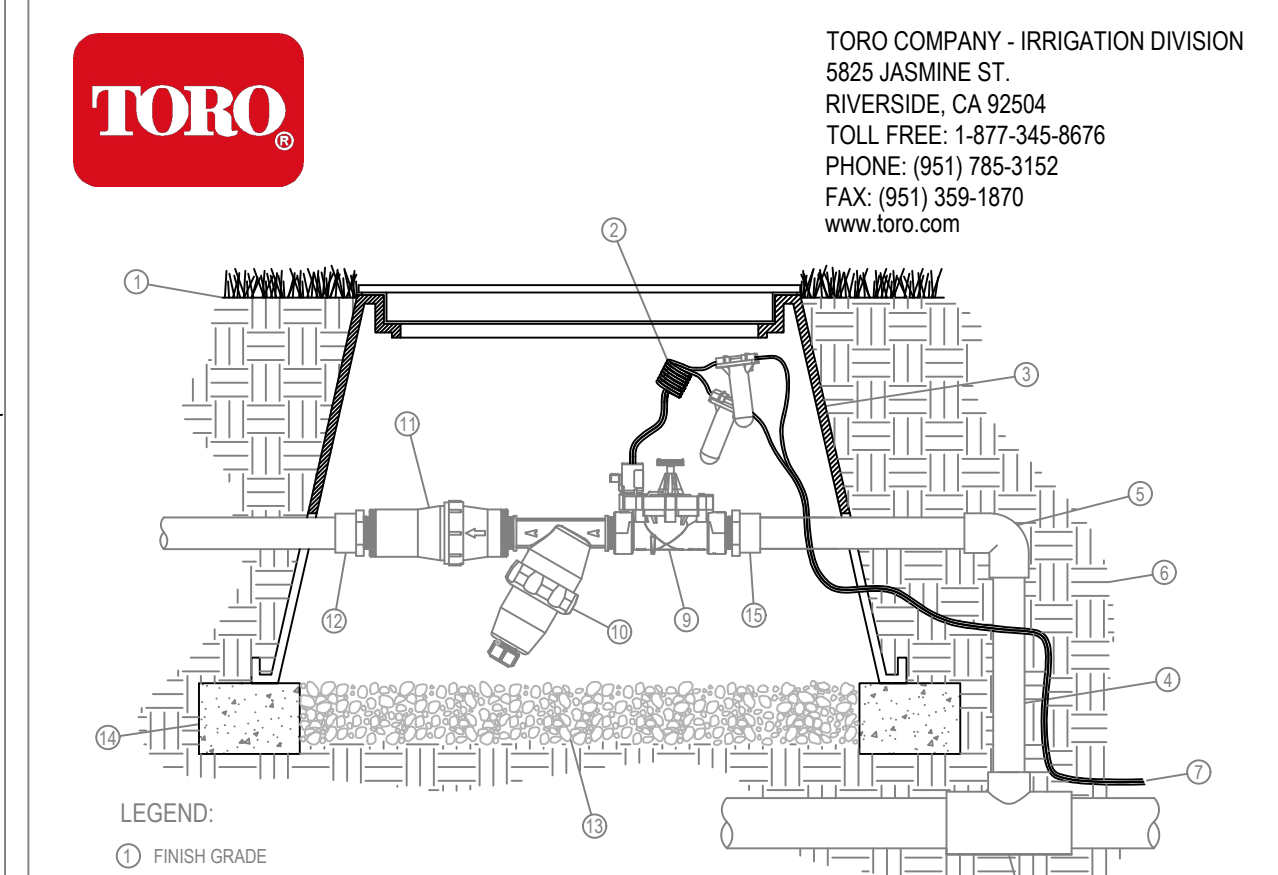
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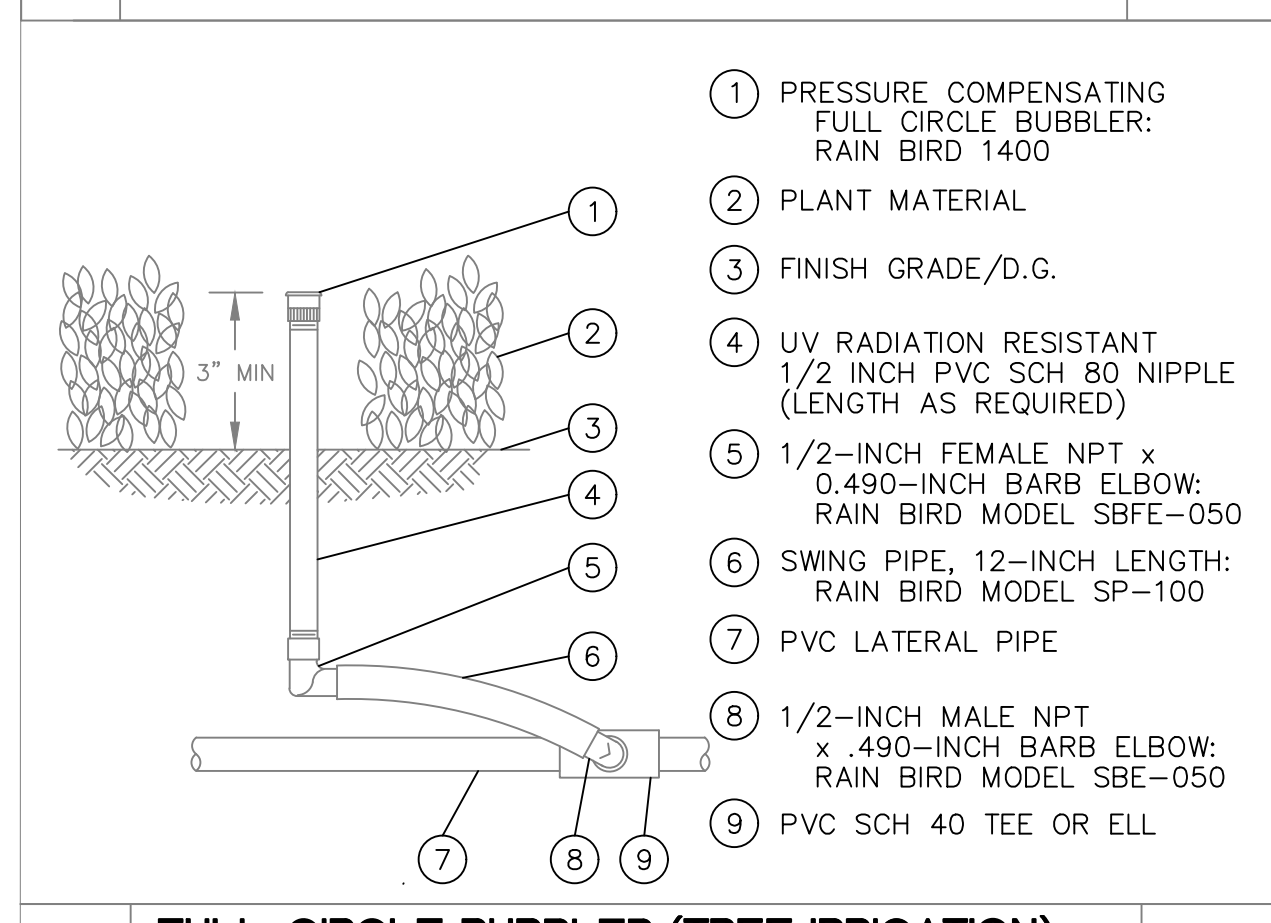
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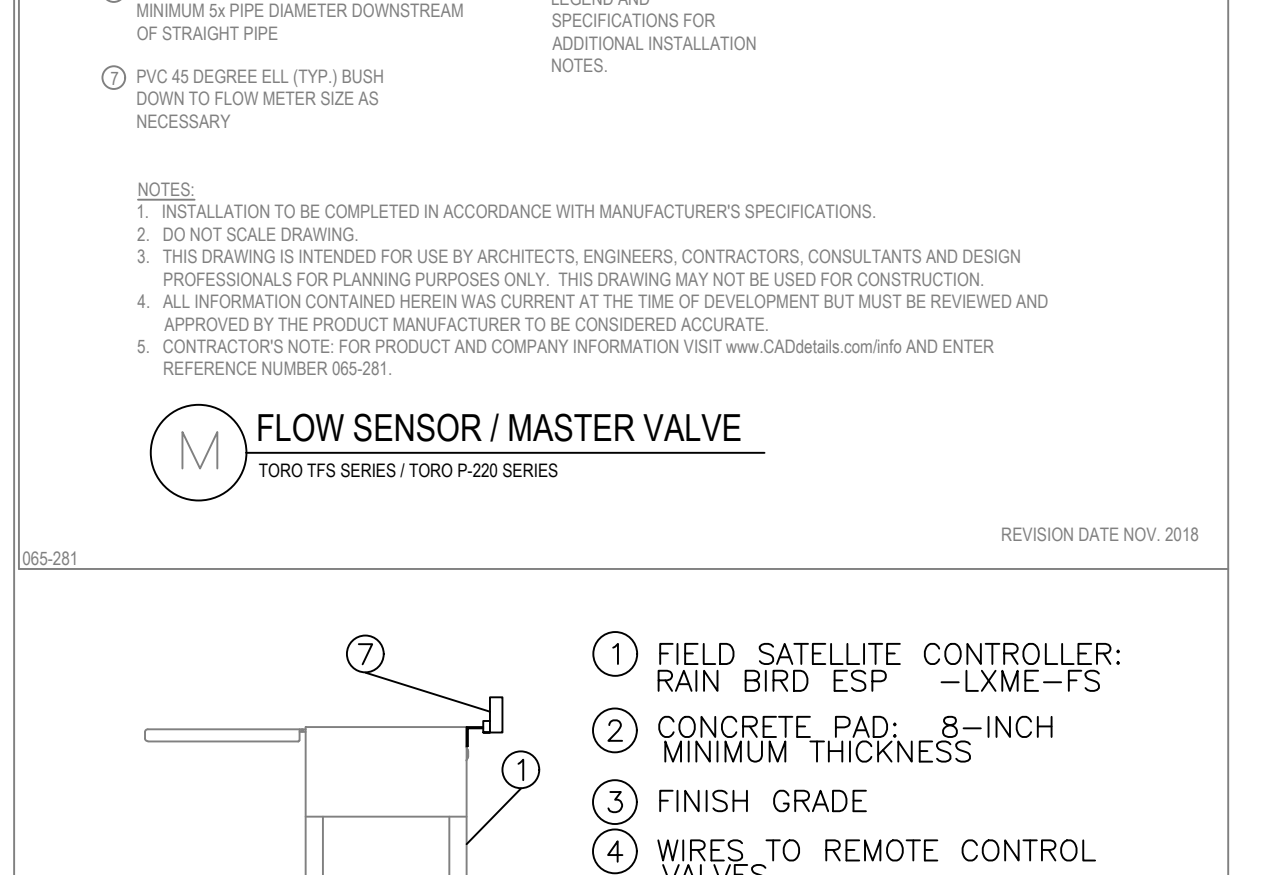
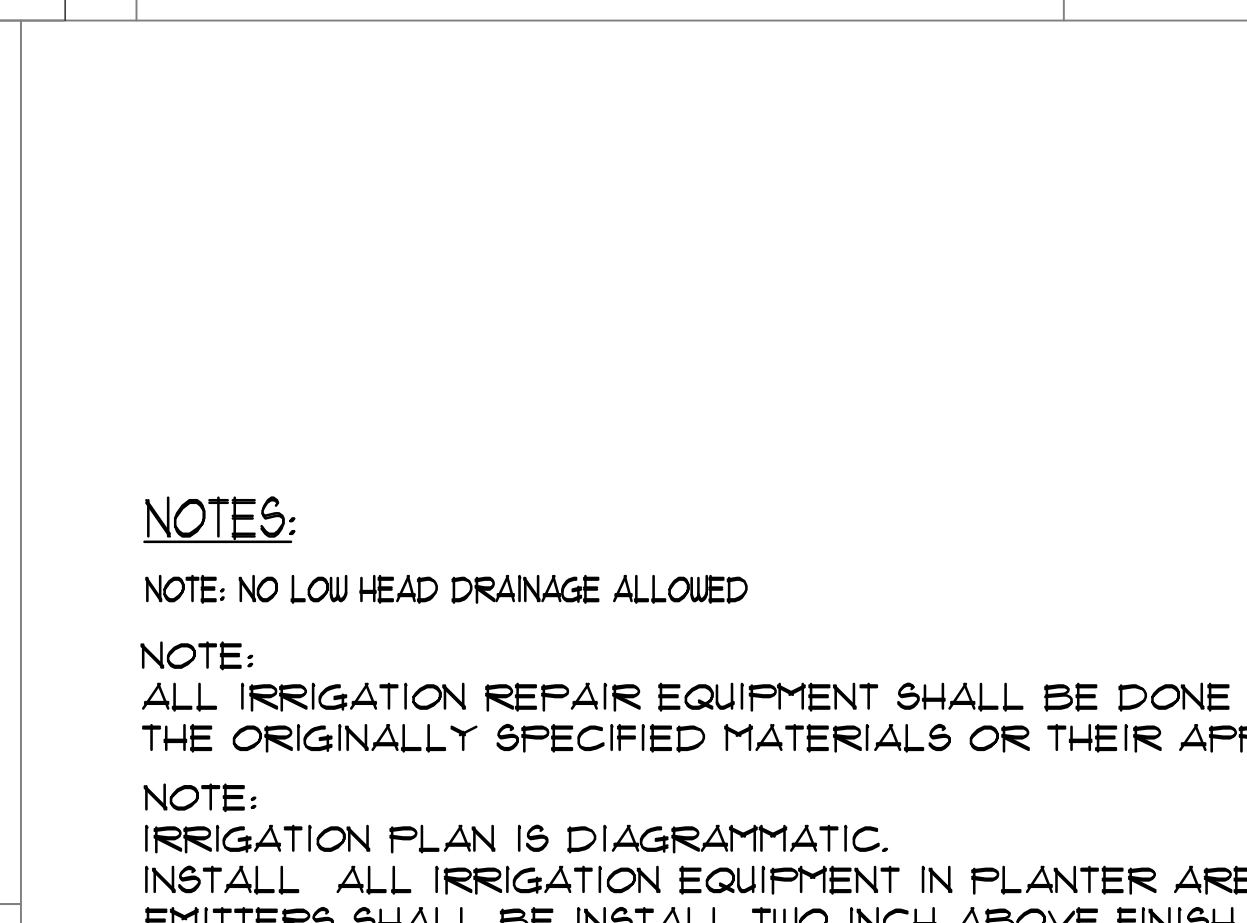
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J FULL-CIRCLE BUBBLER (TREE IRRIGATION) 1401 SERIES ON RISER NO SCALE



J FULL-CIRCLE BUBBLER (TREE IRRIGATION) 1401 SERIES ON RISER NO SCALE



L Rainbird ESP-LXME-FS-16 Stations, ET Manager Cartridge. NO SCALE

David Navarro Landscape License# 1117962



Oraway Engineering Office
54101 Enterprise Way
Coachella CA. 92274

SITE: Irrigation Details
David Navarro

Drawn: DN	
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IR-2

1.00 IRRIGATION SYSTEM SCOPE OF WORK

- A. WORK IN THIS SECTION INCLUDES PROVIDING ALL LABOR, MATERIAL EQUIPMENT, TOOLS, PERMITS, AND TRANSPORTATION NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WITH 100% COVERAGE OF DESIGNATED AREAS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- B. THE WORK SHALL INCLUDE BUT SHALL NOT BE NECESSARILY BE LIMITED TO THE FOLLOWING UNLESS SPECIFIED OTHERWISE:
 - 1. THE LANDSCAPE CONTRACTOR SHALL VISIT THE CONSTRUCTION SITE, TAKE ALL MEASUREMENTS, AND OBTAIN ANY OTHER INFORMATION NECESSARY FOR A COMPLETE AND CONCLUSIVE BID.
 - 2. ORDERING, FURNISHING, AND INSTALLING MATERIALS FOR COMPLETE SYSTEM INCLUDING PIPING, VALVES, FITTINGS, BACKFLOW PREVENTOR (UNLESS SPECIFIED OTHERWISE), DRIPPER LATERAL LINES, AUTOMATIC CONTROLLER, AND FINAL ADJUSTMENT OF LINES TO INSURE COMPLETE COVERAGE.
 - 3. TRENCHING, STOCKPILING EXCAVATION MATERIALS AND REFILLING TRENCHES, INCLUDING COMPACTION OF BACK FILL AND INSTALLATION OF SLEEVES.
 - 4. LINE VOLTAGE CONNECTIONS TO THE IRRIGATION CONTROLLERS AND LOW VOLTAGE CONTROL WIRING FROM CONTROLLERS TO REMOTE CONTROL VALVES.
 - 5. REPLACEMENT OF UNSATISFACTORY MATERIALS.
 - 6. CLEANUP, INSPECTION AND APPROVAL.
 - 7. OPERATIONAL TESTS.
 - 8. 'AS BUILT' RECORD DRAWINGS, SHOP DRAWINGS, WARRANTIES AND GUARANTEES.
 - 9. VERIFY UNDERGROUND UTILITY LOCATIONS.

2.00 CODES, PERMITS, FEES, LICENSE AND INSURANCE:

- A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE, THE PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE AND LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- B. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR OF ANY WORK OUTLINED ON THE PLANS OR SPECIFICATIONS THAT IS NOT IN ACCORDANCE WITH APPLICABLE LAWS, CODES, AND REGULATIONS. WITHOUT SUCH NOTICE AND APPROPRIATE MODIFICATIONS BY THE OWNER'S REPRESENTATIVE, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK EXECUTED WHICH IS CONTRARY TO SUCH LAWS, CODES, AND REGULATIONS.
- C. LICENSE:
ALL WORK SHALL BE PERFORMED BY A C-21 CALIFORNIA LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
- D. PERMITS AND INSPECTIONS:
THE LANDSCAPE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ANY PERMITS, FEES, AND AGENCY INSPECTIONS AS REQUIRED AND SUBMIT ALL CERTIFICATES OF APPROVAL UPON COMPLETION OF WORK.
- E. INSURANCE:
THE LANDSCAPE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS, AND THE GENERAL CONTRACTOR.
- F. SITE VERIFICATION:
PRIOR TO COMMENCEMENT OF WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS NECESSARY TO ACHIEVE THE INTENDED DESIGN OF THE IRRIGATION SYSTEM. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.
- G. COORDINATION:
THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THIS WORK WITH ALL OTHER TRADES. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVISIONS FOR RACEWAYS AND SLEEVING AS WELL AS WATER AND POWER SOURCES. ALL IRRIGATION WORK SHALL BE COORDINATED WITH AND APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.
- H. SCHEDULING:
THE LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE/ GENERAL CONTRACTOR NOT LESS THAN TWO (2) WORKING DAYS IN ADVANCE OF ANY REQUESTED OBSERVATION.
 - 1. LAYOUT OF WORK:
 - 1. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THESE AREAS SHALL BE CHECKED BY THE LANDSCAPE CONTRACTOR AND OWNER'S REPRESENTATIVE /GENERAL CONTRACTOR BEFORE CONSTRUCTION IS STARTED. ANY CHANGES, DELETIONS SHALL BE DETERMINED AT THIS CHECK.
 - 2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO THE CONTRACT DOCUMENTS RELATIVE TO EQUIPMENT TYPE, SIZE INSTALLATION, AND LOCATION. HOWEVER, THE LANDSCAPE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS, MODIFICATIONS, AND REVISIONS TO THE IRRIGATION SYSTEM, AS REQUIRED, TO CONFORM TO SIZE CONDITIONS AND TO PROVIDE CONSISTENT 100% COVERAGE OF ALL IRRIGATION AREAS.
 - 3. ANY DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE VERIFIED WITH THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR PRIOR TO ANY IRRIGATION SYSTEM INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ADJUSTMENTS TO ANY MATERIAL OR WORK THAT IS NOT APPROVED.

3.00 SUPERVISION AND WORKMANSHIP:

THE LANDSCAPE CONTRACTOR, PERSONALLY OR THROUGH AN AUTHORIZED AND COMPETENT REPRESENTATIVE, SHALL SUPERVISE THE WORK CONSTANTLY, AND SHALL AS FAR AS POSSIBLE KEEP THE SAME FORMAN AND WORKMAN ON THE JOB FROM COMMENCEMENT TO COMPLETION. THE WORKMANSHIP OF THE ENTIRE JOB MUST IN EVERY WAY BE FIRST CLASS, AND ONLY EXPERIENCE AND COMPETENT WORKMEN WILL BE ALLOWED ON THE JOB.

4.00 GUARANTEE:

- A. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND SHALL PERFORM TO THE COMPLETE SATISFACTION OF OWNER'S REPRESENTATIVE/ GENERAL CONTRACTOR FOR A MINIMUM OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE OF THE JOB. DURING THIS GUARANTEE PERIOD, ALL REQUIRED REPAIRS AND ADJUSTMENTS, INCLUDING ADJUSTMENT TO GRADE, SHALL BE MADE WITHOUT ADDITIONAL EXPENSE FOR REPAIRS TO OTHER WORK.
- B. ALL DAMAGE TO PAVING, PLANTING, STRUCTURES, AND OTHER IMPROVEMENTS DUE TO SETTLEMENT OF IMPROPERLY COMPACTED TRENCH BACKFILL SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE.
- C. THIS GUARANTEE EXCLUDES THEFT, VANDALISM, NATURAL DISASTER, OR WORK ON THE SYSTEM BY OTHERS AFTER FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL CHECK, CLEAN, AND ADJUST ALL IRRIGATION LATERAL LINES AND OTHERWISE INSURE ADEQUATE OPERATION OF THE SYSTEM THROUGHOUT THE GUARANTEE PERIOD.

5.00 MATERIALS:

- A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODES, THE UNIFORM PLUMBING CODES, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- B. ALL EQUIPMENT SHALL BE AS LISTED IN THE LEGEND, DETAILS, AND SPECIFICATIONS HEREIN. INSTALL ALL EQUIPMENT PER DETAILS AND SPECIFICATIONS OR MANUFACTURER'S RECOMMENDATIONS. ANY SUBSTITUTIONS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR IN WRITING. ANY UNSPECIFIED EQUIPMENT SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE.
- C. WHEN THE SPECIFICATIONS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZE THAN REQUIRED BY THE ABOVE MENTIONED RULES AND REGULATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF THE SAID RULES AND REGULATIONS. THE LANDSCAPE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE RULES AND REGULATIONS, THOUGH THE WORK BE NOT MENTIONED IN THESE PARTICULAR SPECIFICATIONS OR SHOWN ON THE DRAWINGS.

D. THE IRRIGATION MATERIAL SHALL INCLUDE BUT SHALL NOT NECESSARILY BE LIMITED TO THE FOLLOWINGS:

- 1. PLASTIC PIPE:
 - A. EXTENDED FROM 100% VIRGIN POLYVINYL CHLORIDE (PVC). OUTSIDE DIAMETER OF PLASTIC PIPE SHALL BE THE SAME SIZE AS IRON PIPE, WITH PLAIN ENDS, ALL PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH THE SOCIETY OF PLASTIC INDUSTRY STANDARDS.
 - B. PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NORMAL PIPE SIZE ± PVC TYPE, S.D.R. OR PRESSURE RATING ± AND EXTRUSION DATE.
 - C. ALL PLASTIC PIPE SHALL BE HANDLE WITH CARE AND SHALL BE ESPECIALLY PROTECTED FROM PROLONGED EXPOSURE TO SUNLIGHT.
 - D. PROTECT ALL PVC PLASTIC PIPE FROM DAMAGE DURING CONSTRUCTION AND STORAGE.
- 2. PVC FITTINGS:
 - A. PLASTIC FITTINGS SHALL BE OF POLYVINYL CHLORIDE (PVC), TYPE I, SCHEDULE 40, N.S.F. AND OF IPS SOLVENT WELD OR SCREWED TYPE, LASCO, SLOANE (SAME MANUFACTURER AS OF PIPE), WHERE THREADS ARE REQUIRED, THESE SHALL BE INJECTED MOLDED AND SCHEDULE 80. ALL CONNECTIONS SHALL BE SOLVENT WELDED.
 - B. PLASTIC TO PLASTIC JOINTS SHALL BE SOLVENT-WELD JOINTS. PIPE SOLVENT SHALL BE JOHN'S-MANVILLE 'BLUE' SOLVENT WELD CEMENT.
 - C. PLASTIC TO METAL JOINTS SHALL BE WITH MALE ADAPTERS, THE MALE ADAPTER SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATEX TYPE II (ONLY SCHEDULE PLASTIC MAY BE THREADED).
- 3. REMOTE CONTROL VALVES:
 - A. ALL VALVE LOCATIONS ARE SHOWN SCHEMATICALLY ON IRRIGATION PLAN AND NEED TO BE VERIFIED WITH AND APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR. IRRIGATION VALVES WILL NOT BE ALLOWED IN GRASS AREAS UNLESS APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.

4. VALVE BOXES:

- A. VALVE BOXES SHALL BE GREEN CARSON NO. 910 IN LAWN AREAS AND TAN CARSON NO. 910 IN SHRUB AREAS. MARK LID 'IRRIGATION CONTROL VALVE'. INSTALL 2" ABOVE GRADE IN GROUND COVER AREAS WHEREVER POSSIBLE.
- 5. VALVE CONTROL WIRE:
 - A. VALVE CONTROL WIRE SHALL BE INSTALLED PER CODE. WHEREVER POSSIBLE, PLACE WIRE IN COMMON TRENCH WITH MAINLINE. WIRE SHALL BE UL-APPROVED FOR DIRECT BURIAL, IN GROUND, SIZE #14-1 (UNLESS SPECIFIED DIFFERENTLY ON IRRIGATION PLAN) MINIMUM WITH MAXIMUM VOLTAGE DROP OF 5% BETWEEN VALVE AND CONTROLLER. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET; CONTROL WIRE SHALL HAVE JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH #2006-S BUCHANON SPLICE CAPS AND 3M #3516 SCOTCHLOK SEAL PAKS.

6. SLEEVING:

- A. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL IRRIGATION SLEEVING (UNLESS SPECIFIED OTHERWISE) UNDER ALL HARDSCAPE. COORDINATE ALL UNDERGROUND PVC SLEEVES WORK WITH THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR. ALL SLEEVING REQUIRED SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE A MINIMUM TWO SIZES LARGER THAN LATERAL OR MAINLINE PIPING.

6.00 IMPLEMENTATION:

- A. PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR SHALL VERIFY STATIC PRESSURE AT PROJECT SITE. THIS SYSTEM IS DESIGNED TO OPERATE FROM 22 GPM AT A MAXIMUM STATIC PRESSURE OF 65 PSI. NOTIFY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR AT THE SITE IMMEDIATELY OF ANY DISCREPANCIES AND PROCEED AS DIRECTED.
- B. IF IRRIGATION SYSTEM IS TO OPERATE FROM THE GOLF COURSE, VERIFY ALL SITE CONDITIONS: GRADING, STATIC PRESSURE, AND POINT OF CONNECTION FOR REMOTE CONTROL VALVES.
- C. COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS OR OTHER PLANT MATERIAL.
- D. ALL IRRIGATION LINES, VALVES, AND WIRING SHOWN ON PLAN UNDER PAVING ARE SCHEMATIC ONLY. INSTALL THESE ITEMS IN PLANTING AREAS WHENEVER POSSIBLE, EXCEPT WHEN LINES MUST CROSS PAVING TO CONNECT PLANTING AREAS OR UNLESS NOTED ON PLAN.
- E. IRRIGATION DESIGNER SHALL APPROVE ALL DESIGN CHANGES DUE TO SITE PLAN CHANGES, OR SCALING ERRORS IN IRRIGATION PLAN TO GUARANTEE 100% SPRINKLER COVERAGE. IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR 100% COVERAGE WHEN INFIELD CHANGES ARE MADE WITHOUT APPROVAL FROM IRRIGATION DESIGNER.
- F. IRRIGATION DESIGNER SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO LANDSCAPE CONTRACTOR NOT INSTALLING THE IRRIGATION SYSTEM PER PLAN, POOR WORKMANSHIP, INCORRECT PIPE SIZING THAN SPECIFIED ON PLANS OR INADEQUATE STATIC PRESSURE FROM WATER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE IRRIGATION DESIGNER OF ANY SITE OR EQUIPMENT CHANGES ON APPROVED IRRIGATION PLANS PRIOR TO ANY INSTALLATION OF THE IRRIGATION SYSTEM SO AS TO PROVIDE DESIGN MODIFICATIONS.
- G. PROVIDE OWNER OR HIS REPRESENTATIVE WITH ALL OPERATING INSTRUCTIONS, TOOLS, KEYS, ETC. AS REQUIRED FOR OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM.
- H. LANDSCAPE CONTRACTOR SHALL ALSO PROVIDE OWNER WITH TWO (2) SETS OF 'AS BUILT DRAWINGS' OF THE INSTALLED IRRIGATION SYSTEM.
- I. RECORD ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS, A RECORD PLAN DRAWING SHOWING ANY CHANGES. KEEP IT UP-TO-DATE AS THE PROJECT IS UNDER CONSTRUCTION. IN ADDITION, DIMENSION FOR TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE PRESSURE SUPPLY LINE, VALVE PLUG TEES, AND CONTROL WIRE.

7.00 BACKFLOW PREVENTER:

- A. PROVIDE AND INSTALL BACKFLOW PREVENTER UNIT (UNLESS SPECIFIED OTHERWISE) PER STATE AND LOCAL HEALTH DEPARTMENT CODES AND CURRENT LISTINGS. BACKFLOW PROTECTION UNIT SHALL BE LOCATED IN SUCH MANNER AS TO ALLOW FOR SCREENING BY PLANT MATERIAL. REFER TO PLAN FOR LOCATION.

8.00 TRENCHING:

- A. TRENCHING SHALL BE FREE OF ALL ROCKS, DEBRIS, AND SHARP ARTICLES. BACK FILLING SHALL BE ACCOMPLISHED IN A MANNER TO INSURE NO FURTHER SETTLEMENT OF DITCH AND TO MATCH ADJACENT GRADES. NO BACK FILLING SHALL BE DONE UNTIL SCHEDULED OBSERVATION ARE MADE.
- B. CAP OR PLUG OPENINGS AS PIPELINE IS ASSEMBLED TO PREVENT ENTRANCE OF DIRT OR OBSTRUCTION BY FOREIGN OBJECTS. REMOVE CAPS OR PLUGS WHEN NECESSARY TO CONTINUE ASSEMBLY. THIS IS ESPECIALLY CRITICAL FOR DRIP LATERAL LINES.
- C. INSTALL MAINLINE PIPES, LATERAL PIPES, AND WIRING IN COMMON TRENCH WHEREVER POSSIBLE. MAINLINE PIPE SHALL HAVE A MINIMUM OF 24" COVER (30" COVER UNDER ROADS AND STREETS). LATERAL PIPES SHALL HAVE A MINIMUM OF 12" COVER (18" COVER UNDER ROADS AND STREETS). PROVIDE A MINIMUM OF 4" OF SAND ALL AROUND PIPE FOR RUNS UNDER STREETS, DRIVEWAYS, AND VEHICULAR ACCESS AREAS. PROVIDE A MINIMUM 24" COVER FOR ALL WIRING. TAPE AND BUNDLE WIRING AT 10' INTERVALS. TIE A LOOSE 20' LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30'. UNTIE ALL LOOP AFTER ALL CONNECTIONS HAVE BEEN MADE.

9.00 IRRIGATION SYSTEM INSTALLATION PROCEDURES:

- A. IRRIGATION PLAN IS DIAGRAMMATIC. IRRIGATION LATERALS AND MAINLINES SHOWN IN HARDSCAPE IS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER BED AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY ACTUAL LOCATION OF POWER SOURCE AND CONTROLLER BEFORE ANY IRRIGATION INSTALLATION.
- B. INSTALL ALL EMITTERS AND TREE BUBBLERS ON UPHILL SIDE OF PLANT MATERIAL. EMITTERS SHALL BE INSTALL TWO (2') ABOVE FINISH GRADE. ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER.
- C. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM.
- D. INSTALL RAINBIRD PCS SCREENS AS REQUIRED TO ELIMINATE MISTING AND OVERSPRAY UNTO HARDSCAPE, STREETS, AND STRUCTURES.

10.00 IRRIGATION MAINLINE AND LATERAL LINES:

- A. ENTIRE SYSTEM SHALL BE CAPPED AND PRESSURIZED TO 125 PSI AND SHALL REMAIN SO FOR A SIX (6) HOUR PERIOD. CHECK ALL JOINTS AND CONNECTIONS FOR LEAKS. REPAIR AND CORRECT AS NECESSARY.
- B. THE ENTIRE SYSTEM SHALL BE FLUSHED PRIOR TO INSTALLATION SHALL INSTALL ANTI-DRAIN CHECK VALVES (PRIMARILY ON SLOPE AREAS) TO ALLEVIATE LOW HEAD DRAINAGE/EROSION. OF SPRINKLER HEADS. WHEREVER NECESSARY, LANDSCAPE CONTRACTOR

12.00 AUTOMATIC CONTROLLER:

- A. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ELECTRICAL CONNECTION FINAL CONTROLLER LOCATION SHALL BE VERIFIED WITH AND APPROVED BY OWNER'S REPRESENTATIVE /GENERAL CONTRACTOR.
- B. ATTACH A TYPEWRITTEN LEGEND INSIDE EACH CONTROLLER DOOR, STATING THE AREAS COVERED BY EACH REMOTE CONTROL VALVE.

13.00 COVERAGE TEST:

- A. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE LANDSCAPE CONTRACTOR, IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, SHALL PERFORM A TEST WHICH INDICATES THE WATER COVERAGE AFFORDED THE PLANTING AREAS IS COMPLETE, ADEQUATE, AND DOES NOT SPRINKLE ANY STRUCTURE WALLS, WALKS OR PAVED AREAS. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES DISCLOSED.

14.00 CLEAN UP:

- A. DURING CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL KEEP PREMISES AS CLEAR AS POSSIBLE OF MATERIAL AND DEBRIS.
- B. UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL SURPLUS MATERIAL, TOOLS, EQUIPMENT, RUBBISH, AND DEBRIS RESULTING FROM HIS WORK, AND SHALL LEAVE THE INSTALLATION SITE IN A CLEAN, NEAT CONDITION.

NOTES:

- NOTE: NO LOW HEAD DRAINAGE ALLOWED
- NOTE: ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.
- NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALL TWO INCH ABOVE FINISH GRADE. ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

David Navarro Landscape License# 1117962



Oraway Engineering Office 54101 Enterprise Way Coachella CA. 92274

Site: Irrigation Notes David Navarro

Drawn: DN
REV DATE
0 05/03/24

IR-3



STAFF REPORT
9/4/2024

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, 2022, 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, 2023, 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 2022. 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. On July 2024, Coachella Valley Growers made their first cannabis tax payment of \$14,744 to the city. That has been their only cannabis tax contribution to the city since the approval of their CUP in 2022.

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 September 4, 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 4th day of September 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 4th day of September 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
9/4/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Zoning Ordinance Amendment No. 22-09 – Phase 1 Streamline Code Amendments to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses, development standards and development review process in the City. City-Initiated.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review and adopt Resolution No. 2024-19 recommending that the City Council (Council) adopt Ordinance No. 1213 to amend Coachella Municipal Code (C.M.C.) chapters 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.24, 17.26, 17.28, 17.30, 17.38, 17.60, 17.70, 17.72, 17.76 and Adding Chapter 17.21 to modify zoning district permitted uses, development standards and development review process.

BACKGROUND:

On December 14, 2022 Planning Division staff identified to the Coachella City Council a work program to update the Coachella Municipal Code Title 17, Zoning, to streamline the development review process, create more flexibility in development standards, and modify Zoning Ordinance to address new changes required by State Law. Staff has identified Code Amendments as follows:

- Sidewalk Vending: Adopt amendments to address SB 946 allowing cities, by ordinance or resolution, to adopt requirements for the public safety regulating any type of vending and the time, place, and manner of vending from a vehicle upon a street if requirements are directly related to objective health, safety, or welfare concern.
- Housing Law Updates: Revise residential zoning standards to address new State housing law related to flexibility for construction of accessory dwelling units (ADUs) and SB 9 (Atkins) that requires cities to apply a ministerial review process for eligible development of up to two principal dwelling units on a parcel in a single-family residential zone.
- Residential Front Yard Structures: Revise requirements for residential front yards that would permit certain structures to encroach into the front yard setback such as covered vehicle canopies over residential driveways.
- Parking Standards: Revise commercial parking requirement to be commensurate with parking standards in surrounding Coachella Valley cities and allow for applicant initiated parking studies as a method to identify projected parking demand for proposed uses and

reduce parking below minimum parking requirements if warranted. Staff will further evaluate the merits of eliminating minimum parking requirements.

- **Sign Ordinance:** Revise sign ordinance to only permit freestanding signs in association with multi-tenant commercial centers. The existing sign ordinance permits a 25-foot high freestanding sign for any business.
- **Special Events:** Establish a new permitting mechanism for a range of allowable special events in the Zoning Ordinance.
- **Residential Block Walls:** Revise residential development standards to allow for front yard obscuring block walls in the front yard that would accommodate courtyards and front yard pools subject to aesthetic performance standards.
- **Commercial Landscape Maintenance:** Revise requirements for commercial landscape maintenance responsibilities to ensure landscape areas subject to approved landscape plans are maintained in a first class condition.
- **Architectural Review Permit Findings:** Currently no findings are identified in the Zoning Ordinance for the approval of Architectural Review permits.
- **Minor Variances:** Modify minor variance provisions that allow for administrative variances to allow for more flexibility from a numeric development standard by as much as 20% without strict variance findings.
- **ADU Ordinance:** Relocate ADU regulations as its own separate chapter in the municipal code and update the ordinance to comply with State ADU requirements. Revise ADU regulations to clarify approval, parking, and architectural requirements.

The proposed amendments would modernize the Coachella Municipal Code, allow greater flexibility in development standards, improve aesthetics of residential neighborhoods and commercial centers, streamline the development review process, and establish performance standards for energy efficiency and heat island reduction.

DISCUSSION/ANALYSIS:

Planning staff prepared code amendments to the Coachella Municipal Code and proposes several Municipal Code Amendments to Title 17, Zoning to streamline the Zoning Ordinance as follows:

Planned Unit Developments (Chapter 17.38)

- **All Zoning Districts.** Extends ability for a planned unit development (PUD) application across all zoning districts. The current ordinance limits planned unit developments to residential districts. Staff believes this change would promote flexibility and creativity for new development projects across all zoning districts. The City of Palm Springs allows for a planned unit development across all zoning districts.
- **Procedure.** The procedures for a planned unit development would be amended by removing the need for a PUD overlay zone and would only require approval of a conditions use permit (CUP). The City of La Quinta currently allows PUDs with approval of a CUP.
- **Public Benefit.** The new PUD standards would require a public benefit to offset impact of the exception from development standards which may include affordable housing, on-site

public amenities, or off-site improvements. The current PUD standards allow for flexibility in development standards without any consideration of a public benefit.

Development Standards (Chapter 17.60)

- **Front Yard Wall**: This would allow front yard courtyards in single-family zones by allowing a 6-foot-high wall built to front property line subject to findings related to design, materials, and health/safety considerations. The current wall standard requires that wall may not obscure view to the front yard.
- **Front Yard Pool and Spa**: Allows a front yard pool and spa with construction of a courtyard. The current standards prohibit front yard pools and spas.
- **Driveway Trellis**: Established development standards for a single-family driveway canopy as follows:
 - **Height**. Maximum height of 12 feet
 - **Coverage**: 60% total driveway coverage or 400 square feet in area, whichever is less.
 - **Setbacks**: 5 feet from side property lines and no encroachment into public right of way. Driveway canopies are not permitted in the C.M.C. but have proliferated as unpermitted structures throughout the city.

Administration Generally (Chapter 17.70)

- **Appeals**. Modify requirement of the application decision appeal date from 15 days on which the decision was made, rather than current standards that identifies the appeal date from when the notice of determination was mailed.
- **Minor Modification Permit**. Allow for minor modifications by 10% of any numerical development standard with approval of a minor modification permit with a limit of 4 modifications per land parcel without the requirement of variance hardship findings. The existing minor modification regulations of Section 17.70.120 is classified as a minor variance requiring variance hardship findings.

Architectural Review (Chapter 17.72)

- **Architectural Review Findings**. Establishes findings for granting architectural review approval.

Residential Districts (R-R Rural Rancho Chapter 17.11, R-E Residential Estate Chapter 17.12, S-N Suburban Neighborhood Chapter 17.13, G-N General Neighborhood Chapter 17.14, U-N Urban Neighborhood 17.15)

- **Agricultural Uses**. Add existing commercial agricultural activity as a permitted use.
- **Lodging**. Permit bed and breakfast, hotel and resort in an agricultural setting subject to a CUP approval where forty percent (40%) of the property utilized for agricultural crops with twenty percent (20%) planted with date palms. Associated tourist-related uses such as conference

facilities, gift shops, wellness spas, and recreational facilities may be approved with the CUP. (R-E zone only)

- Energy Efficient Design and Heat Island Reduction Strategies. Requires energy efficient design and heat island reduction strategies for residential development to implement General Plan Policy 2.2 (Energy efficient building and site design strategies) and Policy 4.5 (Heat island reduction strategies). (S-N and G-N zones only)
- Perimeter Landscape Setback. Established a 10-foot minimum perimeter landscape setback for residential developments and an average 20-foot perimeter landscape setback. This is a common setback for Coachella Valley cities. A shade standard of 30 percent of landscape area is required. (R-R Chapter 17.11, R-E Chapter 17.12, S-N, G-N zones only)
- California Native Species. Requires California native plant and tree species in at least 40 percent of required landscape areas. (S-N and G-N zones only)
- Perimeter Rear-facing Building Variation. Require single-family dwellings greater than 1 story with rear elevations with frontage along perimeter streets to include structural variation. (S-N and G-N zones only)
- Vista Santa Rosa equestrian and agricultural themed improvements. Requires equestrian themed improvements modeled after the Vista Santa Rosa design guidelines at project perimeters along Avenue 50, Avenue 52, Van Buren Street, Avenue 53, Avenue 54 South of Avenue 50 to include equestrian rail fencing, agrarian lighting, signage, 10-foot-wide decomposed grant trail and date palms planted 20 feet on center. (S-N, G-N, and R-C zones only)
- Proactive Circulation Design. Residential projects with new proposed streets shall incorporate circulation design to minimize traffic speeds and reduce the need for speed bumps. (S-N and G-N zones only)

C-N Neighborhood Commercial Zone (Chapter 17.24)

- Remove building size limits. Remove the limit of 10,000 square feet for single commercial building floor area and 35,000 square feet for multi-tenant retail building floor area. The current building limits make many existing commercial buildings nonconforming structures.
- Cesar Chavez Street Sidewalk Improvements. Sidewalks shall be constructed at a minimum nine (9) feet for new development projects.
- New Cesar Chavez Street Development. New development on the Cesar Chavez Street Corridor shall demonstrate compliance with the Improving Neighborhood Connections Along Coachella's Harrison Street Corridor report.

C-N Neighborhood Commercial, C-G General Commercial and R-C Regional Commercial Zones (Chapters 17.24, 17.26, and 17.28)

- Agricultural Uses. Add existing commercial agricultural activity as a permitted use.
- Landscape Maintenance. All landscape areas shall be maintained consistent with approved landscape plans. Landscape modifications shall be approved by the Planning Director and referred to the Planning Commission for review at the Director's discretion.
- Rooftop Screening. Requires mechanical equipment to be screened.
- Energy Efficient Design and Heat Island Reduction Strategies Require Energy Efficient Design and Heat Island Reduction Strategies for Commercial and Residential Development to implement General Plan Policy 2.2 (Energy efficient building and site design strategies) and Policy 4.5 (Heat island reduction strategies).

M-S Manufacturing Zone (Chapter 17.30)

- Permitted Uses. Adds existing commercial agricultural activity and nurseries as permitted uses.
- Conditional Uses. Adds hotels as a conditional use on building sites along frontage of Major or Primary Arterials.

Accessory Dwelling Units (New Chapter 17.21)

- Accessory Dwelling Units (ADUs): Assign ADU regulations as its own code chapter and update ADU requirements for consistency with State Law. The modifications also eliminate the need for a separate ADU permit from a building permit and separate ADU permit fees.

The proposed amendments would provide much needed updates to the Coachella Municipal Code. Staff plans to proceed with Phase 2 Streamline Code Amendments to include parking, sign and special event regulations by January 2025.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-19 recommending the City Council adopt Ordinance No. 1213 amending Coachella Municipal Code chapters 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.24, 17.26, 17.28, 17.30, 17.38, 17.60, 17.70, 17.72, 17.76 and Adding Chapter 17.21 to amend zoning district permitted uses, development standards and development review procedures.
- 2) Adopt Resolution No. PC2024-19 recommending the City Council adopt Ordinance No. 1213 with amendments.
- 3) Recommend denial of the proposed ordinance.
- 4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1.

Attachments:

1. Resolution No. PC2024-19 - ZOA No. 22-09 Phase 1 Streamline Code Amendments
Exhibit A - Draft Ordinance
Exhibit B – Redlines of Code chapters 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.24, 17.26, 17.28, 17.30, 17.38, 17.60, 17.70, 17.72, 17.76 and Adding Chapter 17.21

RESOLUTION NO. PC2024-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 22-09 RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE TITLE 17, ZONING, AMENDING CHAPTERS 17.11, 17.12, 17.24, 17.28, 17.20, 17.38, 17.60, 17.70, 17.72, 17.76 AND ADDING CHAPTER 17.21 TO AMEND ZONING DISTRICT PERMITTED USES, DEVELOPMENT STANDARDS AND DEVELOPMENT REVIEW PROCESS. CITY-INITIATED.

WHEREAS, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

WHEREAS, the proposed Ordinance would amend Title 17 (Zoning) to streamline the development review process, create more flexibility in development standards, implement the General Plan and modify Zoning Ordinance to address new changes required by State Law.

WHEREAS, based on that analysis, the Planning Commission recommends to the City Council that the phase 1 code streamline amendments are exempt from further review of the California Environmental Quality Act (CEQA) because it is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment and is not a "project" as defined by section 15378 pursuant to State CEQA Guidelines 15060(c)(2 and 3) and 15061(b)(3). The Ordinance will not result in any increase in the intensity or density of any land use above what is currently allowed in the Coachella General Plan 2035 and the Zoning Ordinance.

WHEREAS, on September 4, 2024 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission of the City of Coachella, California, hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Recommendation to City Council. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING CHAPTERS 17.11, 17.12, 17.24, 17.28, 17.20, 17.38, 17.60, 17.70, 17.72, 17.76 AND ADDING CHAPTER 17.21 TO AMEND ZONING DISTRICT PERMITTED USES, DEVELOPMENT STANDARDS AND DEVELOPMENT REVIEW PROCESS. CITY-INITIATED,” which is attached hereto as Exhibit “A.”

SECTION 3. Findings. The Planning Commission finds that the amendments to the Coachella Municipal Code proposed by the above referenced ordinance are consistent with and implement the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will establish appropriate uses and development standards as envisioned by the General Plan 2023. Furthermore, the Phase 1 Streamline Code Amendments are consistent with the following General Plan Policies:

- **Land Use and Community Character Policy 2.3 Urban Design and Identity.** Recognize the City can differentiate itself from other Coachella Valley cities through urban design practices such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design and sustainable development practices. The Phase 1 streamline code amendments establishes design standards that ensure quality architectural and landscape design for single family residential and commercial projects. The amendments ensure quality public realm design that encourages pedestrian activity.
- **Land Use and Community Character Policy 2.5 High quality construction and architecture.** Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects. The Phase 1 streamline code amendments established building modulation, fenestration, and architectural accent standards that ensure quality architecture for multi-family residential and mixed-use projects.
- **Land Use and Community Character Policy 2.7 Climate-appropriate design.** Require architecture, building materials and landscape design to respect and relate to the local climate, topography, history, and building practices. The Phase 1 streamline code amendments requires residential and commercial projects to plan for energy efficiency and heat island reduction strategies.
- **Sustainability and Natural Environment Goal 5 Agricultural Preservation.** The Phase 1 streamline code amendments ensure existing commercial agricultural uses are

permitted uses rather than nonconforming uses. The residential estate zone amendments incentivize property owners to preserve agriculture with new conditionally permitted lodging uses that ensure that agriculture can be preserved in a way that is economically viable.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code are internally consistent with other applicable provisions of this Zoning Code.

SECTION 4. CEQA. The Planning Commission finds that proposed based on that analysis, that the draft Phase 1 Streamline Code Amendments are exempt from further review of the California Environmental Quality Act (CEQA) because it is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment and is not a "project" as defined by section 15378 pursuant to State CEQA Guidelines 15060(c)(2 and 3) and 15061(b)(3). The Ordinance will not result in any increase in the intensity or density of any land use above what is currently allowed in the Coachella General Plan 2035 and the Zoning Ordinance.

SECTION 5. Certification. The Secretary shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 4th day of September, 2024.

Jason Hernandez,
Planning Commission Chair

ATTEST:

Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 4th day of September, 2024, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

ORDINANCE NO. 1213

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE TITLE 17, ZONING, AMENDING CHAPTERS 17.11, 17.12, 17.24, 17.28, 17.20, 17.38, 17.60, 17.70, 17.72, 17.76 AND ADDING CHAPTER 17.21 TO AMEND ZONING DISTRICT PERMITTED USES, DEVELOPMENT STANDARDS AND DEVELOPMENT REVIEW PROCESS. CITY-INITIATED. (*First Reading*)

WHEREAS, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

WHEREAS, the proposed Ordinance would amend Title 17 (Zoning) to streamline the development review process, create more flexibility in development standards, implement the General Plan and modify Zoning Ordinance to address new changes required by State Law.

WHEREAS, based on that analysis, the City Council finds that the Objective Design Standards are exempt from further review of the California Environmental Quality Act (CEQA) because it is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment and is not a "project" as defined by section 15378 pursuant to State CEQA Guidelines 15060(c)(2 and 3) and 15061(b)(3). The Ordinance will not result in any increase in the intensity or density of any land use above what is currently allowed in the Coachella General Plan 2035 and the Zoning Ordinance.

WHEREAS, on September 4, 2024 the Planning Commission held a duly noticed public hearing to review the project at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

WHEREAS, on September __, 2024 the City Council held a duly noticed public hearing to review the project at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council of the City of Coachella, California, hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

SECTION 2. Amendment to Municipal Code Title 17, Zoning, is hereby amended as identified in Phase 1 Streamline Code Amendments Exhibit B.

SECTION 3. CEQA Analysis. The Planning Division prepared an environmental assessment for the proposed zoning ordinance amendment and based on that analysis the City Council finds that the Phase 1 Streamline Code Amendments are exempt from further review of the California Environmental Quality Act (CEQA) because it is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment and is not a "project" as defined by section 15378 pursuant to State CEQA Guidelines 15060(c)(2 and 3) and 15061(b)(3). The Ordinance will not result in any increase in the intensity or density of any land use above what is currently allowed in the Coachella General Plan 2035 and the Zoning Ordinance.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 5. Publication and Effective Date. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law, which shall take full force and effect thirty (30) days from its adoption.

PASSED, APPROVED, AND ADOPTED this _____ of _____, 2024 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Steven Hernandez, Mayor
City of Coachella

ATTEST:

Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

Carlos Campos, Best Best & Krieger LLP
City Attorney

Chapter 17.11 R-R (RURAL RANCHO) ZONE

17.11.010 Intent and purpose.

This zone accommodates low intensity residential development within a preserved rural landscape which is intended to serve as a buffer between Agriculture and any of the urban uses or as the edge of the urbanized City. It is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Rural Rancho land use designation in the General Plan.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.11.020 Permitted uses.

The following uses are permitted in the R-R (Rural Rancho) zone subject to all provisions of this chapter:

A. Primary Uses.

1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
2. The growing of field crops, trees, vegetables, fruits, berries, flowers, and nursery stock, including wholesaling of crops produced upon the premises.
3. Animal raising, noncommercial, small animals, such as, poultry, birds, fish, fowl, rabbits, chinchillas, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
4. Public and private parks.
5. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
3. Storage of tools, supplies, equipment, and petroleum products intended for use on the premises, but not for resale.
4. Housing and storage (including corrals, coops, pens, etc.) for animals and for crop products produced on the premises.
5. Keeping of horses with the following specifications:
 - a. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.

- c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
- d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
6. Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
7. Parking facilities, including cars, trucks, and vehicles owned by persons residing on the premises.
8. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign not to exceed twelve (12) square feet in area.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such signs shall be located at least ten (10) feet from any property line.
9. Home occupations, subject to the provisions of Section 17.58.010.
10. Public Utility Facilities (City-Initiated)
- C. Conditional Uses. The following may be permitted in the R-R (Rural Rancho) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
 1. Animal Raising, Commercial. Small animals, such as, poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
 2. Borrow pits, gravel pits, and other recovery of natural mineral resources.
 3. Campgrounds, private, containing picnic areas, overnight camping facilities and temporary parking for travel trailers and camper trucks.
 4. Cemeteries, crematories, columbariums, and mausoleums.
 5. Clubs and lodges, private, nonprofit when site fronting on an arterial street.
 6. Dairy farms.
 7. Equestrian establishments, provided that in no case shall permanent maintenance or stabling of horses, storage of feed, riding arenas, or storage or maintenance of equipment be permitted within three hundred (300) feet of the boundary of any residential zone except for A-R (Agricultural Reserve) zone.
 8. Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle.
 9. Farm labor camps.
 10. Fruit and vegetable packing houses.
 11. Golf courses (public and private).
 12. Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.
 13. Kennels.
 14. Mobilehomes.

15. One temporary stand of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the Planning Commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the Planning Commission.
16. Swimming, polo, and country clubs.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.11.030 Property development standards.

The following standards of development shall apply in the R-R (Rural Rancho) Zone:

- A. Residential Density.
 1. Minimum Density. 0.4 dwelling units/acre.
 2. Maximum Density. One dwelling unit/acre.
- B. Lot Requirements.
 1. Minimum Lot Size. One acre.
 2. Minimum Lot Width. One hundred twenty (120) feet.
 3. Minimum Lot Depth. One hundred twenty (120) feet.
- C. Yard Requirements.
 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.
 4. Animals. Housing for animals (including corrals, coops, pens, stables, etc.) as permitted in this zone shall not be located within thirty-five (35) feet of any building or structure which is used for human habitation or assembly of persons.
 5. Feed and Crop Storage. Feed and crop products shall not be stored within:
 - a. Fifty (50) feet of any front lot line.
 - b. Twenty (20) feet of any residential lot line.
- D. Height Limits.
 1. The maximum height of the primary structure shall be two-and-one-half stories or thirty-five (35) feet, whichever is less.
 2. The maximum height of accessory buildings or structures shall be seventeen (17) feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.
 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

- E. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this chapter.
- F. The minimum perimeter landscape setback shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage.
- GF. Architectural Review. All development in the R-R, (Rural Rancho) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
1. Single-family dwellings (one only per parcel) in the R-R (Rural Rancho) zone are subject to the architectural review process as set forth in Section 17.72.010 of this chapter. Approval of such applications shall be made only after review by the planning division and concurrence by the director therefor.
 2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the Building Official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.
 3. All mobilehomes shall be compatible with surrounding development.
 4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.
 5. All mobilehomes shall be allowed to be placed upon any lot of record.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.12 R-E RESIDENTIAL ESTATE ZONE¹

¹Editor's note(s)—Ord. No. 1204, § 3(Exh. A.1), adopted July 26, 2023, repealed Ch. 17.12, §§ 17.12.010—17.12.030 and renumbered Ch. 17.14, §§ 17.14.010—17.14.030 as Ch. 17.12, §§ 17.12.010—17.12.030 as set out herein. The historical notation has been retained with the amended provisions for reference purposes. Former Ch. 17.12, pertained to the A-T Agricultural Transition Zone and derived from Prior code §§ 020.01—020.03; Ord. No. 1171, § 6, adopted Aug. 25, 2021.

17.12.010 Intent and purpose.

This zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Estate Rancho land use designation in the General Plan.

(Prior code § 025.01)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.12.020 Permitted uses.

The following uses are permitted in the R-E (Residential Estate) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
2. Public and private parks.
3. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
3. Keeping of horses with the following specifications:
 - a. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
 - c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
 - d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
4. Parking facilities, such as cars, trucks, and vehicles owned by persons residing on the premises.
5. Home occupations, subject to the provisions of Section 17.58.010.
6. Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
7. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign not to exceed eight square feet in area.

- b. One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed twelve (12) square feet in area. Such sign shall be located not less than ten (10) feet from any property line.
- 8. The growing of field crops, trees, vegetables, fruits, berries and nursery stock, including wholesaling of crops produced upon the premises.
- 9. Restaurant as an accessory use associated with growing of field crops, trees, vegetables, fruits, berries and farm stands.
- C. Conditional Uses. The following uses may be permitted in the RE zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Clubs and lodges, private, nonprofit when site fronting on an arterial street.
 - 2. Public and private golf courses.
 - 3. School, private, nonprofit.
 - 4. Farm stands.
 - 5. Bed and Breakfast
 - 6. Hotel and Resort in accordance with a master plan where forty percent (40%) of the property utilized for agricultural crops with twenty percent (20%) planted with date palms.
- D. Tourist-Related Uses. The following uses are permitted only where integrated with and clearly incidental to a resort use approved through a conditional use permit.
 - 1. Those uses which can be shown to make up a resort experience, which may include, but are not necessarily limited to conference and convention facilities, recreational facilities, restaurants, bar and cocktail lounge, wellness spa, gift shops, country clubs and golf courses and community event facilities including, but not limited to primarily outdoor events including anniversary, celebrations, ceremony, wedding ceremony and/or receptions, birthday, quincenera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization or farm-to-table event.

(Prior code § 025.02; Ord. No. 1171, § 7, 8-25-21)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.12.030 Property development standards.

The following standards of development shall apply in the R-E (Residential Estate) Zone:

- A. Residential Density.
 - 1. Minimum Density. One dwelling unit/acre.
 - 2. Maximum Density. 2.2 dwelling unit/acre.
- B. Lot Requirements.
 - 1. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - 2. Minimum Lot Width. One hundred (100) feet.
 - 3. Minimum Lot Depth. One hundred (100) feet.

C. Yard Requirements.

1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.

D. Height Limits.

1. The maximum height of the primary structure shall be two-and-one-half stories or thirty-five (35) feet, whichever is less.
2. The maximum height of accessory buildings or structures shall be seventeen (17) feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

E. Off-Street Parking. Off-street parking shall be provided for, subject to the requirement of Section 17.54.010 of this title.

F. Landscape setback. The minimum perimeter landscape setback for projects without building frontages along perimeter streets shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage. Shade tree plantings shall be installed to provide shade of 30 percent of landscape area within 10 years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings.

GF. Architectural Review. All development in the R-E (Residential Estate) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

1. Mobilehomes are subject to the architectural review process as set forth in Section 17.72.010 of this title.
2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the

building official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.

3. All mobilehomes shall be compatible with surrounding development.
4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.

(Prior code § 025.03)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

17.13.010 Intent and purpose.

This zone is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights, and similar aspects of development. This zone implements the Suburban Neighborhood land use designation in the General Plan.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.13.020 Permitted uses.

The following uses are permitted in the S-N (Suburban Neighborhood) zone subject to all provisions of this chapter:

A. Primary Uses.

1. Single-family detached dwelling. No more than one principal dwelling unit shall be located on each lot.
2. Family daycare homes.
3. Public parks and playgrounds.
4. Temporary subdivision sales offices.
5. The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets that shall not be a public nuisance due to odors, noise, or public health considerations.
7. Such other similar uses as are approved by the Planning Commission.
8. Public Utility Facilities (City-initiated).
9. Community gardens (subject to site plan review).

10. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."

B. Accessory Uses. The uses listed below are allowed as incidental uses to an existing permitted or conditional use on the site.

1. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60.
2. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60.
3. Court games and outdoor play courts with lighting up to ten (10) feet in height.

4. Greenhouses, date orchards, and other fruit and vegetable gardens for private use.
 5. Home occupations, and cottage food operations, subject to the provisions of Section 17.58.010.
 6. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
- C. Conditional Uses. The following uses are permitted in the S-N (Suburban Neighborhood) zone subject to the acquisition of a conditional use permit in accordance with the provisions of Section 17.74.010:
1. Apiaries (bee farming).
 2. Commercial radio and television towers.
 3. Fire stations, police stations.
 4. Libraries, museums.
 5. Community centers.
 6. Parking lots.
 7. Private lighted or unlighted tennis courts and other similar uses, except for not to include swimming pools and spas.
 8. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, commercial child daycare and pre-school facilities, churches, parsonages, and other religious institutions.
 9. Public and private golf courses.
 10. Public utility distribution substations and public service facilities.
 11. Single-family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38.
 12. Special Event Establishments on a parcel two acres or greater.
- D. Prohibited Uses. The following uses are expressly prohibited in the S-N (Suburban Neighborhood) district:
1. Outdoor advertising displays and billboards.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.13.030 Property development standards.

The following standards of development shall apply in the S-N (Suburban Neighborhood) zone:

- A. Residential Density.
 1. Minimum Density. Two dwelling units/acre.
 2. Maximum Density. Eight dwelling units/acre.
- B. Lot Area Requirements. The minimum lot area for any new lot created in the S-N (Suburban Neighborhood) zone shall be as follows:
 1. Interior Lots. Five thousand four hundred (5,400) square feet; however, the average lot size for any subdivision shall be a minimum of five thousand (5,000) square feet.
 2. Corner Lots. Six thousand (6,000) square feet.

3. Minimum lot width shall be fifty (50) feet; corner lots shall be sixty (60) feet minimum. Knuckle or cul-de-sac lots shall be forty (40) feet, provided the average width is fifty (50) feet.
 4. Minimum lot depth shall be eighty (80) feet.
- C. Yard Requirements.
1. Minimum side yards shall be five feet and maintained free and clear of obstructions from ground or wall-mounted equipment.
 2. Minimum street side yard shall be ten (10) feet.
 3. Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded garages shall be a minimum of twelve (12) feet from the front property line. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face.
 4. Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F).
 5. Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district.
- D. Maximum Lot Coverage.
1. The maximum lot coverage by all buildings, main and accessory structures, shall be fifty (50) percent, except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).
- E. Height Limits.
1. Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories.
 2. Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story.
 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
- F. Off-Street Parking.
1. Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.
 2. All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.
- G. Additional Regulations and Standards.
1. Architectural review by the Planning Commission is required for development projects involving the construction of more than three dwelling units. The Planning Commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director for up to ~~two~~ three units concurrent with building plan check.
 2. Covered Parking. All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear

yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.

3. Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an Energy Efficient Design and Heat Island Reduction Plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.
4. Perimeter Landscape setback. The minimum perimeter landscape setback for residential projects without buildings frontages along perimeter streets shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage. Shade tree plantings shall be installed to provide shade of 30 percent of landscape area within 10 years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings. California native species shall be incorporated in at least 40 percent of required landscape areas.
5. Perimeter Rear-facing Building Variation. Residential dwellings with rear elevations facing perimeter streets exceeding 1 story, shall include two of the four options for building variation: vertical modulation demonstrated by two façade heights varying by 5 feet (minimum), built-in patio or balcony, chimney structure, or building horizontal modulation with a minimum 15 percent façade recess or projection by a minimum of 4 feet.
6. Equestrian and Agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10 foot wide decomposed granite multi-purpose trail and date palms planted 20 feet on center shall be installed along Avenue 50, Avenue 52, Van Buren Street, Avenue 53, and Avenue 54 South of Avenue 50.
7. Circulation. Residential projects with new proposed streets shall incorporate a circulation design to minimize traffic speed and reduce the need for speed bumps.
83. Landscaping in the front yard and within the public right-of-way abutting a site shall include the following.
 - a. A minimum of one twenty-four-inch box shade tree and one fifteen-gallon shade tree.
 - b. A minimum of twenty (20) shrubs, espaliers, and succulent plants. Landscaping shall include vertical shrubs to adequately screen the sides of utility boxes or cables boxes without obstructing access to the utility boxes.
 - c. Ground cover in the form of decomposed granite for yard or planter areas less than ten (10) feet in width, and three-fourths-inch pea gravel or larger gravel for planter or yard areas larger than ten (10) feet in width.
 - d. The use of sod shall be limited to no more than twenty (20) percent of the total front yard area. The remainder of the yard shall be landscaped utilizing a variety of drought tolerant plant materials including shrubs, espaliers, and succulents.
 - e. The front yard area between the front building line of the home and the street line shall not be paved more than sixty (60) percent of the total front yard area. Those areas that are not paved shall be landscaped in accordance with this section.

- f. A minimum thirty-inch landscaped planter is required along the interior property line abutting a residential driveway serving an attached garage, unless the side yard serves as an approved driveway, pursuant to Section 17.54.010(H).
 - g. A permanent underground irrigation system shall be installed for the front yard and public right-of-way areas of the site.
 - h. All trees, plants and groundcovers located in the front yard and in the adjacent public right-of-way shall be maintained by the land owner/occupier as needed to avoid overgrowth and shall be adequately irrigated to avoid loss of plants. Dead plants shall be re-planted as needed with new plantings to provide a well-maintained front yard appearance.
94. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.
- H. Fencing. All developments in the S-N (Suburban Neighborhood) zone shall have fencing as follows:
- 1. A six-foot high fence on all rear property lines and interior side lot lines. Fences shall be solid and substantially built. Openings in such fences shall be protected by doors which are normally kept closed.
 - a. All wood fences shall be provided with a two-inch by four-inch plate, top and bottom, and shall be well braced.
 - b. The fence material shall be a minimum of three-fourths inch boards and shall be vertical in alignment and without interruption.
 - 2. In subdivisions of five or more units, fencing on all rear property lines and those side yard lot lines of those units denoting the boundaries of the subdivisions shall be of solid masonry construction. Such walls shall be finished with caps of appropriate size. Opening for pedestrian and bicycle connections shall be provided at no less than 250-foot intervals to improve connectivity with the surrounding neighborhood.
 - 3. Front and street side yard fencing shall conform to Section 17.60.010(D)(3) of this code.
 - 4. If a fence exists at the required location, the requirement may be waived. Waiver may be granted if the chief building official, with the concurrence of the director of community development, finds that the existing fence is of sound construction with an expected life of at least ten (10) years.
- I. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.14 G-N GENERAL NEIGHBORHOOD ZONE

17.14.010 Intent and purpose.

This zone is intended to provide for the establishment and expansion of detached and attached single-family and multiple-family residential development areas at various medium and high population densities and related open space and community services, all located in conformance with the general plan. This zone implements the General Neighborhood land use designation in the General Plan.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.14.020 Permitted uses.

The following uses are permitted in the G-N (General Neighborhood) zone, subject to all provisions of this chapter:

- A. Primary Uses.
 - 1. Single-family and duplex dwellings:
 - a. Detached single-family dwellings shall conform to the standards as set forth in the S-N (Suburban Neighborhood) zone (Chapter 17.16) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
 - b. Duplex dwellings, attached or detached.
 - c. Attached single-family such as rowhouses.
 - d. Small lot single-family subdivisions.
 - 2. Triplex or Fourplex.
 - 3. Multi-family dwellings (five plus units).
 - 4. Existing single-family residential uses built before the date of this adoption.
 - 5. Public Utility Facilities (City-initiated).
 - 6. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.
 - 1. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
 - 2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
 - 3. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.

- b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.
- C. Conditional Uses. The following uses are permitted in the G-N (General Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:
1. All conditional uses listed in Section 17.16.020(C) of the S-N (Suburban Neighborhood) zone.
 2. Boarding and lodging houses.
 3. Child nurseries, day care centers.
 4. Hospitals, convalescent homes, rest homes, and sanitariums, excepting animal hospitals; subject to the following:
 - a. Minimum lot size shall be five acres.
 - b. All buildings shall be at least fifty (50) feet removed from any lot lines.
 5. Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet.
 - b. Access on arterial or collector.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

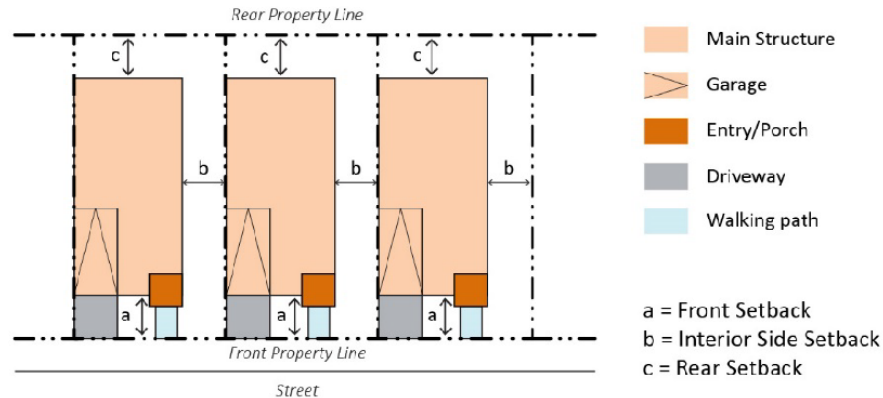
17.14.030 Property development standards.

The following standards of development shall apply in the G-N (General Neighborhood) zone:

- A. Residential Density.
 1. Minimum Density. Seven dwelling units/acre.
 2. Maximum Density. 25 dwelling units/acre.
- B. Lot Area Requirements.
 1. Single-family detached residential subdivisions shall have a minimum lot size of four thousand (4,000) square feet. The minimum lot width and depth for an interior lot shall be forty (40) feet and seventy-five (75) feet respectively. The minimum lot width for a corner lot shall be forty-five (45) feet.
 2. Single-family attached residential subdivisions shall have a minimum lot size of two thousand five hundred (2,500) square feet. The minimum lot width and depth for an interior lot shall be thirty (30) feet and fifty (50) feet respectively. The minimum lot width for a corner lot shall be thirty-five (35) feet.
 3. Multiple-family residential developments of five or more dwelling units shall have a minimum site area of ten thousand (10,000) square feet. The minimum lot width and depth for an interior lot shall be sixty (60) feet and one hundred (100) feet respectively. The minimum lot width for a corner lot shall be seventy (70) feet.
- C. Yard Requirements.
 1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth for single-family residential development and ten (10) feet for multifamily housing types.

2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
 - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
 - b. Street Side of Corner Lots. Ten (10) feet.
 3. Rear Yard. Each lot or building site shall have a minimum rear yard of twenty (20) feet.
- D. Height Limits.
1. The maximum height of all buildings shall be three stories, or forty-five (45) feet, whichever is less.
 2. The maximum height of all accessory structures shall be one story, or fifteen (15) feet, whichever is less.
 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
- E. Usable Open Space.
1. Single-family detached and attached residential subdivisions shall provide a minimum of two hundred fifty (250) square feet per unit.
 2. Multifamily developments shall provide a minimum of two hundred fifty (250) square feet total per unit, minimum one hundred fifty (150) square feet of private open space required for ground-level units and eighty (80) square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area per Section E.3 below.
 3. Usable Open Space Standards:
 - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
 - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- F. Off-Street Parking. Off-street parking shall be provided for each dwelling unit subject to the requirements of Section 17.54.010 of this title.
- G. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:

1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten (10) feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.
3. Approval of a zero-lot line agreement shall be subject to the following requirements:
- All building and fire code requirements related to construction shall be met.
 - Approval regarding the provision of adequate access shall be obtained by the Fire Department.
 - Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.
- H. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- I. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- J. Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an Energy Efficient Design and Heat Island Reduction Plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.
- K. Perimeter Landscape setback. The minimum perimeter landscape setback for residential projects without buildings frontages along perimeter streets shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage. Shade tree plantings shall be installed to provide shade of 30 percent of landscape area within 10 years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings. California native species shall be incorporated in at least 40 percent of required landscape areas.

- L. Perimeter Rear-facing Building Variation (Single-family dwellings). Residential dwellings with rear elevations facing perimeter streets exceeding 1 story, shall include two of the four options for building variation: vertical modulation demonstrated by two façade heights varying by 5 feet (minimum), built-in patio or balcony, chimney structure, or building horizontal modulation with a minimum 15 percent façade recess or projection by a minimum of 4 feet.
- L. Equestrian and Agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10 foot wide decomposed granite multi-purpose trail and date palms planted 20 feet on center shall be incorporated with new development along Avenue 50, Avenue 52, Van Buren Street and Calhoun Street South of Avenue 50.
- G. Distance Between Buildings. No requirements
- L. Circulation. Residential projects with new proposed streets shall incorporate a circulation design to minimize traffic speed and reduce the need for speed bumps.
- L.J. Architectural Review. All development in the G-N (General Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.15 U-N URBAN NEIGHBORHOOD ZONE

17.15.010 Intent and purpose.

This zone is intended to provide for the establishment of high-intensity, walkable, transit-ready neighborhoods with a variety of types of housing—predominantly multi-family of various types. These compact neighborhoods are located within easy walking distance of parks, schools, shops, transit, and employment. This zone implements the Urban Neighborhood land use designation in the General Plan.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.15.020 Permitted uses.

The following uses are permitted in the U-N (Urban Neighborhood) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Multi-family dwellings (five plus units).
2. Attached single-family dwellings such as rowhouses.
3. Small lot single-family subdivisions.
4. Duplex, Triplex or Fourplex.
5. Neighborhood retail uses under ten thousand (10,000) square feet, along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).
6. Restaurants along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).
7. Child nurseries, day care centers.
8. Public Utility Facilities (City-initiated).
9. Existing single-family residential uses built before the date of this adoption.
10. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
3. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.

- b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.
- C. Conditional Uses. The following uses are permitted in the U-N (Urban Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:
 - 1. All conditional uses listed in Section 17.13.020(C) of the S-N (Suburban Neighborhood) zone.
 - 2. Boarding and lodging houses.
 - 3. Child nurseries, day care centers.
 - 4. Hotels.
 - 5. Medical Offices.
- D. Prohibited Uses. The following uses are prohibited in the U-N (Urban Neighborhood) zone:
 - 1. Mobilehomes.
 - 2. Motels.
 - 3. Outdoor advertising and billboards.

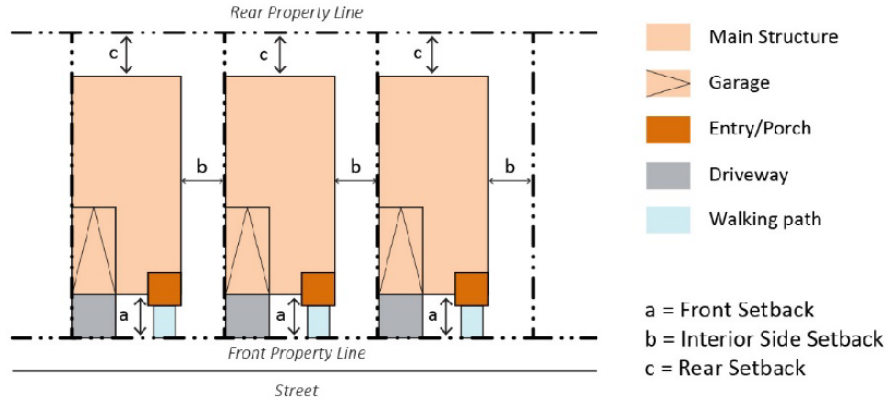
(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.15.030 Property development standards.

The following standards of development shall apply in the U-N (Urban Neighborhood) zone:

- A. Residential Density and Non-Residential Intensity.
 - 1. Minimum Density. Twenty (20) dwelling units/acre.
 - 2. Maximum Density. Thirty-eight (38) dwelling units/acre.
 - 3. Maximum non-residential FAR. 0.5, where allowed.
- B. Lot Area Requirements.
 - 1. Single-family attached residential subdivisions shall have a minimum lot size of one thousand eight hundred (1,800) square feet. The minimum lot width and depth for an interior lot shall be twenty-five (25) feet and forty-five (45) feet respectively. The minimum lot width for a corner lot shall be thirty (30) feet.
 - 2. Multiple-family residential developments of five or more dwelling units shall have a minimum site area of ten thousand (10,000) square feet.
 - 3. Developments with stand-alone commercial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
- C. Yard Requirements.
 - 1. Front Yard. Each lot or building site shall have a front yard of at least ten (10) feet in depth.
 - 2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
 - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
 - b. Street Side of Corner Lots. Ten (10) feet.
 - 3. Rear Yard. Each lot or building site shall have a minimum rear yard of fifteen (15) feet.

- D. Height Limits.
1. The maximum height of all buildings shall be four stories, fifty (50) feet, whichever is less.
 2. The maximum height of all accessory structures shall be one story, or fifteen (15) feet, whichever is less.
 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
- E. Usable Open Space.
1. Single-family detached and attached residential subdivisions shall provide a minimum of two hundred (200) square feet per unit.
 2. Multifamily developments shall provide a minimum of two hundred (200) square feet total per unit, minimum one hundred twenty (120) square feet of private open space required for ground-level units and sixty (60) square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
 3. Usable Open Space Standards:
 - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
 - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- F. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- G. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:
1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten (10) feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.
3. Approval of a zero-lot line agreement shall be subject to the following requirements:
 - a. All building and fire code requirements related to construction shall be met;
 - b. Approval regarding the provision of adequate access shall be obtained by the Fire Department; and,
 - c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.
- H. All new single-family residential developments shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- I. All new multi-family residential developments shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- J. Architectural Review. All development in the U-N (Urban Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.16 U-E URBAN EMPLOYMENT ZONE¹

¹Editor's note(s)—Ord. No. 1204, § 3(Exh. A.1), adopted July 26, 2023, repealed the former Ch. 17.16, §§ 17.16.010—17.16.030, and enacted a new Ch. 17.16 as set out herein. The former Ch. 17.16 pertained to R-S Residential Single-Family Zone and derived from Prior code §§ 030.01—030.03; Ord. 909, adopted 2004; Ord. No. 1021, § 2, adopted July 28, 2010; Ord. No. 1026, § 6, adopted Jan. 12, 2011; Ord. No. 1075, §§ 3, 4, adopted June 10, 2015.

17.16.010 Intent and purpose.

This zone is intended to provide for the establishment of a range of employment uses such as office and research and development in a mixed, campus setting. The employment uses are supported by retail, service, and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in an urban setting. This zone implements the Urban Employment Center land use designation in the General Plan.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.16.020 Permitted uses.

The following uses are permitted in the U-E (Urban Employment) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Office uses of all types, including, but not limited to the following:
 - a. Medical and dental offices.
 - b. Administrative, business, executive and editorial.
 - c. Professional offices.
 - d. Financial, insurance, real estate offices, including banks and related institutions.
 - e. General offices.
2. Research and Development.
3. Neighborhood retail uses per Chapter 17.24 (C-N Neighborhood Commercial Zone).
4. Restaurants per Chapter 17.24 (C-N Neighborhood Commercial Zone).
5. Artisan manufacturing/flex space.
6. Multi-family dwellings (five plus units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
7. Public Utility Facilities (city-initiated).
8. Child nurseries, day care centers.
9. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including arcades (shade structures), parking garages, garden greenhouses, community gardens, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
3. Permitted Signs. Per Chapter 17.56 (Signs).

- C. Conditional Uses. The following uses are permitted in the U-E (Urban Employment) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:
1. Bars and Cocktail lounges
 2. College/University.
 3. Community Gardens
 4. Hotels/Motels.
 5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be allowed to continue as a permitted use without obtaining a conditional use permit.
 6. Microbrewery and taprooms.
 7. Towing and impound uses. Such uses as standalone uses shall not exceed one percent of the U-E Zone.
- D. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria as may exist at the time of project review.

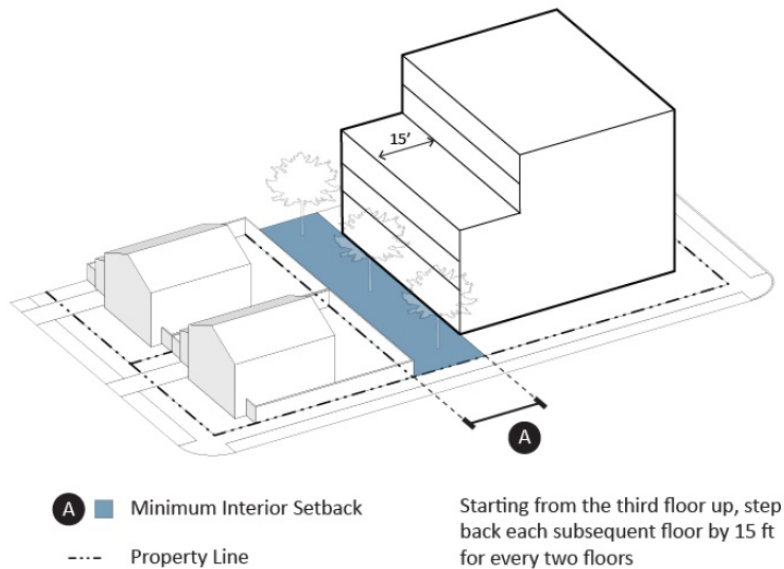
(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.16.030 Property development standards.

The following standards of development shall apply in the U-E (Urban Employment) zone:

- A. Residential Density and Non-Residential Intensity.
1. Minimum Density. Thirty (30) dwelling units/acre.
 2. Maximum Density. Sixty-five (65) dwelling units/acre.
 3. Maximum non-residential FAR. 2.0.
- B. Lot Area Requirements.
1. Developments with stand-alone commercial or light industrial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
 2. Stand-alone multiple-family residential developments shall have a minimum site area of ten thousand (10,000) square feet.
- C. Yard Requirements.
1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
 2. Side Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.

3. Rear Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
 4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the street right-of-way lines.
- D. Height Limits.
1. The maximum height of all buildings shall be five stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting from the third floor up, each subsequent floor shall be stepped back by fifteen (15) feet for every two floors. See diagram below:



2. The maximum height of all accessory structures shall be one story, or fifteen (15) feet, whichever is less. Accessory structures exceeding fifteen (15) feet may be approved up to thirty-five (35) feet subject to Architectural Review by the Planning Commission.
 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units)
- E. Distance Between Buildings.
1. Between two main buildings: Twenty (20) feet.
 2. Between a main building and an accessory structure, or between two accessory structures: Fifteen (15) feet.
- F. Usable Open Space.
1. Greater than twenty-five thousand (25,000) square feet non-residential portion of developments shall provide three percent of the gross building area as usable open space. Common open space may be utilized for employees or publicly accessible open space. If the open space is over one thousand (1,000) square feet and provided as publicly accessible, up to fifty (50) percent may count toward the required residential common open space (if in a mixed-use project).

2. Multifamily developments shall provide a minimum of one hundred fifty (150) square feet total per unit, minimum one hundred twenty (120) square feet of private open space required for ground-level units and sixty (60) square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
3. Usable Open Space Standards:
 - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
 - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- H. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- I. Architectural Review. All development in the U-E (Urban Employment) zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- J. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
 1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria as may exist at the time of project review.
- K. Other Property Development Standards.
 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Title 17 - ZONING
Chapter 17.60 DEVELOPMENT STANDARDS

Chapter 17.60-21 DEVELOPMENT STANDARDS Accessory Dwelling Units

H. Accessory Dwelling Units- 17.21.010 Accessory Dwelling Unit Requirements

1. Purpose. ~~The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code~~~~The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22. Notwithstanding any conflicting regulations in this title, the regulations in this subsection shall supersede and be applicable to the new construction of ADUs and JADUs, and the conversion of existing structures for said purpose, in the city's residential and agricultural zones.~~
2. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:
 - a. Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
 - b. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
 - c. Considered in the application of any local ordinance, policy, or program to limit residential growth.
 - d. ~~Required to correct a nonconforming zoning condition, as defined in subsection Error! Reference source not found.. This does not prevent the city from enforcing compliance with applicable building standards in accordance with Health and Safety Code section 17980.12~~~~Required to correct a nonconforming zoning condition, as defined in subsection (3)(g) below.~~
3. Definitions. As used in this section, terms are defined as follows:
 - a. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - 1) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
 - 2) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
 - b. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
 - c. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
 - d. "Efficiency kitchen" means a kitchen that includes each of the following:
 - 1) A cooking facility with appliances.
 - 2) A food preparation counter ~~or counters that total a minimum of fifteen (15) square feet in area. and storage cabinets that are of a reasonable size in relation to the size of the JADU~~
 - 3) ~~Food storage cabinets that total a minimum of thirty (30) square feet of shelf space.~~

- e. "Junior accessory dwelling unit" or "JADU" means a residential unit that satisfies all of the following:
- 1) It is no more than five hundred (500) square feet in size.
 - 2) It is contained entirely within an existing or proposed single-family structure. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure.
 - 3) It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and.
 - 4) If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling.
 - 5) It includes an efficiency kitchen, as defined in subsection (3)(d) above.
- f. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- g. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- h. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- i. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- j. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- k. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
4. Approvals. The following approvals apply to ADUs and JADUs under this section:
- a. ~~Building-permit Only~~ **Type A - ADU**. If an ADU or JADU complies with each of the general requirements in subsection (5e) below, it is allowed with only a building permit in the following scenarios:
 - 1) ~~Converted on Single-family Lot: Only One~~ **ADU as described in this subsection (4)(a)(1) and one or** JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
 - (i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to one hundred fifty (150) additional square feet if the expansion is limited to accommodating ingress and egress.
 - (ii) Has exterior access that is independent of that for the single-family dwelling, and.
 - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

- (iv) ~~The JADU complies with the requirements of Government Code sections 66333 through 66339.~~
- 2) Limited Detached ~~or Attached~~ on Single-family Lot: One detached ~~or attached~~, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (4)(a)(1) above), if the detached ~~or attached~~ ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet.
 - (ii) The total floor area is eight hundred (800) square feet or smaller.
 - (iii) The peak height above grade ~~does not exceed the applicable height limit in subsection Error! Reference source not found. below is sixteen (16) feet or less.~~
 - 3) Converted on Multifamily Lot: Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. ~~Under this subsection (4)(a)(3), a~~At least one converted ADU is allowed within an existing multifamily dwelling, ~~and up to a quantity equal to twenty-five (25) percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.~~
 - 4) Limited Detached on Multifamily Lot: No more than two detached ADUs on a lot that has an existing ~~or proposed~~ multifamily dwelling if each detached ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet. ~~If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily dwelling as a condition of approving the ADU.~~
 - (ii) ~~The peak height above grade does not exceed the applicable height limit provided in subsection Error! Reference source not found. below~~ The total floor area is eight hundred (800) square feet or smaller.
- b. ~~ADU Permit Type B - ADU.~~
- 1) Except as allowed under subsection (d4)(1a) above, no ADU may be created without a building permit and ~~an ADU permit~~ in compliance with the standards set forth in subsections (e5) and (f6) below.
 - 2) ~~The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU permit processing fee is determined by the planning director and approved by the city council by resolution.~~
- c. Process and Timing.
- 1) An ADU ~~or JADU~~ permit is considered and approved ministerially, without discretionary review or a hearing.
 - 2) The city must ~~act on~~ ~~approve or deny~~ an application to create an ADU or JADU within sixty (60) days from the date that the city receives a completed application. ~~If the city has not approved or denied the completed application within 60 days, the application is deemed approved unless either;~~ ~~unless either:~~

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- (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
 - (ii) ~~When an application to create an ADU or JADU in the case of a JADU and the application to create a junior accessory dwelling unit~~ is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multi-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
- 3) If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection ~~Error! Reference source not found.~~ above
 - 4) A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.
5. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections (4)(a) or (4)(b) above:
- a. Zoning.
 - 1) An ADU ~~or JADU~~-subject only to a building permit under subsection (4)(a) above may be created on a lot in a residential or mixed-use zone.
 - 2) An ADU ~~or JADU~~-subject to an ~~ADU~~ permit under subsection (4)(b) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
 - 3) In accordance with Government Code section 66333(a), a JADU may only be created on a lot zoned for single-family residences.
 - b. Height.
 - 1) Except as otherwise provided by subsections ~~Error! Reference source not found.~~ and ~~Error! Reference source not found.~~ below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 16 feet in height.
 - 2) A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.
 - 3) A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.
 - 4) An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection 0 may not exceed two stories.

- 5) ~~For purposes of this subsection **Error! Reference source not found.**, height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.~~
- b~~c~~. Fire Sprinklers. ~~Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.~~
- 1) ~~Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.~~
 - 2) ~~The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.~~
- c. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days. ~~This prohibition applies regardless of when the ADU or JADU was created.~~
- d. No Separate Conveyance. An ADU or JADU may be rented, ~~but, except as otherwise provided in Government Code section 66341, but~~ no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
- e. Septic System. If the ADU or JADU will connect to an onsite water-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten (10) years.
- f. Owner Occupancy.
- 1) ~~All ADUs created under this section on or after January 1, 2020 are not subject to an owner-occupancy requirement ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.~~
 - 2) ~~An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.~~
 - 3) ~~All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.~~
 - 4) ~~As required by state law, a~~All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement ~~of this paragraph in this subsection (5)(f)(2)~~ does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- g. Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the ~~C~~county ~~R~~ecorder's office and a copy filed with the ~~planning director~~Development Services Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:
- 1) ~~Except as otherwise provided in Government Code section 66341, The the~~ ADU or JADU may not be sold separately from the primary dwelling.
 - 2) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
 - 3) The deed restriction runs with the land and may be enforced against future property owners.

- 4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the ~~director~~Director, providing evidence that the ADU or JADU has in fact been eliminated. ~~Appeal may be taken from the Director's determination consistent with other provisions of this Code~~The director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. ~~Appeal may be taken from the director's determination consistent with other provisions of this code.~~ If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.
- 5) The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.

h. Rent Reporting. In order to facilitate the city's obligation to identify adequate sites for housing in accordance with Government Code sections 65583.1 and 66330, the following requirements must be satisfied:

- 1) With the building-permit application, the applicant must provide the city with an estimate of the projected annualized rent that will be charged for the ADU or JADU.
- 2) Within 90 days after each January 1 following issuance of the building permit, the owner must report the actual rent charged for the ADU or JADU during the prior year. If the city does not receive the report within the 90-day period, the owner is in violation of this Code, and the city may send the owner a notice of violation and allow the owner another 30 days to submit the report. If the owner fails to submit the report within the 30-day period, the city may enforce this provision in accordance with applicable law.

i. Building & Safety.

- 1) Must comply with building code. Subject to subsection ~~Error! Reference source not found.~~ below, all ADUs and JADUs must comply with all local building code requirements.
- 2) No change of occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Enforcement Division officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection ~~Error! Reference source not found.~~ prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

i. Parking.

- 1) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection ~~Error! Reference source not found.~~.
- 2) Exceptions. No parking under subsection ~~Error! Reference source not found.~~ is required in the following situations:
 - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection ~~Error! Reference source not found.~~.

Commented [AM1]: Do we want to require this? Ask Anahi or Gabe.
Rent reporting section is not required, but optional per BB&K.

- (ii) The ADU is located within an architecturally and historically significant historic district.
- (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection **Error! Reference source not found.**
- (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
- (v) When there is an established car share vehicle stop located within one block of the ADU.
- (vi) When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections **Error! Reference source not found.** through **Error! Reference source not found.**

- 3) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- 4) JADU Parking Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of a JADU or converted to an JADU, a maximum of one off-street parking space is required to be replaced, unless a parking exception is made under subsection (5)(i)(2).

6. **Specific Type B - ADU** Requirements. The following requirements apply only to ADUs that require **an ADUa permit** under subsection (4)(b) above.

a. Maximum Size.

- 1) The maximum size of a detached or attached ADU subject to this subsection (6) is eight hundred fifty (850) square feet for a studio or one-bedroom unit and one thousand (1,000) square feet for a unit with two bedrooms. ~~No more than two bedrooms are allowed.~~
- 2) An attached ADU that is created on a lot with an existing primary dwelling is further limited to fifty (50) percent of the floor area of the existing primary dwelling.
- 3) Application of other development standards in this subsection (6), such as FAR or lot coverage, might further limit the size of the ADU, but no application of the percent-based size limit in subsection **Error! Reference source not found.** or of a FAR, lot coverage, **lot coverage limit**, or open-space requirements may require the ADU to be less than eight hundred (800) square feet.

b. Floor Area Ratio (FAR). No ADU subject to this subsection (6) may cause the total FAR of the lot to exceed forty-five (45) percent, subject to subsection (6)(a)(3).

c. Setbacks.

Commented [AM2]: Making it clear what this applies to, Type B ADU's

Commented [AM3]: Removed the term "ADU permit".

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- 1) ~~ADUs that are subject to this subsection Error! Reference source not found. must conform to 4-foot side and rear setbacks. ADUs that are subject to this subsection Error! Reference source not found. must conform to 15-foot front setbacks, subject to subsection Error! Reference source not found..~~
- 2) ~~No setback is required for an ADU that is subject to this subsection Error! Reference source not found. if the ADU is constructed in the same location and to the same dimensions as an existing structure.~~
- c. Lot Coverage. No ADU subject to this subsection (6) may cause the total lot coverage of the lot to exceed fifty (50) percent, subject to subsection (6)(a)(3).
- d. Minimum Open Space. No ADU subject to this subsection (6) may cause the total percentage of open space of the lot to fall below fifty (50) percent, subject to subsection (6)(a)(3) above.
- e. ~~Height.~~
- 1) ~~A single-story attached or detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure.~~
- 2) ~~A second-story or two-story attached ADU may not exceed the height of the primary dwelling.~~
- 3) ~~A detached ADU may not exceed one story.~~
- f. Passageway. No passageway, as defined by subsection (e3)(8h) above, is required for an ADU.
- g. ~~Parking.~~
- 1) ~~Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above.~~
- 2) ~~Exceptions. No parking under subsection (6)(g)(1) is required in the following situations:~~
- (i) ~~The ADU is located within one-half mile walking distance of public transit, as defined in subsection (3)(j) above.~~
- (ii) ~~The ADU is located within an architecturally and historically significant historic district.~~
- (iii) ~~The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (4)(a)(1) above.~~
- (iv) ~~When on-street parking permits are required but not offered to the occupant of the ADU.~~
- (v) ~~When there is an established car share vehicle stop located within one block of the ADU.~~
- 3) ~~No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.~~
- h. Architectural Requirements.
- 1) Exterior building materials and colors of the exterior walls, roof, and windows and doors ~~shall match the appearance and architectural design~~ must be the same as of those of the primary dwelling.
- 2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

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- 3) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
 - 4) The ADU must have an independent exterior entrance, apart from that of the primary dwelling.
 - 5) The interior horizontal dimensions of an ADU must be at least ten (10) feet wide in every direction, with a minimum interior wall height of seven feet.
 - 68) Decorative exterior facing material such as exterior belt courses, decorative stone veneer, window shutters, and decorative gable accents shall be provided and must be the same as those of the primary dwelling for all elevations visible from the public R.O.W.
 - 796) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.
 - i. Historical Protections. An ADU that is on or within 600 feet of real property that is listed in the California Register of Historic Resources must be located so as to not be visible from any public right-of-way
 - i. Allowed Stories. No ADU subject to this subsection **Error! Reference source not found.** may have more than one story, except that an ADU that is attached to the primary dwelling may have the stories allowed under subparagraph 0 of this section.
 - i. Landscape Requirements.
 - 1) Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:
 - a) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every ten (10) linear feet of exterior wall.
 - b) For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, for a ground-level ADU, a solid fence of at least six feet in height may be installed.
 - c) For a second-story ADU, plant specimens must be at least twelve (12) feet tall when installed.
 - 2) All landscaping must be desert-friendly and water-efficient plantings and irrigation systems.
7. Fees. The following requirements apply to all ADUs that are approved under subsections **Error! Reference source not found.** or **Error! Reference source not found.**
- a. Impact Fees.
 - 1) No impact fee is required for an ADU that is less than seven hundred fifty (750) square feet in size. For purposes of this subsection **Error! Reference source not found.**, "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.
 - 2) Any impact fee that is required for an ADU that is seven hundred fifty (750) square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (e.g., the floor area of the primary dwelling ADU, divided by the floor

area of the ADU primary dwelling, times the typical fee amount charged for a new dwelling.)
~~"Impact fee" here does not include any connection fee or capacity charge for water or sewer service.~~

b. Utility Fees.

- 1) ~~If an ADU is constructed with a new single-family home, a separate utility connection directly between the ADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.~~
- 2) ~~Except as described in subsection 0, cConverted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required.~~
- 3) ~~Except as described in subsection 0, all ADUs that are not covered by subsection Error! Reference source not found. require a new, separate utility connection directly between the ADU and the utility for any utility that is provided by the city. All utilities that are not provided by the city are subject to the connection and fee requirements of the utility provider.~~
 - (i) ~~The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.~~
 - (ii) ~~The portion of the fee or charge that is charged by the city may not exceed the reasonable cost of providing this service.~~

8. ~~Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.~~

- a. ~~Generally, the city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.~~
- b. ~~Unpermitted ADUs constructed before 2018.~~
 - 1) ~~Permit to Legalize. As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds:~~
 - (i) ~~The ADU violates applicable building standards, or~~
 - (ii) ~~The ADU does not comply with state ADU law or this ADU ordinance (section 17.21).~~
 - 2) ~~Exceptions:~~
 - (i) ~~Notwithstanding subsection 0 above, the city may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the city makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure.~~
 - (ii) ~~Subsection 0 above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3. unless the ADU or JADU is constructed with a new single-family home.~~

98. Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that would otherwise be allowed under this section but that does not conform to the objective design or development standards set forth in subsections (1) through ~~(7)(b)~~ of this section may be allowed by the city with a conditional use permit, in accordance with Chapter 17.74 of this title.

(Ord. 984 § 1, 2007; prior code § 070.07)

(Ord. No. 1075, §§ 10, 11, 6-10-15; Ord. No. 1150, Exh. A, 12-11-19; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE

17.24.010 Intent and purpose.

This zone is intended to provide for every day convenience shopping intended to serve residential neighborhoods, consistent with the environmental requirements of such neighborhoods. Convenience shopping facilities are those which provide space for retail and service businesses serving the immediate neighborhood. This zone also provides the opportunity for multi-family housing mixed in with the neighborhood serving uses, all within convenient walking or biking distance of nearby neighborhoods. These areas provide gathering places for the residents of surrounding neighborhoods. The provisions of this zone are intended to minimize or eliminate, insofar as possible, any conflicting aspects of commercial land use within residential neighborhoods, particularly as related to traffic, type of activity, and site requirements. This zone implements the Neighborhood Center land use designation in the General Plan.

(Prior code § 040.01)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.24.020 Permitted uses.

The following uses are permitted in the C-N (Neighborhood Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, ~~provided that no one use shall exceed ten thousand (10,000) square feet of floor area,~~ including the following:
 - a. Grocery, fruit, or vegetable store; meat market.
 - b. Meat, fish, or dressed poultry (no live poultry) sales.
 - c. Bakery.
 - d. Drugstore.
 - e. Hardware store.
 - f. Restaurant, café, or soda fountain, not including entertainment, dancing, sale of liquor, beer, or other alcoholic beverages.
 - g. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."
2. Local service businesses primarily intended to serve the immediate neighborhood, including the following:
 - a. Barber or beauty shop.
 - b. Child care centers.
 - c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry-cleaning establishment.

- d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors.
 - e. Tailor, dressmaker.
 3. Multi-tenant retail, ~~up to thirty-five thousand (35,000) square feet of floor area.~~
 4. Public Utility Facilities (City-initiated).
 5. Existing single-family residential uses built before the date of this adoption.
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:
1. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be eighty (80) square feet.
 2. Canopies, arcades, carports, or similar shading devices.
 3. Other accessory buildings, structures and uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the C-N (Neighborhood Commercial) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010 of this title.
1. Those uses allowed as conditional uses by Section 17.12.020(C) of the S-N (Suburban Neighborhood) zone.
 2. Multi-family residential (five plus units).
 3. Ambulance services.
 4. Automobile accessories and parts.
 5. Automobile service stations.
 6. Automotive repair garage as an accessory to automobile service station.
 7. Bars and cocktail lounges.
 8. Bowling, pool, or billiard centers.
 9. Bus terminals, depots, and similar transit facilities.
 10. Check cashing services.
 11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
 12. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 13. Car washes.
 14. Commercial parking lots.
 15. Commercial psychic activities.
 16. Dance halls.
 17. Drive-in, walk-up, or other fast-food establishments.

18. Engineering research and testing firms and laboratories.
19. Hotels, motels.
20. Laundromat/coin operated laundry so long as a full-time attendant is provided.
21. Liquor sales, subject to Section 17.74.015.
22. Lodges, fraternal organizations, and clubs.
23. Mattress manufacture.
24. Mortuaries.
25. Neighborhood recycling centers, pursuant to Chapter 17.90.
26. New and used automobile sales and mobilehome sales, located on sites with frontage on Cesar Chavez Street provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.
27. Pawn shops.
28. Parcel or overnight delivery services.
29. Photocopying, photo processing and blueprinting.
30. Plumbing shop, provided all outside storage is completely screened.
31. Printing establishments.
32. Private lodges, clubs, meeting halls.
33. Special event establishments.
34. Swap meet, indoor.
35. Swap meet, outdoor.
36. Taproom.
37. Tattoo and body piercing parlors.
38. Thrift stores.
39. Truck, farm implement and machinery sales and rental, sale of parts.

(Prior code § 040.02)

(Ord. No. 1088, § 1, 12-14-16; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.24.030 Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

- A. Residential Density and Non-Residential Intensity.
 1. Minimum Density. Fifteen (15) dwelling units/acre, when residential uses are provided.
 2. Maximum Density. Forty (40) dwelling units/acre.
 3. Maximum FAR. 1.5.
- B. Lot Requirements.

1. Minimum Lot Area. Five thousand (5,000) square feet.
 2. Minimum Lot Width. Fifty (50) feet.
 3. Minimum Lot Depth. None.
 4. Maximum Lot Coverage. No limit.
- C. Yard Requirements.
1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
 2. Side Yard. Where a C-N (Neighborhood Commercial) zone adjoins a street or a residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining such street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
 3. Rear Yard. Where the C-N (Neighborhood Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. In the case of a building or structure for residential use, there shall be a rear yard of not less than twenty (20) feet.
 4. Permitted Encroachments in Required Yard. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
 5. All landscape areas shall be maintained consistent with approved landscape plans. Landscape modifications shall be approved by the Planning Director and referred to the Planning Commission for review at the Director's discretion.
- D. Height Limit. The maximum height of any building or structure shall be three stories or fifty (50) feet, whichever is less.
- E. Distance Between Buildings. Buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- F. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- G. Screening. Where the C-N (Neighborhood Commercial) zone abuts upon any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway. Rooftop mechanical equipment shall be screened by a parapet wall or other architectural features. Any rooftop screening elements shall be architecturally consistent and well-integrated with overall building architecture.
- H. Landscape setback. The minimum perimeter landscape setback for residential or hotel projects without buildings frontages along perimeter streets shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage. Shade tree plantings shall be installed to provide shade of 20 percent of landscape area within 10 years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings.
- I. Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an Energy Efficient Design and Heat Island Reduction Plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures and shaded asphalt paving. Energy efficient building and site design strategies shall be

incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading. Shade tree plantings in surface parking areas shall be installed to provide shade over 50 percent of the parking area within 10 years. Solar photovoltaic shade structures or shade structures with cool roofing materials shall be permitted in whole or in part in lieu of shade tree plantings.

JH. Other Property Development Standards.

1. All residential uses shall follow the site development standards for U-N (Urban Neighborhood) zone, except as noted in this subsection.
2. Any structure originally designed or intended for residential purposes may be used for service businesses, (except clothes cleaning, etc.) as permitted in this zone, subject to all provisions of this article, and further subject to the following conditions:
 - a. The required front yard of the structure shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4).
 - b. All parking shall be provided to the rear of the residential structure.
 - c. All structures shall conform to all provisions of the applicable building, housing, and fire codes of the city.
 - d. Signs permitted shall be limited to a total surface area twenty (20) square feet.
 - e. No structure shall be used for residential and commercial uses at the same time.
3. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and automobile service stations permitted subject to Section 17.24.020(C)(3).
4. Cesar Chavez Street Sidewalk Improvements. Sidewalks shall be constructed at a minimum nine (9) feet for new development projects. The City Engineer may permit deviations from this standard to ensure connectivity between existing public improvements and that may be necessary so as not to be detrimental to the public health, safety, or welfare.
5. New Development on Cesar Chavez Street. New development projects on Cesar Chavez Street shall maximize building frontage along the street and demonstrate consistency with the Improving Neighborhood Connections Along Coachella's Harrison Street Corridor report.

KI. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

LJ. Architectural Review. All development in the C-N (Neighborhood Commercial) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

(Prior code § 040.03)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.26 C-G GENERAL COMMERCIAL USE ZONE

17.26.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of commercial areas designed to serve community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. The provisions of this zone are intended to ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements. This zone implements the Suburban Retail land use designation in the General Plan.

(Prior code § 042.01)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.26.020 Permitted uses.

The following uses are permitted in the C-G (General Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All uses permitted by Section 17.24.010 A of the C-N (Neighborhood Commercial) zone except laundromats/coin-operated dry-cleaning establishments.
2. Retail Uses:
 - a. Antique shop.
 - b. Appliance store.
 - c. Automobile accessories and parts.
 - d. Art gallery.
 - e. Bicycle shop.
 - f. Bookstore.
 - g. Cigar or tobacco store.
 - h. Clothing or apparel sales.
 - i. Confectionery store.
 - j. Department store.
 - k. Drugstore.
 - l. Electronics store.
 - m. Furniture store.
 - n. Grocery store.
 - o. Interior decorator.

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- p. Jewelry store.
 - q. Lapidary.
 - r. Motorcycle sales and accessories.
 - s. Pet shop, including grooming, but no kennel.
 - t. Photographic supplies.
 - u. Restaurant without liquor sales.
 - v. Shoe store.
 - w. Sporting goods store.
 - x. Toy store.
 - y. Unfinished furniture sales (new).
 - z. Yardage store.
- 3. Multi-tenant retail.
 - 4. Service Businesses.
 - a. Bicycle repair shop.
 - b. Blueprinting service.
 - c. Business, trade schools.
 - d. Drafting service.
 - e. Drycleaning establishments.
 - f. Exhibition hall, theater, auditorium.
 - g. Hotels and motels.
 - h. Library or reading room.
 - i. Locksmith.
 - j. Medical or dental clinic.
 - k. Microfilm service.
 - l. Mortuary.
 - m. Photo studio.
 - n. Private lodges, clubs, meeting halls.
 - o. Radio, television repair
 - p. Rental of household, sickroom, and office equipment.
 - q. Secretarial service.
 - r. Shoe repair.
 - s. Small appliance repair.
 - t. Studio, dancing, music, art, etc.
 - u. Telephone answering service.

- v. Tuxedo/costume rental.
5. Office uses of all types, including, but not limited to the following:
- a. Medical and dental offices.
 - b. Administrative, business, executive and editorial.
 - c. Professional offices.
 - d. Financial, insurance, real estate offices, including banks and related institutions.
 - e. General offices.
6. Outdoor Uses. Only the following outdoor uses are permitted:
- a. Plant nurseries, provided that all areas devoted to outdoor storage of other than live plant material shall be completely screened from view from arterial highways and abutting residential properties. No bulk storage of sand, gravel, fertilizer, or other chemical or organic materials is permitted.
7. Public Utility Facilities (City-initiated).
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:
- 1. Wholesaling of products.
 - 2. The manufacturing, processing, treatment, or storage of products which is clearly incidental to the retail or service business conducted on the premises, provided that:
 - a. The premises are not the primary source of the production of goods sold on the premises.
 - b. Not more than twenty-five (25) percent of the ground floor area shall be used for such purposes.
 - c. No motor exceeding one horsepower be used for manufacturing, treatment, or processing in connection therewith, and that the total horsepower so used shall not exceed five horsepower. This restriction shall not apply to air conditioning equipment.
 - d. No portion of any building or premises so used shall be less than fifty (50) feet from any residential district.
 - 3. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 - 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
 - a. One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be one hundred fifty (150) square feet for those establishments with less than one thousand five hundred (1,500) square feet of gross floor area, and two hundred fifty (250) square feet for those establishments with one thousand five hundred (1,500) or more square feet of gross floor area.
 - 5. Canopies, arcades, carports, or similar shading devices.
 - 6. Other accessory uses customarily appurtenant to a primary permitted use.

- C. Conditional Uses. The following uses may be permitted in all sectors of the CG zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.
1. Ambulance services.
 2. Automobile accessories and parts.
 3. Automotive repair garage as an accessory to automobile service station.
 4. Automobile service stations, including self-service stations or self-service islands at a store, but only if such self-service establishments maintain restroom facilities for both sexes and water and air for the vehicles.
 5. Bars and Cocktail Lounges.
 6. Bowling, pool, or billiard centers.
 7. Bus terminals, depots, and similar transit facilities.
 8. Car washes.
 9. Ceramic products manufacture.
 10. Check Cashing services.
 11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
 12. Commercial parking lots.
 13. Commercial psychic activities.
 14. Dance Halls.
 15. Drive-in, walk-up, or other fast-food establishments.
 16. Engineering research and testing firms and laboratories.
 17. Laundromat/coin operated laundry so long as a full-time attendant is provided.
 18. Liquor sales, subject to Section 17.74.015.
 19. Mattress manufacture.
 20. Mini-Storage Warehouse as accessory to a permitted use.
 21. Multi-bay auto repair.
 22. Mortuaries.
 23. Neighborhood recycling centers, pursuant to Chapter 17.90;
 24. New and used automobile sales and mobilehome sales, provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.
 25. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 26. Pawn shops.
 27. Parcel or overnight delivery services.
 28. Photocopying, photo processing and blueprinting.
 29. Plumbing shop, provided all outside storage is completely screened.
 30. Printing establishments.

31. Sign manufacture.
 32. Special Event Establishments.
 33. Taproom.
 34. Tattoo and body piercing parlors.
 35. Thrift stores (Reconditioned or used merchandise sales)
 36. Tourist camps.
 37. Truck, farm implement and machinery sales and rental, sale of parts.
 38. Swap meet, indoor.
 39. Swap meet, outdoor.
- D. Prohibited Uses. The following uses are prohibited in the C-G (General Commercial) zone:
1. Residential.
 2. Mobilehomes.

(Prior code § 042.02)

(Ord. No. 1033, § 2, 1-11-12; Ord. No. 1065, § 2, 6-11-14; Ord. No. 1088, § 2, 12-14-16; Ord. No. 1108, § 1, 7-12-17; Ord. No. 1161, § 2, 5-27-20; Ord. No. 1195, § 3, 7-27-22; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.26.030 Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

- A. Non-Residential Intensity.
 1. Maximum FAR. 1.0.
- B. Lot Requirements.
 1. Minimum Lot Size. Ten thousand (10,000) square feet; Parcels not contiguous to C-G (General Commercial) zoned property shall have a minimum area of five acres.
 2. Minimum Lot Width. Fifty (50) feet.
 3. Minimum Lot Depth. None.
 4. Maximum Lot Coverage. No limit.
- C. Yard Requirements.
 1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
 2. Side Yard. Where a C-G (General Commercial) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
 3. Rear Yard. Where the C-G (General Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.

4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way lines.
5. All landscape areas shall be maintained consistent with approved landscape plans. Landscape modifications shall be approved by the Planning Director and referred to the Planning Commission for review at the Director's discretion.
- D. Height Limits.
1. The maximum height of any building within one hundred thirty (130) feet of any residential zone shall be two stories or thirty-five (35) feet, whichever is less. Vehicular rights-of-way shall be included in calculating distance. The distance of one hundred thirty (130) feet is a minimum setback and setbacks requirements may be increased based on safety, privacy, views, noise, and light issues.
 2. The maximum height of all other buildings shall be fifty (50) feet or three stories, whichever is less.
- E. Distance Between Buildings. Buildings not actually joined, shall be provided with a minimum eight-foot separation.
- F. Off-Street Parking And Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- G. Screening. Where the C-G (General Commercial) general commercial zone abuts any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway. Rooftop mechanical equipment shall be screened by a parapet wall or other architectural features. Any rooftop screening elements shall be architecturally consistent and well-integrated with overall building architecture.
- H. Landscape Setback. The minimum perimeter landscape setback for residential or hotel projects without buildings frontages along perimeter streets shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage. Shade tree plantings shall be installed to provide shade of 20 percent of landscape area within 10 years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings.
- I. Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an Energy Efficient Design and Heat Island Reduction Plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading. Shade tree plantings in surface parking areas shall be installed to provide shade over 50 percent of the parking area within 10 years. Solar photovoltaic shade structures or shade structures with cool roofing materials shall be permitted in whole or in part in lieu of shade tree plantings.
- JH. Architectural Review. All development in the C-G (General Commercial) zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
- KI. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez

Street to the south, First Street to the west, Grapefruit Boulevard to the north, and Nineth Street to the east.

(Prior code § 042.03)

(Ord. No. 1161, § 3, 5-27-20; Ord. No. 1195, § 4, 7-27-22; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.28 R-C REGIONAL COMMERCIAL ZONE¹

¹Editor's note(s)—Ord. No. 1204, § 3(Exh. A.1), adopted July 26, 2023, repealed the former Ch. 17.28, §§ 17.28.010—17.28.030, and enacted a new Ch. 17.28 as set out herein. The former Ch. 17.28 pertained to C-T Tourist Commercial Zone and derived from Prior code §§ 046.01—046.03; Ord. No. 1088, § 3, adopted Dec. 14, 2016.

17.28.010 Intent and purpose.

This zone is intended to provide for and encourage a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this zone will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. Implementing the Regional Retail land use designation in the General Plan, the primary purpose of the zone is to provide for commercial opportunities, with residential uses supporting the retail environment.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.28.020 Permitted uses.

The following uses are permitted in the R-C (Regional Commercial) zone, subject to all provisions of this chapter:

- A. Primary Uses.
 1. All retail establishments including big box retail (> thirty-five thousand (35,000) square feet).
 2. Automobile rental.
 3. Hotel.
 4. Motel.
 5. Resort.
 6. Restaurants.
 7. Private swimming pools.
 8. Public Utility Facilities (City-Initiated).
- B. All uses permitted by Section 17.26.020 in Chapter 17.26 C-G (General Commercial).
- C. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:
 1. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 2. Ice vending machines, of three-ton capacity or less subject to all other provisions of this zone. Such machines shall be located so as not to interfere with the movement of traffic on the site.
- D. Conditional Uses. The following uses may be permitted the R-C (Regional Commercial) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
 1. Amusement center or theme park.
 2. Automotive repair garage as an accessory to automobile service station.
 3. Automobile service station.
 4. Bars and Cocktail lounges.
 5. Billiard parlor.
 6. Bowling alley.
 7. Bus terminals, depots, and similar transit facilities.

8. Car washes as part of a multi-tenant retail center.
9. Commercial Parking Lot.
10. Drive-in or walk-up or other fast-food service establishments.
11. Exhibition hall, conference center, theater, amphitheater, auditorium.
12. Golf courses, driving ranges.
13. Hospital Uses.
14. Liquor sales, subject to Section 17.74.015;
15. Medical offices.
16. Microbreweries and taproom.
17. Mini-storage warehouse as an accessory to a permitted use.
18. Multiple-family residential (five plus units).
19. New and used automobile sales and recreational vehicle sales.
20. Recreational vehicle storage as an accessory to a permitted use.
21. Restaurants with liquor sales.
22. Skating rinks.
23. Special event establishments.
24. Sports Complex.
25. Theater, including drive-in.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.28.030 Property development standards.

The following standards of development shall apply in the R-C (Regional Commercial) zone:

- A. Residential Density and Non-Residential Intensity.
 1. Minimum Density. Ten (10) dwelling units/acre, when residential uses are provided.
 2. Maximum Density. Fifteen (15) dwelling units/acre.
 3. Maximum Non-Residential FAR. 2.0.
- B. Residential uses shall follow the development standards in Section 17.14.030 for multi-family uses and the City of Coachella Multifamily Objective Design Standards.
- C. Lot Requirements.
 1. Minimum Lot Size. The minimum lot size shall be twenty thousand (20,000) square feet for commercial uses.
 2. Minimum Lot Width. None.
 3. Minimum Lot Depth. None.
 4. Maximum Lot Coverage. None.
- D. Yard Requirement.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.
 2. Side Yard. There shall be no side yard requirement except where a R-C (Regional Commercial) zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
 3. Rear Yard. There shall be no rear yard requirement except where the R-C (Regional Commercial) zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
 4. Permitted Encroachments in Required Yards.
 - a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
 - b. Swimming pools provided as an accessory use to a hotel or motel may encroach into the rear two-thirds of the required front yard.
 5. All landscape areas shall be maintained consistent with approved landscape plans. Landscape modifications shall be approved by the Planning Director and referred to the Planning Commission for review at the Director's discretion.
- E. Height Limits.
1. The maximum height of any building located within one hundred fifty (150) feet of any ~~S-N or G-N zone~~~~R-S, single-family residential zone~~, or any agricultural zone, shall be one story or twenty (20) feet, whichever is less. Vehicular rights-of-way shall be included in calculating the distance.
 2. The maximum height of all other buildings shall be two stories or thirty-five (35) feet, whichever is less, except that hotels shall have a maximum height of eighty-five (85) feet.
 3. Rooftop mechanical equipment shall be screened by a parapet wall or other architectural features. Any rooftop screening elements shall be architecturally consistent and well-integrated with overall building architecture.
- F. Landscape Setback. The minimum perimeter landscape setback for residential or hotel projects without frontage of buildings along perimeter street shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage. Equestrian and Agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10 foot wide decomposed granite multi-purpose trail and date palms planted 20 feet on center shall be installed along Avenue 52, Van Buren Street, and Calhoun Street.
- G. Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an Energy Efficient Design and Heat Island Reduction Plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading. Shade tree plantings in surface parking areas shall be installed to provide shade over 50 percent of the parking area within 10 years. Solar photovoltaic shade structures or shade structures with cool roofing materials shall be permitted in whole or in part in lieu of shade tree plantings.

- HF.** Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be determined through site plan review.
- IG.** Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- JH.** Screening. Where the ~~R-CC-T~~ zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
- KI.** Other Property Development Standards.
1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, those outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D).
 2. No building or structure having exterior walls of sheet metal shall be erected in this zone.
- LJ.** Architectural Review. All development in the R-C (Regional Commercial) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.30 M-S MANUFACTURING SERVICE ZONE

17.30.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

(Prior code § 050.01)

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.30.020 Permitted uses.

The following uses are permitted in the M-S (Manufacturing Service) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Engineering research and testing firms and laboratories;
2. Trailer, camper, mobile home manufacturer or assembly;
3. Automotive repair garage, body and fender works, within a completely enclosed building;
4. Sales and rental of trucks, autos, farm machinery and implements, and truck and auto parts;
5. Bakery;
6. Boat building;
7. Bottling plant;
8. Cabinet shop;
9. Carpet cleaning plant;
10. Ceramic products manufacture;
11. Cleaning and dyeing plant;
12. Dairy products processing;
13. Drugs manufacture;
14. Electrical, electronic, or electro-mechanical machinery manufacturing;
15. Food products processing, manufacturing, canning, preserving and freezing;
16. Fruit and vegetable packing house;
17. Furniture manufacturing, refinishing;
18. Garment manufacture;

19. Glass manufacture;
20. Ice and cold storage plant;
21. Laboratories. Experimental, testing, motion picture;
22. Laundry;
23. Machine shop;
24. Metalworking, fabrication, or welding firm;
25. Newspaper printing plants;
26. Nurseries
27. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."
286. Parcel delivery services;
297. Photo-engraving, photocopying, photo-processing and blueprinting;
3028. Plastic, fabrication firm;
3129. Plumbing shop;
320. Prefabricated buildings manufacture;
331. Printing establishments;
342. Sheet metal shop;
353. Sign manufacture;
364. Textile manufacture;
375. Tire rebuilding, recapping, and retreading;
386. Upholstering and reupholstering;
397. Wholesale business, storage buildings, and warehouses;
4038. Woodworking shop;
4139. Storage yards:
 - a. Contractors storage yards,
 - b. Building materials,
 - c. Lumber yards,
 - d. Machinery, truck rental yards,
 - e. Draying and freight yard, and
 - f. Truck terminal; and
420. Retail sales.
431. Restaurant.
442. Emergency shelters complying with the following criteria.
 - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.

- b. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants.
- c. A shelter shall not be approved when another homeless shelter exists within three hundred (300) feet of the proposed site.
- d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
- e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
- f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
- g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

453. Public Utility Facilities (City-Initiated).

- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:
 - 1. Detached dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 - 2. Retail distribution of products produced on the premises (where not the primary retail outlet for said products).
 - 3. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.
 - 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
 - a. One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred (200) square feet.
 - 5. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the M-S (Manufacturing Service) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Automotive repair garage as an accessory to automobile service station.
 - 2. Breweries and Distilleries.
 - 3. Cotton gins, oil mills, vegetable oil plants.
 - 4. Exterminating or disinfecting service firm.
 - 5. Metal plating.
 - 6. Mini storage warehouse.
 - 7. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.

8. Oil cloth or linoleum manufacture.
9. Paint, oil, shellac, turpentine, or varnish manufacture.
10. Plastic manufacture.
11. Planing mills.
12. Poultry dressing and packaging.
13. Recreational Vehicle Storage. Such uses as standalone uses shall not exceed ten (10) percent of the M-S Zone.
14. Restaurant with cocktail lounge.
15. Service stations.
16. Stone monument works.
17. Taproom.
18. Tattoo and body piercing parlors.
19. Wire and wire products manufacture.

20. Hotels on a building site with frontage on Major or Primary Arterials.

- D. Industrial-Related Uses. Certain non-industrial uses are functionally related to industrial areas. The following uses are permitted only when intended to serve industrial areas and employees.
1. Restaurants and coffee shops.
 2. Industrial hospitals or clinics.
 3. Industrial training center.

(Ord. 925 § 1, 2005; Ord. 918 § 1, 2005; prior code § 050.02)

(Ord. No. 1033, § 3, 1-11-12; Ord. No. 1051, § 2, 5-22-13; Ord. No. 1161, § 4, 5-27-20; Ord. No. 1195, § 5, 7-27-22; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

17.30.030 Property development standards.

The following standards of development shall apply in the M-S (Manufacturing Service) zone:

- A. Non-Residential Intensity.
 1. Maximum FAR. 1.0.
- B. Lot Requirements.
 1. Minimum Lot Size. Ten thousand (10,000) square feet.
 2. Minimum Lot Width. None.
 3. Minimum Lot Depth. None.
 4. Maximum Lot Coverage. None.
- C. Yard Requirements. None, except in the following instances:

1. Where an M-S (Manufacturing Service) zone abuts upon a street or highway where two-thirds of the property in the block on the opposite side of the street is zoned residential, a yard shall be provided of ten (10) feet in depth.
 2. Where an M-S (Manufacturing Service) zone abuts upon a street or highway and where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required yards of the adjoining zones.
 3. Where an M-S (Manufacturing Service) zone abuts upon a Major Arterial, Major Arterial with Enhanced Bicycle Facilities, Primary Arterial, and Primary Arterial with Enhanced Bicycle Facilities as designated on the circulation element of the general plan, a yard of ten (10) feet in depth shall be provided.
 4. Where an M-S (Manufacturing Service) zone directly abuts a residential zone, there shall be a yard of not less than thirty (30) feet adjoining that zone. This shall be reduced to twenty (20) feet where there exists a public alley separating the two zones.
 5. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting shall be maintained adjacent to the planned highway right-of-way line.
- D. Height Limits.
1. The maximum height of any buildings or structures located within one hundred fifty (150) feet of any residential zone shall be two stories or thirty-five (35) feet, which ever is less. Vehicular rights-of-way shall be included in calculating distance.
 2. The maximum height of all other buildings or structures shall be fifty (50) feet.
- E. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- F. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- G. Walls and Screening.
1. Where an M-S (Manufacturing Service) zone abuts upon any residential zone there shall be provided a solid masonry wall not less than six feet nor more than eight feet in height along the zone boundary. Said wall shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
 2. Where property in an M-S (Manufacturing Service) zone is used for operations incidental to a primary permitted use, as a storage yard, or where material necessary to the conduct of a primary permitted use is stored outside, there shall be provided screening not less than six feet or more than eight feet in height. Said screening shall screen storage areas from adjacent residential and/or commercial zones.
- H. Other Property Development Standards.
1. No structure originally designed or intended for residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling by a proprietor, manager or custodian or custodian of a permitted use.
 2. No use shall be established in any M-S (Manufacturing Service) zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety, or general welfare. All uses shall be continuously maintained so that they are neither obnoxious nor offensive by reason of the above emissions.

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3. All lot area not in use by buildings shall be paved, planted, or otherwise surfaced to eliminate dust. Use of gravel, decomposed granite and similar materials is permitted, subject to continuous maintenance in a neat and sightly manner. Use of oil is permitted only where treated areas will not be visible from public streets, or adjacent residential or commercial zones. Yards and off-street parking and loading areas shall be treated as required in this title.
- I. Architectural Review. All development in the M-S (Manufacturing Service) zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- J. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, First Street to the west, Grapefruit Boulevard to the north, and Nineth Street to the east.

(Prior code § 050.03; Ord. No. 1161, § 5, 5-27-20; Ord. No. 1195, § 6, 7-27-22; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.38 PUD PLANNED UNIT DEVELOPMENTS

17.38.010 Intent and purpose.

The purpose of this chapter is to provide for attractive, planned ~~zoning, residential~~ districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in ~~residential~~ development on relatively large areas of land; to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience and aesthetics, than if developed under the underlying zone.

(Prior code § 060.01)

17.38.020 Procedure and regulations.

- A. Procedure. An application for a planned development project or ~~mobilehome project~~ shall submit a request for ~~change-of-zone~~ conditional use permit to allow a "PUD", Planned Unit Development, overlay zone on base district zone, pursuant to Chapter 17.82. Conditional Use Permit. A conditional use permit must be obtained by the applicant as a part of the PUD overlay zone and related entitlements in order to vest modified land use regulations, utilize flexible standards of the PUD overlay zone and vest the design guidelines for the planned unit development.
- B. Land Use Regulations. All planned development projects shall comply with the land use and density regulations of the base district, except as may be modified by the PUD ~~overlay zone~~ regulations, subject to compliance with the general plan.
- C. Development Standards. All planned development projects shall comply with the applicable development standards of the base district and other sections of the municipal code, except that an applicant for a PUD project may utilize flexible development standards in order to meet the policy directives of the general plan.
- D. ~~Conditional Use Permit. A conditional use permit must be obtained by the applicant as a part of the PUD overlay zone and related entitlements in order to vest modified land use regulations, utilize flexible standards of the PUD overlay zone and vest the design guidelines for the planned development.~~

(Ord. No. 1075, § 7, 6-10-15; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Editor's note(s)—Ord. No. 1075, § 7, adopted June 10, 2015, amended § 17.38.020 in its entirety to read as herein set out. Former § 17.38.020, pertained to uses, and derived from prior code, § 060.02; and Ord. No. 1026, § 7, adopted Jan. 12, 2011.

17.38.030 Design guidelines.

- A. Design Guidelines. All planned developments shall submit a comprehensive set of design guidelines for the project as part of the conditional use permit required under Section 17.38.020(D), that include the following items.

1. Circulation and Streets Plan. The design guidelines shall incorporate a street network plan showing street and pedestrian connectivity for future neighborhoods of the planned development. This shall include the typical roadway diagrams proposed for neighborhood streets and shall incorporate the use of a landscaped parkway with street trees separating the sidewalk from the street curb line. Any deviations, for private streets, from the city's public street improvement requirements shall be included in the circulation and streets plan. The minimum perimeter landscape setback for residential or hotel projects without frontage of buildings along perimeter street shall equal at minimum 10 feet at any point and have an average perimeter landscape setback of 20 foot for the entire frontage.
 2. Open Space Plan. A plan for the major common open space elements ~~for a residential~~of the community shall be included in the design guidelines of the project. This shall include conceptual plans for park amenities, recreational facilities, and gathering spots for the future residents.
 3. Building Massing Plan. A colored site plan showing the typical building massing and relationship of buildings to streets and pedestrian paths and open space features ~~for the various neighborhoods~~ within the planned development shall be included as part of the design guidelines.
 4. Architectural Theming. Detailed architectural and/or artist renderings of allowable building types, architectural themes, and typical front yard landscaping shall be provided for all planned developments. Conceptual design guidelines in text describing the architectural theming and exterior building materials, window treatments, and garage door designs, and landscaping plant palettes, must accompany the planned development submittal.
 5. Signs. A comprehensive sign program shall be included as a part of all planned developments.
 6. PUD justification. The applicant shall submit a project justification statement identifying the following:
 - i. How the proposed development is superior to which is permitted by the underlying zone;
 - ii. How the proposed project conforms to the Planned Unit Developments Chapter 17.38;
 - iii. Which exceptions to the underlying zoning regulations are being requested and why they are necessary;
 - iv. What public benefit is being provided that justifies the exception for underlying zoning standards.
- B. Change in Product Size. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.

17.38.035 Public Benefit Required. A PUD shall provide a public benefit that offsets the impact created by an exception from development standards. An approved public benefit shall include one or more if the elements listed below or a similar element that proportionally offset the additional impacts created by the exception to the development standards requested.

1. Affordable housing. The construction of affordable housing on the site or off-site affordable housing.
2. On-Site Public Amenities. The provision of on-site amenities that benefit the general public such as parks, community spaces, civic spaces, child care facilities, preservation of historic structures or places, agricultural preservation, open space preservation, or similar amenities.
3. Off-site Improvements. The provision of off-site amenities and dedications including traffic enhancements, traffic calming improvements, bikeways and trails, park lands, recreation facilities, or

other public improvements that proportionally offset the additional impacts specifically created by the exception requested for the PUD.

(Ord. No. 1075, § 8, 6-10-15)

Editor's note(s)—Ord. No. 1075, § 8, adopted June 10, 2015, amended § 17.38.030 in its entirety to read as herein set out. Former § 17.38.030, pertained to property development standards, and derived from prior code, § 060.03; and Ord. No. 1021, § 5, adopted July 28, 2010.

17.38.040 Mobilehome parks.

- A. Intent and Purpose. These regulations are intended to provide for the development of mobilehome parks within the city, consistent with the general plan. These provisions are further intended to create standards of development consistent with those in other residential areas of the community.
- B. Review Procedure. A mobilehome park community may be established in the **RM-G-N** base district zone through a planned unit development overlay zone, subject to approval of the conditional use permit, change of zone and design guidelines required under Sections 17.38.020 and 17.38.030, and subject to compliance with the regulations contained herein.
- C. Permitted Uses. The following uses are permitted in any mobilehome park:
 1. Mobilehomes, trailers, trailer coaches, campers, camp cars;
 2. Recreational buildings, structures, and uses intended to serve only the residents of the mobilehome park; and
 3. Accessory buildings normally appurtenant to the conduct of a mobilehome park, including buildings and structures required by law.
- D. Lot Requirements for Mobilehome Parks.
 1. Minimum Lot Size. Five acres.
 2. Density Permitted. One mobilehome for each four thousand five hundred (4,500) square feet of gross lot area.
 3. Lot width and depth shall be determined by the Planning Commission or City Council when the conditional use permit is considered.
- E. Yard Requirements for Mobilehome Parks.
 1. Front Yard. Each park shall have a front yard of at least twenty-five (25) feet in depth.
 2. Side Yard. Each park shall have side yards of at least fifteen (15) feet in depth.
 3. Rear Yard. Each park shall have a rear yard of at least fifteen (15) feet in depth.
- F. Requirements for Individual Mobilehome Sites Within a Mobilehome Park.
 1. Minimum individual site size shall be three thousand (3,000) square feet.
 2. Each individual mobilehome site shall have a minimum width of thirty-five (35) feet.
 3. Each mobilehome shall be set back at least five feet from the edge of any interior site roadway.
- G. Height Limits. Height limits shall be those in the zone in which a mobilehome park is authorized.
- H. Distance Between Buildings and Mobilehomes.

1. There shall be a minimum average distance between mobilehomes of twenty (20) feet; except that where placed end to end, the distance may be reduced by ten (10) feet.
 2. There shall be a minimum distance between mobilehomes and accessory buildings of fifteen (15) feet.
 3. There shall be a minimum distance between accessory buildings of ten (10) feet.
- I. Usable Open Space.
1. A common recreational-leisure area shall be provided for each mobilehome park. Such recreational-leisure area shall be for the purpose of providing usable open space for the residents of the mobilehome park, and shall not be for the use of the general public.
 2. The size of such recreational-leisure area shall be equal to at least four hundred (400) square feet for each mobilehome site. Cabanas, swimming pools, decks, game areas, and similar uses may be included in such an area.

(Prior code § 060.04)

(Ord. No. 1075, § 8, 6-10-15; Ord. No. 1204 , § 3(Exh. A.1), 7-26-23)

17.38.050 Nonresidential uses.

The Planning Commission shall approve the appropriate number, location, area requirements, access, parking, identification, and operating conditions for all institutional, recreational, commercial and health facilities in the planned unit development.

(Prior code § 060.05)

(Ord. No. 1204 , § 3(Exh. A.1), 7-26-23)

17.38.060 Special conditions and procedures.

In addition to the following special conditions and procedures for planned unit development, the Planning Commission may impose such other conditions as it deems necessary or desirable in carrying out the general purpose and intent of this section.

- A. A conditional use permit obtained through procedures contained in this chapter and in Sections 17.74.010 through 17.74.050 of this title is required for any planned unit development.
- B. Tract or Parcel Maps. A tentative tract or parcel map is required to be submitted to the planning director subsequent to approval of the application but may be filed with the application for ~~a zone change and~~ conditional use permit. However, if the property is located in a hillside area, the tentative tract or parcel map shall be filed concurrently with the application.

No building permit shall be issued for any building within a planned unit development, except for sales models, recreational buildings, or community facilities, unless a final tract or parcel map has first been recorded for the property on which the building or buildings are located.

- C. Project Site Plans.
 1. A preliminary project site plan is required to be filed with the application for planned unit development. Contour intervals shall be indicated for property in hillside areas. The site plan required by Section 17.62.010 shall, in addition to other requirements, indicate compliance with the provisions of this chapter.

(Supp. No. 25)

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2. Landscape Plans and List. A plan for landscaping all common area, including plant lists and sprinkler system, shall be approved by the planning director.
 3. Phasing Plans. A progress plan delineating the various development phases, if more than one, and specifying a reasonable time allocation for each phase, shall be submitted, and made a condition of approval by the Planning Commission. No phase component shall have a residential density that exceeds by twenty (20) percent the proposed residential density of the entire planned unit development. The total area of common open space provided in each phase shall, at a minimum, be in the same proportion as in the entire development.
 4. Highway Access. Each planned unit development shall be located on and have direct access to a major or secondary arterial or a collector street.
 5. Utilities. All utility lines necessary to serve the development shall be installed underground.
 6. Vehicular Access. The approved site plan shall indicate all vehicular access. In order to encourage inward orientation, increased living amenities, and variety and flexibility of parking areas, direct access to all dwelling units is not required. However, the planning director shall determine the property access system.
 7. Specific Plan. The project plans for a planned unit development may be adopted as a specific plan amendment to the general plan.
- D. Condominium Common Areas. Except for property dedicated to the City for inclusion within a public park, school site or park maintenance district, every owner of a dwelling unit or lot shall own as an appurtenance to such dwelling unit or lot, either an undivided interest in the common areas and facilities of the entire project or of the tract in which the ownership is located; or a share in the corporation, or voting membership in an association owning the common areas and facilities of the entire project or of the tract in which the ownership is located.
1. Management Agreement for Control and Maintenance of Common Areas. No lot or dwelling unit in the development shall be sold until a corporation, association, property owner's group or similar entity has been formed with the right to assess all the properties which are jointly owned with interests in the common areas and facilities in the entire development or in the tract which is a part of the entire development to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development or tract portion thereof. Such entity shall operate under recorded conditions, covenants and restrictions which shall include compulsory membership of all owners of lots and/or dwelling units, and flexibility of assessments to meet changing costs of maintenance, repairs, and services. The developer shall submit evidence of compliance with the requirement to the planning director. This condition shall not apply to land dedicated to the city and included in a park maintenance district or dedication to the city for other public purposes.
 2. Maintenance. The right to maintain the buildings and use the property for a residential planned unit development as indicated on the approved revised site plan shall continue in effect only so long as all of the mutually available features, such as recreational areas, community buildings, and landscaping, as well as the general appearance of the premises and buildings are all well maintained.
 3. Covenants.
 - a. The provisions of subsections (C)(1) and (C)(2) of this section shall be included in the conditions, covenants, and restrictions applying to the property, which are recorded in the office of the county recorder, and copies of said provisions shall be furnished to the individual purchasers of units in the development.

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- b. The provisions of subsections (C)(1) and (C)(2) of this section shall also be in each of the preliminary and final drafts of the conditions, covenants, and restrictions submitted to the real estate commissioner.
- E. Separate Lots. No portion of land within a residential planned unit development shall be divided in ownership unless it is first recorded as a separate lot on a recorded final tract or parcel map.
- F. Sale of Lots or Units. No dwelling unit or lot shall be sold or encumbered separately from an interest in the common areas and facilities in the development which shall be appurtenant to such dwelling unit or lot. No lot shall be sold or transferred in ownership from the other lots in the total development, unless all approved community buildings, structures, and recreational facilities for the total development, or approved phase thereof, have been completed, or completion is assured, to the satisfaction of the planning director.
- G. Nonconformities. All nonconformities existing prior to development of the project must be eliminated or alleviated to the satisfaction of the Planning Commission.

(Prior code § 060.06)

(Ord. No. 1204 , § 3(Exh. A.1), 7-26-23)

Chapter 17.60 DEVELOPMENT STANDARDS

17.60.010 Property development standards.

- A. Intent and Purpose. The following general development standards are set forth in order to assure that property in the various zones of the city will be developed in a uniform and orderly manner which will promote the public health, safety, comfort, convenience, and general welfare. These development requirements shall be in addition to the property development standards set forth in each zone. In addition, the design standards established for single-family residential development in Chapter 17.19 (Supplemental Standards for Single-Family Residential Development shall apply.
- B. Responsibility for Measurements. In measuring lot dimensions and other requirements, it shall be the responsibility of the property owner or his or her authorized agent to provide accurate dimensions and calculations. The submission of inaccurate dimensions or calculations which result in a lot or structure not complying with the requirements set forth in this chapter shall constitute a violation of this chapter, and any permits or approvals granted thereunder shall be void.
- C. Lot Widths. Lot widths in residential zones shall vary according to the size of the lot, and shall be determined per the zone-specific standards in Chapters 17.10 to 17.18 and Chapters 17.22 to 17.35).
- D. Yards.
1. Encroachments. Where yards are required in this chapter, they shall not be less in depth or width than the minimum dimensions specified in any part, and they shall be at every point open and unobstructed from the ground to the sky, except as follows:
 - a. Outside stairways, porches, or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet or into the required rear yard a distance not to exceed five feet.
 - b. Awnings, cornice trims, eaves, decks, railings, stoops, and landings, and similar architectural features may encroach two feet into a required front, side, or rear yard.
 2. Through Lot Regulations. On through lots either separating such lot from a public thoroughfare may be designated as the front lot line. In such cases the minimum rear yard shall be the average of the yards required on lots next adjoining.
 3. Fences, Walls in Yards. Fences or walls not exceeding six feet in height may occupy any portion of a side or rear yard. In a residential single-family zone, where any such fence or wall projects beyond the front yard line or setback toward the front property line it shall not be more than six feet in height if it is of wrought iron, or other such material; provided that such material does not obscure the view to the front lawn-yard through the fence.
 - a. Walls and low silhouette plants such as hedges, and other flora along front yard property lines must be approved by city staff and shall not be more than thirty (30) inches in height.
 - b. Fences and walls shall not extend beyond the property line.
 - c. Any front yard wall that obscures view to the front lawn shall not be more than six feet in height, built with a pedestrian entrance and subject to the following findings:
 1. The design of the fence or wall, including architectural style, materials, and colors, is compatible with the main dwelling.

2. The materials are of good and durable quality.

3. The design will not be detrimental to the health, safety and general welfare of the community in the vicinity of the project site.

- de.** There shall be no visual obstructions which would interfere with intersection visibility from a corner setback area. In the corner property radius area any fence shall not be more than six feet in height provided it does not cause visual obstruction. In the corner property radius area, visual obstructions are hereby defined as any wall, obstacle mature landscaping or thing allowed, installed, set out or maintained which obscures intersection visibility.
- ed.** Notwithstanding the above provisions, existing walls and fences shall be permitted to remain unless and until the property owner applies for a building permit to reconstruct, remodel or otherwise perform any construction activity upon the property; at such time any walls or fences shall be brought into compliance with subsections (D)(3)(a) through (c) of this section, as a condition of obtaining such building permit.
- fe.** In residential districts the use of razor, chain-link, or barbed wire is prohibited. Precision concrete block shall not be used unless exterior surfaces visible from the outside of the property are covered by stucco, paint, or texture coating as approved by the community development director.
- gf.** Maintenance. All walls and fences shall be continuously maintained in good repair. The property owner shall be provided thirty (30) days after receiving notice from the city to repair a wall or fence. The building official may grant an extension for the repair of the wall or fence.
4. Landscaping.
- a. Except where otherwise provided, required yards and setback areas shall be landscaped with lawn, trees, shrubs, or other plant materials and shall be permanently maintained in a neat and orderly manner as a condition to use. Decorative rock may be used for landscaping in a manner incidental and accessory to the required lawn, trees, shrubs, or other plant materials. Fountains, ponds, sculpture, planters, walkways, flagpoles for display of national, state, city or company ensigns only, light standards, and decorative screen-type walls, forty-two (42) inches or less in height, where an integral part of a landscaping scheme comprised primarily of plant materials are permitted. Entrance and exit drives and walks may be provided into parking areas. Said drives shall not exceed thirty (30) feet in width for each curb opening.
- b. Where walls are required between nonresidential and residential zones, no landscaping zones, no landscaping shall be required.
- c. Additional standards as established in zone-specific standards (Chapters 17.10 to 17.18 and Chapters 17.22 to 17.35) and Chapter 17.19 (Supplemental Standards for Single-Family Residential) also apply.
5. Measurement. The depth of all required yards which abut a street or highway shall be measured from the street or planned highway right-of-way line, as specified in Section 17.66.010 of this title.
- E. Distance Between Buildings. Encroachment into required distances between buildings are permitted as specified for encroachments into yards in subsection D of this section.
- F. Accessory Structures. The following regulations shall apply to accessory structures in residential zones:
1. Accessory structures detached from the main dwelling, may not occupy a required front yard, side yard, or corner side yard, except as provided herein.
 2. An accessory structure may occupy a required rear yard provided it is at least five feet from any interior property line, and a minimum of ten (10) feet from any street property line.

3. An accessory structure may be a maximum of fifteen (15) feet in height and no more than one story in height, or as provided by the specific zone standards.
4. An accessory structure in the rear yard is limited to a maximum size of four hundred (400) square feet or thirty (30) percent of the size of the main dwelling, whichever is greater. Interior partitions are not allowed within accessory structures. Kitchens and full bathrooms are not allowed inside of any accessory structure.
5. Except for side loaded garages, the wall planes or sides of an accessory structure must be a minimum of ten (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure. The corner of an accessory structure may be no closer than five feet from the corner of any other structure, provided the wall planes or sides of both structures comply with the distance requirements specified in this subsection.
6. Accessory structures on a site may not cover more than fifty (50) percent of the required rear yard setback area.
7. Pools and spas may encroach into any required side or rear yard provided they are at least five feet from any property line. Pools and spas may ~~not~~ occupy a required front yard subject to construction of a courtyard with front yard wall of six (6) feet in height and that the pool and spa is at least five feet from any property line.
8. Mechanical and pool equipment may ~~not~~ occupy a required front yard servicing a front yard pool or spa and located a minimum setback of three feet from any property line.
9. Mechanical and pool equipment may occupy a required side yard or corner side yard provided a minimum setback of three feet is provided from any property line.
10. Mechanical and pool equipment may occupy a required rear yard provided a minimum setback of twelve (12) inches is provided from any property line and provided a minimum distance of three feet is provided from any other structure.
11. On lots under seven thousand two hundred (7,200) square feet, an attached patio cover may encroach into a required rear yard provided a minimum setback of ten (10) feet is provided. On lots under six thousand five hundred (6,500) square feet, an attached patio cover may encroach into a required side yard or corner side yard provided a minimum setback of five feet is provided.
12. One freestanding arbor or trellis, up to twelve (12) feet in height and open on all sides, may encroach into a required front yard, provided no more than five percent of the required yard area is covered with the arbor or trellis.
13. Driveway Trellis: A trellis intended to serve as a canopy for parked vehicles on a single-family dwelling driveway within the required front yard setback shall comply with the following:
 - a. The maximum height of the structure may be up to twelve (12) feet and open on all sides.
 - b. May not exceed 60% of the total driveway area or 400 square feet in coverage area, whichever is less.
 - c. Must be setback at least five (5) feet from side property lines, and may not encroach into the public right of way.
 - d. The structure shall be constructed with materials that are consistent with the primary dwelling, including roofing materials and colors.
 - e. The structure should include features that enhance the visual appeal, such as decorative columns or trim, and must not detract from the neighborhood's character.
 - f. All structures must comply with local building codes.

g. If the structure falls into disrepair, the property owner must either repair or remove it to maintain neighborhood standards.

h. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to properties or improvements in the vicinity.

143. Carports may be allowed in a required rear yard of any single-family residential site provided they are accessible through an approved driveway that is at least eleven (11) feet clear in width. All vehicles parked in a carport must be architecturally screened from view to the street, and located behind an opaque metal gate at least six feet in height.
154. A detached garage or carport must be a minimum of twenty (20) feet from any street property line if front loading. Side-loaded garages may be twelve (12) feet from the street line. Carports must provide a minimum of ten (10) feet from any corner street line.
165. An attached carport accessed from the corner street must be at least fifteen (15) feet from the rear property line.

- G. Trailers Outside Camps. It shall be unlawful for any person to keep or maintain, or to permit to be placed, kept or maintained, any trailer coach being presently used or being intended for present use for human habitation upon any lot, piece or parcel of land within the city, except in a trailer camp or when all of the following regulations and conditions have been complied with:
1. Such trailer coach shall be kept or maintained at the rear of a private residential building, other than an apartment house or hotel.
 2. Such trailer coach shall not be placed closer than ten (10) feet to any building or closer than five feet to any property line other than a public street or alley line.
 3. Such trailer coach shall be used only for sleeping quarters, and none of the sanitary and cooking facilities in such trailer coach shall be used.
 4. Such trailer coach shall not be kept or maintained for sleeping purposes as permitted herein for more than three successive nights in any successive ninety (90) days.

~~H.—Accessory Dwelling Units.~~

- ~~1.—Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22. Notwithstanding any conflicting regulations in this title, the regulations in this subsection shall supersede and be applicable to the new construction of ADUs and JADUs, and the conversion of existing structures for said purpose, in the city's residential and agricultural zones.~~
- ~~2.—Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:~~
 - ~~a.—Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.~~
 - ~~b.—Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.~~
 - ~~c.—Considered in the application of any local ordinance, policy, or program to limit residential growth.~~
 - ~~d.—Required to correct a nonconforming zoning condition, as defined in subsection (3)(g) below.~~
- ~~3.—Definitions. As used in this section, terms are defined as follows:~~
 - ~~a.—"Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a~~

lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

- 1) — An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
 - 2) — A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
- b. — "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
- c. — "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
- d. — "Efficiency kitchen" means a kitchen that includes each of the following:
- 1) — A cooking facility with appliances.
 - 2) — A food preparation counter or counters that total a minimum of fifteen (15) square feet in area.
 - 3) — Food storage cabinets that total a minimum of thirty (30) square feet of shelf space.
- e. — "Junior accessory dwelling unit" or "JADU" means a residential unit that
- 1) — is no more than five hundred (500) square feet in size,
 - 2) — is contained entirely within an existing or proposed single-family structure,
 - 3) — includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and
 - 4) — includes an efficiency kitchen, as defined in subsection (3)(d) above.
- f. — "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- g. — "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- h. — "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- i. — "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- j. — "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- k. — "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
4. — Approvals. The following approvals apply to ADUs and JADUs under this section:
- a. — Building permit Only. If an ADU or JADU complies with each of the general requirements in subsection (e) below, it is allowed with only a building permit in the following scenarios:
 - 1) — Converted on Single-family Lot: Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

- (i) — Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to one hundred fifty (150) additional square feet if the expansion is limited to accommodating ingress and egress.
 - (ii) — Has exterior access that is independent of that for the single-family dwelling.
 - (iii) — Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
- 2) — Limited Detached on Single-family Lot: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (4)(a)(1) above, if the detached ADU satisfies the following limitations:
- (i) — The side and rear-yard setbacks are at least four feet.
 - (ii) — The total floor area is eight hundred (800) square feet or smaller.
 - (iii) — The peak height above grade is sixteen (16) feet or less.
- 3) — Converted on Multifamily Lot: Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to twenty-five (25) percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
- 4) — Limited Detached on Multifamily Lot: No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
- (i) — The side and rear-yard setbacks are at least four feet.
 - (ii) — The total floor area is eight hundred (800) square feet or smaller.
- b. — ADU Permit:
- 1) — Except as allowed under subsection (d)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (e) and (f) below.
 - 2) — The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU permit processing fee is determined by the planning director and approved by the city council by resolution.
- c. — Process and Timing:
- 1) — An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
 - 2) — The city must act on an application to create an ADU or JADU within sixty (60) days from the date that the city receives a completed application, unless either:
 - (i) — The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
 - (ii) — In the case of a JADU and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the

JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.

5. ~~General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections (4)(a) or (4)(b) above:~~
- a. ~~Zoning.~~
- 1) ~~An ADU or JADU subject only to a building permit under subsection (4)(a) above may be created on a lot in a residential or mixed-use zone.~~
 - 2) ~~An ADU or JADU subject to an ADU permit under subsection (4)(b) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.~~
- b. ~~Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.~~
- c. ~~Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.~~
- d. ~~No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).~~
- e. ~~Septic System. If the ADU or JADU will connect to an onsite water treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten (10) years.~~
- f. ~~Owner Occupancy.~~
- 1) ~~All ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.~~
 - 2) ~~An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.~~
 - 3) ~~All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.~~
 - 4) ~~All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.~~
- g. ~~Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the planning director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:~~
- 1) ~~The ADU or JADU may not be sold separately from the primary dwelling.~~
 - 2) ~~The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.~~
 - 3) ~~The deed restriction runs with the land and may be enforced against future property owners.~~

- 4) — The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the ADU or JADU has in fact been eliminated. The director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.
- 5) — The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.
6. — Specific ADU Requirements. The following requirements apply only to ADUs that require an ADU permit under subsection (4)(b) above.
- a. — Maximum Size.
- 1) — The maximum size of a detached or attached ADU subject to this subsection (6) is eight hundred fifty (850) square feet for a studio or one-bedroom unit and one thousand (1,000) square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
 - 2) — An attached ADU that is created on a lot with an existing primary dwelling is further limited to fifty (50) percent of the floor area of the existing primary dwelling.
 - 3) — Application of other development standards in this subsection (6), such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, or open-space requirements may require the ADU to be less than eight hundred (800) square feet.
- b. — Floor Area Ratio (FAR). No ADU subject to this subsection (6) may cause the total FAR of the lot to exceed forty five (45) percent, subject to subsection (6)(a)(3).
- c. — Lot Coverage. No ADU subject to this subsection (6) may cause the total lot coverage of the lot to exceed fifty (50) percent, subject to subsection (6)(a)(3).
- d. — Minimum Open Space. No ADU subject to this subsection (6) may cause the total percentage of open space of the lot to fall below fifty (50) percent, subject to subsection (6)(a)(3) above.
- e. — Height.
- 1) — A single-story attached or detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure.
 - 2) — A second-story or two-story attached ADU may not exceed the height of the primary dwelling.
 - 3) — A detached ADU may not exceed one story.
- f. — Passageway. No passageway, as defined by subsection (c)(8) above, is required for an ADU.
- g. — Parking.
- 1) — Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above. The

parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above.

2) — Exceptions. No parking under subsection (6)(g)(1) is required in the following situations:

- (i) — The ADU is located within one-half mile walking distance of public transit, as defined in subsection (3)(j) above.
- (ii) — The ADU is located within an architecturally and historically significant historic district.
- (iii) — The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (4)(a)(1) above.
- (iv) — When on-street parking permits are required but not offered to the occupant of the ADU.
- (v) — When there is an established car share vehicle stop located within one block of the ADU.

3) — No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

h. — Architectural Requirements.

- 1) — Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling.
- 2) — The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
- 3) — The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
- 4) — The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public right-of-way.
- 5) — The interior horizontal dimensions of an ADU must be at least ten (10) feet wide in every direction, with a minimum interior wall height of seven feet.
- 6) — Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

i. — Landscape Requirements:

- 1) — Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:
 - a) — At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every ten (10) linear feet of exterior wall.
 - b) — For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, for a ground-level ADU, a solid fence of at least six feet in height may be installed.

c) ~~For a second-story ADU, plant specimens must be at least twelve (12) feet tall when installed.~~

2) ~~All landscaping must be desert-friendly and water-efficient plantings and irrigation systems.~~

7. ~~Fees.~~

a. ~~Impact Fees.~~

1) ~~No impact fee is required for an ADU that is less than seven hundred fifty (750) square feet in size.~~

2) ~~Any impact fee that is required for an ADU that is seven hundred fifty (750) square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.~~

b. ~~Utility Fees.~~

1) ~~Converted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADU or JADU is constructed with a new single-family home.~~

8. ~~Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections (1) through (7)(b) of this section may be allowed by the city with a conditional use permit, in accordance with Chapter 17.74 of this title.~~

(Ord. 984 § 1, 2007; prior code § 070.07)

(Ord. No. 1075, §§ 10, 11, 6-10-15; Ord. No. 1150, Exh. A, 12-11-19; Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

Chapter 17.70 ADMINISTRATION GENERALLY

17.70.010 Public agencies.

There are various agencies and public officers concerned with the administration and implementation of this chapter. Their powers, duties and procedural rules are described more fully in this code and in the policy statements of the respective departments themselves. To lessen the public's need to search all these sources, the following sections relate to the principal statements and functions of those agencies and persons, with respect to this chapter.

(Prior code § 080.01)

17.70.020 City planning commission.

- A. Authority—General. The city planning commission shall advise and recommend to the city council, planning director, municipal departments and agencies with respect to city planning and related activities and legislation. On matters of policy, it shall direct and supervise the planning director in the execution of his or her various powers and duties. It shall perform such other functions as are set forth elsewhere in Chapters 2.32 through 2.40 and Chapter 2.48 of this code, or as specified by ordinance.
- B. The planning commission shall have and exercise the following powers:
 - 1. To review and determine appeals where it is alleged there is error or abuse of discretion in any order, requirement, decision, interpretation or other determination made by the zoning administrator.
 - 2. To review and determine such other appeals as may be delegated to it by ordinance.
- C. Authority—Specific. The planning commission has original jurisdiction over the following procedures:
 - 1. Amendment to change the text of the ordinance.
 - 2. Change or establishment of zones.
 - 3. Zone boundary adjustments.
 - 4. Change or establishment of combination districts.
 - 5. Change or establishment of planned street lines and building lines.
 - 6. Uses and structures permitted subject to conditional use permit by the planning commission.
 - 7. Referrals—Land for public use or disposal.
 - 8. General plan approval or amendments to the general plan.
 - 9. Attachment or removal of temporary classifications, (e.g. "T", Tentative Improvement.)
 - 10. Review of plans subject to architectural review, except as provided in Section 17.16.020, 17.16.030, and 17.56.010(J)f regarding director reviews.
- D. Reserved.

(Prior code § 080.02)

(Ord. No. 1075, § 12, 6-10-15)

17.70.030 Planning director.

The planning director under the direction of the city manager, shall have the following powers and duties, subject to supervision and direction by the city council and planning commission as to matters of policy:

- A. He or she shall prepare the general plan of the city and any extensions and modifications thereto.
- B. He or she shall prepare all proposed zoning regulations and requirements, including the necessary districts or zones in connection therewith, and he shall prepare all maps, charts and diagrams which may be necessary or advisable in the making of such zoning regulations.
- C. He or she shall make investigations and report on the design and improvements of all proposed divisions of land.
- D. He or she shall investigate and make recommendations upon applications for those conditional use permits specified by ordinance for their jurisdiction or any similar administrative determination required by this chapter.
- E. Subject to the provisions of this chapter, he or she shall investigate and make a recommendation upon applications for variances from the regulations and requirements of the chapter.
- F. He or she shall determine, pursuant to procedures and limitations provided in this chapter, the proper classification of those uses not specifically listed in such ordinance.
- G. He or she may adopt such rules as deemed necessary to carry out this Title and which are not in conflict or inconsistent therewith.
- H. He or she may determine by interpretation the status and conditions of nonconformities, or may permit minor extensions under site plan approval or under certain conditions and limitations.
- I. He or she shall have such additional powers and duties as may be imposed upon him by ordinance, or as may be assigned by the city manager.

(Prior code § 080.03)

(Ord. No. 1087, § 1, 5-25-16)

17.70.040 Reserved.

Editor's note(s)—Ord. No. 1087, § 2, adopted May 25, 2016, repealed former § 17.70.040 in its entirety which pertained to the office of zoning administration and derived from prior code, § 080.04.

17.70.050 General rules for processing applications.

- A. Initiation. Applications to initiate consideration of planning and zoning matters may be made by a variety of persons or agencies, such as owners, bona fide lessees, the city planning commission or the city council. The specific types of are listed under the applicable procedures.
- B. Applications—Form and Content.
 1. Applications shall be made on a form prepared by the agency having jurisdiction. Additional verified information may also be required in accordance with provisions of this chapter and rules established by the authorized agency.
 2. Applications shall be filed in person at the public counter of the department and must include payment of required filing fees.

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- C. Applications—Required Plan or Maps.
1. Applications may require inclusion of a zoning and land use map plus a verified list of property owners that are shown upon the records of the county assessor to be within the area of required notification. Specific requirements shall be as shown on the application and the requirements of notification.
 2. Sets of plot plans of the property and tentative plans for any proposed building construction or structural changes may also be required. Photographs and other descriptive material are generally recommended.
- D. Withdrawal of Application. Any applicant may withdraw an application at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be held, after which the withdrawal in writing of the application may be approved. If the withdrawal is accepted, the application shall be deemed null and void.
- E. Public Hearings.
1. A public hearing is a session to receive original evidence or testimony on applications regulated by this chapter. These, when required, are held by the planning commission or city council, depending on the type of case involved.
 2. The planning commission and city council meet in regularly scheduled sessions to discuss and rule on planning and zoning matters. At these public meetings, they may hear original evidence or testimony on applications where permitted or not prohibited by this chapter. In such cases, the meeting is also a public hearing.
 3. Public hearings on matters under planning commission jurisdiction are generally conducted by a member of the planning department staff who shall investigate and prepare a report for the commission. The commission may conduct the public hearing if it so elects.
- F. Notification of Public Hearing. A public hearing shall require notification of the time, place and purpose of the hearing in one or more of the ways listed below and as noted by reference under the specific procedure. Written notice provided in the ways listed below shall be provided in English and Spanish, or in such other language as may be required by law. Failure to provide written notice in any language other than English shall not affect the validity of any notice provided hereunder.
1. Newspaper. by at least one publication in a newspaper of general circulation in the city not less than ten (10) days prior to the date of the hearing.
 2. Written Notice to Applicant and Surrounding Owners. By mailing written notice not less than twelve (12) days prior to the date of such hearing to the applicant and owners of all property within a three hundred-foot radius from the subject property. However, in the case of wireless communication facility applications under Chapter 17.86, the radius shall be five hundred (500) feet. Where seventy-five (75) percent or more of the property within the three hundred-foot or five hundred-foot radius is owned by the applicant, or is in public ownership, notification shall include all adjacent property owners.
 3. Written Notice to Applicant and Adjacent Property Owners. By mailing written notice not less than twelve (12) days prior to the date of such hearing to the applicant and adjacent property owners or other persons on request.
 4. Written Notice for Applications Governing Public Facilities. By written notice to the applicant not less than twelve (12) days prior to the date of such hearing. Additional notice to adjacent or surrounding residents is at the option of the agency having jurisdiction.
 5. Posting. Posting of notification may be required for building line and planned street line procedures or for other cases at the discretion of the responsible agency. Upon written request of the agency having jurisdiction, an agent of the superintendent of public works shall post notices of public hearings not

less than twelve (12) days before the event. At least three notices, not more than three hundred (300) feet apart, shall be posted in front of each block or part of a block affected by the public hearing.

6. Notification of Subsequent Hearings. Notice of subsequent public hearings may be given at each preceding meeting, but additional written notice is not required.
- G. Combined Procedures. The planning commission may hear or consider simultaneously multiple proposals for any matter under its jurisdiction if the procedural questions refer to the same property or to adjoining property under the same ownership.
1. If in such cases, only one notification of public hearing need be given concerning the proposals and all matters may be considered at one public hearing.
 2. The property owners to be notified shall be the same ones that would be notified if each procedure was handled separately. Where time limits differ, the longer time periods shall govern.
 3. If the planning commission approves either or all of the proposals under consideration, a recommendation or ordinance in conformity therewith shall be presented to the city council for required action or adoption concurrently.
 4. The city council may also hear or consider simultaneously multiple proposals for any matter under its jurisdiction, if the procedural questions refer to the same property or to adjoining property under the same ownership. It is subject to rules of notification similar to those of the planning commission, where applicable.
- H. Procedure for Conduct and Recordation of Public Hearing. Whenever a public hearing is conducted to receive original evidence or testimony, a written report and summary of the pertinent points presented at the hearing or a written determination, where applicable, shall be prepared by the person conducting the hearing.
1. Oaths. All testimony and statements of fact received at public hearings may be under oath.

(Prior code § 080.20)

(Ord. No. 1026, § 4, 1-12-11; Ord. No. 1176, § 2, 4-28-21)

17.70.060 Recommendations and determinations.

- A. Findings. Each recommendation or determination shall be supported by written findings showing specifically how the recommendation or determination meets the criteria and requirements set forth in this chapter.
- B. Record and Notice of Determination. The written findings and determination shall be attached to the file. A copy of the determination shall be mailed or delivered to the applicant, and where applicable to the building department. Additional copies may be sent to other interested parties on request.

(Prior code § 080.21)

17.70.070 Failure to act—Definition.

Failure to act by the planning commission within the specified time periods shall include a tie vote, inability to obtain a quorum, inability to obtain three concurring votes, nonperformance, or refusal to take action.

(Prior code § 080.22)

17.70.080 Appeals.

- A. Procedure—Appeal.
1. An appeal shall stay all proceedings in furtherance of the action appealed from, pending its determination.
 2. Before granting an appeal in whole or in part, the appeal body shall make written findings. First, setting forth specifically wherein there was error or abuse of discretion in the original determination; and secondly, making those findings required to support any new or revised determination of the matter. A determination on appeal shall be a de novo hearing based upon the evidence and testimony introduced at any previous hearing or hearings and the subsequent record, findings and recommendations or determinations.
 3. If the appeal body fails to render a decision, the prior decision made at the lower level shall be the final decision.
- B. Time Limit—Applicant's Filing of Appeal. Any valid appeal shall be filed by the applicant within fifteen (15) days after the date on which ~~notice of the determination was mailed~~ the decision being appealed was rendered, except that when the final day for filing an appeal falls on a Saturday, Sunday or legal holiday, the time for filing such appeal shall be extended to the close of business on the next succeeding working day. ~~Mailing of notice shall be as expeditious as practicable.~~
- C. "Call-Up Appeal Procedure. Not later than fifteen (15) days after the date on which ~~notice of the determination was mailed~~ the decision being appealed was rendered, the City Council or Planning Commission may "call-up" an action and decide to hear it on appeal, if it is the next direct level of appeal for a particular matter. "Calling-up" an action for appeal shall not require an application from the applicant, but shall require the written direction of at least two members of the city council or planning commission, whichever is applicable. Upon receipt of such written direction, staff shall process the appeal in the same way as an applicant-filed appeal.

(Prior code § 080.23)

(Ord. No. 1087, § 3, 5-25-16)

17.70.090 Calculation of time limit periods.

For the purpose of determining time limits applicable to procedures for appeal or transfers of jurisdiction, the last day of the prescribed period for filing the appeal or request shall be considered to be the first day of the proceedings.

(Prior code § 080.24)

17.70.100 Conformance to general plan.

- A. All matters governed by this chapter shall substantially conform to the purposes, intent or provisions of the general plan. If any action of the planning commission or city council does not conform to the general plan, the recommendations and findings of the commission or council must contain valid reasons based upon sound planning and zoning principles and practices, for not conforming therewith.
- B. Proposed zone changes have considerable potential influence on the effectuation of the general plan. Any recommendations for such changes if found to be not in conformance with the general plan and its phasing,

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should not be permitted unless it is also found in writing wherein the general plan is in error or in need of change.

- C. Long-Term Zone Districts—Conservation. To ensure the effectuation of the general plan, the city council may designate by ordinance, following recommendations by the planning commission, specific areas of the city where changes of zone from one classification to another classification of greater intensity shall not be permitted for a period of at least twenty (20) years. Such districts shall be subject to review at the call of the city council, every five years.

(Prior code § 080.25)

17.70.110 Zoning of annexed or unzoned areas.

- A. All land or territory annexed to the city after the effective date of the ordinance codified in this chapter shall be immediately classified in the ~~RA-ET~~ zone unless the city council specifically determines otherwise by ordinance. The council may establish specific zoning by ordinance for land or territory to be annexed. Such an ordinance may be adopted concurrently with the annexation. Unless such specific zoning is established by ordinance, the zoning map shall be amended so as to indicate what land or territory is annexed as ~~RA-ET~~, without additional proceedings.
- B. Any land or territory in the city which is not indicated on the zoning map as being in any zone, shall be construed as being classified in the same zone as that existing on the side of the street opposite said land or territory, and the zoning map is amended to indicate said zone without additional procedure.
- C. Where uncertainty exists as to the zone indicated on the map, such zone shall be determined by the planning commission by written decision.

(Prior code § 080.26)

17.70.120 Minor modifications.

- A. ~~Notwithstanding any provision of this Chapter 17.70 or Chapter 17.76 to the contrary, when the strict application of the zoning code results in practical difficulties or unnecessary hardships with respect to a particular piece of property which is not enjoying the privileges commonly enjoyed by other properties in the same vicinity and zone, where there are unique circumstances applicable to the site that merit some relief from zoning development standards and the deviation does not create an adverse impact on the surrounding neighborhood, and when it is in the public interest, the planning director may consider and render decisions on minor modifications in the provisions of this title, limited to the items listed below. No publishing, posting or mailing of notice is required, nor is a public hearing required. A minor modification permit is to provide for minor deviations from specific development standards of any zoning district.~~
- B. Applicability. A minor modification permit may be approved by the planning director for deviations from a numerical development standards of any zoning district of up to ten percent (10%). Up to four (4) modifications per parcel shall be allowed.
1. ~~Reduction of minimum lot area and/or lot dimensions, by not more than twelve (12) percent for up to twenty (20) percent of the lots in a subdivision. However, such modifications are not permitted for lot area in the R-O 6000 zone, and the dwelling unit on such a lot shall meet all setback and coverage requirements.~~
 2. ~~Reduction in front, side or rear yard setback by not greater than ten percent of code required minimum.~~

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3. — Increase in fence height not greater than ten percent above code-required maximum.
4. — Reduction in required off-street parking, by not greater than five percent of code-required minimum.
5. — Increase in building height not greater than five percent above code-required maximum.
6. — Modification of allowable sign area not greater than ten percent above Code-required maximum.
7. — Modification of allowable paving and hardscape in the front yard of residential zones not greater than ten percent above code-required maximum.
8. — Modification of allowable size of accessory structure not greater than ten percent above code-required maximum, and minimum distance between accessory structures and other buildings not greater than ten percent of code-required minimum, in the residential zones.

C. Approving authority. Minor modifications shall be administratively reviewed by the planning director unless combined with another application which requires approval by the planning commission or city council. The director shall, not later than sixty (60) days from receipt of a complete application, render a decision and prepare written findings as to whether the minor modification meets the criteria of this section and notify the applicant by first class mail. ~~The director may deny, approve or approve the minor modification with conditions to protect the surrounding area.~~

D. Required Findings. The following findings shall be made by the decision-making authority prior to approval of a minor modification permit:

1. The proposed project will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan.
2. The proposed project complies with the zoning regulations.
3. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.
4. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to properties or improvements in the vicinity.
5. The proposed project is 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.

E. Appeals. Appeals to decision of minor modifications shall be reviewed pursuant to Section 17.70.080.

~~The director shall, not later than sixty (60) days from receipt of a complete application, render a decision and prepare written findings as to whether the minor modification meets the criteria of this section and notify the applicant by first class mail. The director may deny, approve or approve the minor modification with conditions to protect the surrounding area.~~

(Prior code § 080.65)

(Ord. No. 1087, § 4, 5-25-16)

Chapter 17.72 ARCHITECTURAL REVIEW

17.72.010 Architectural review.

- A. Intent and Purpose. To provide flexibility in the placement and interrelationship of structures and uses subject to architectural review; to provide for the implementation of sound site plan design concepts while maintaining the overall intensity of land use and density of population; to review the site plan of those uses which are not intrinsically objectionable to the predominant use category of the district, but which have inherent characteristics which, if not properly handled, have potentials for becoming detrimental to the health, safety, or general welfare of the public, or to neighboring land uses; to determine whether or not a proposed development will properly comply with the architectural guidelines of the city and the provisions and development standards required by this chapter or as prescribed by the planning director, or other authorized agent; to improve the quality of development and to provide a mechanism whereby the city can insure well-designed development.
- B. Submission of Site Plan. Any use, development of land, structure, building or modification of standards requiring the submission of a site plan for architectural review shall not be established, modified or otherwise altered. No certificate of occupancy shall be issued until all of the requirements of this section have been met. Continued conformance with such a plan and such requirements shall be a condition of any certificate of occupancy.
- C. Required Plans or Documents.
 - 1. A site plan for any use, development of land, structure, building or modification of standards that involves architectural review.
 - 2. Such other forms or documents as are necessary to determine compliance with the provisions of this chapter or any conditions that the planning director or planning commission may impose in granting an approval of the requested use, development or modification.
- D. Application Forms.
 - 1. The planning director shall prescribe the form for applications and site plans, and the information to be included in the required site plan for architectural review.
- E. Required Information. Applications involving architectural review shall contain site plans as set forth in Section 17.62.010.
 - 1. Projects Subject to Pre-Application Review. All projects subject to pre-application review, pursuant to Section 17.77.020, shall complete the pre-application review process prior to submitting a formal development application. A copy of the pre-application review written report shall be submitted along with the application for architectural review.
- F. Approving Authority and Basis for Approval of Architectural Review.
 - 1. The director shall be the decision-making authority for the following projects:
 - a. For Architectural Review involving (i) Not more than threeNew single family residences not exceeding three total units pursuant to Section 17.16.030(C) and new one-family and two-family dwelling units pursuant to Section 17.18.030F1 (ii)
 - b. Five hundred (500) square feet of new multifamily residential square footage or less ~~or (iii)~~

~~c. New two thousand (2,000) square feet of new commercial/industrial projects of no more than two thousand (2,000) square feet. Notage or less, the planning director shall be the reviewing and approval authority. For all other architectural review, the planning commission shall be the approving authority.~~

~~d. New building construction, remodels, and landscape plans within an approved specific plan with architectural design standards.~~

~~2. The planning commission shall be the approving authority for all other architectural review.~~

~~32. Development to comply with provisions of this chapter. Every use, development of land and application of development standards shall take place in compliance with all applicable provisions of this chapter.~~

~~43. Compatibility with neighboring property. 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, insure 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.~~

G. *Reserved.*

H. Action Upon Site Plans. The planning director or planning commission, whichever is applicable, acting upon any site plans offered for review as provided in this chapter, shall either:

1. Approve; or,
2. Approve with modification and conditions; or,
3. Disapprove the proposed site plan, development or modification as requested in the application.

~~I. Findings. Each determination granting architectural review approval shall be supported by written findings of fact showing how the determination meets the following criteria and requirements:~~

- ~~1. The proposed project is consistent with the General Plan;~~
- ~~2. The proposed project complies with zoning regulations;~~
- ~~3. The proposed project is consistent with the City's Design Guidelines;~~
- ~~4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity; and~~
- ~~5. The proposed project is 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.†~~

~~J. Notice of Action on a Site Plan.~~

- ~~1. Notification to the Applicant. The planning director shall notify the applicant by mail of the action taken on the application.~~
- ~~2. Appeal. In the event the applicant does not agree with the action taken on a site plan by the planning director or planning commission, he may appeal such decision (to the planning commission if a decision of the planning director, and to the city council if a decision of the planning commission). Such appeal shall be filed within fifteen (15) days after the date on which the determination was mailed. The decision of the city council shall be final.~~

~~KJ. Expiration of Architectural Approval.~~

1. Architectural approval shall expire two (2) years from approval unless the applicant has: obtained a building permit; paid all applicable fees; commenced construction; and is diligently pursuing completion. A cessation of construction for a period of more than thirty (30) consecutive days shall be presumed to be nondiligent.
2. The architectural review approval that has been granted, but not been exercised within two years, may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed with the planning director at least ten (10) days prior to one two years after the effective date of the architectural review approval. The original approving authority for the architectural review (planning director or planning commission) shall render a decision regarding an extension. In the event that the planning director or planning commission acts to grant a time extension for the architectural approval, the planning director or planning commission may impose any reasonable conditions on the architectural approval as a condition of its renewal. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning director or planning commission shall deny the time extension request.
3. The criteria for granting a two year extension are:
 - a. No significant change has occurred in the surrounding neighborhood;
 - b. The project conforms to existing and any new building and zone requirements;
 - c. A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration; and
 - d. The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.
4. The planning director or planning commission shall grant the extension if good cause is set forth in the application.

(Ord. 1004-(2) § 3, 2008; prior code § 080.10)

(Ord. No. 1195, § 14, 7-27-22)

Chapter 17.76 VARIANCES

17.76.010 Variances.

- A. Intent and Purpose. To prevent or to lessen practical difficulties and unnecessary physical hardships; to remedy disparity of privilege, nor to permit a use substantially inconsistent with the limitation upon other properties in the same zone and vicinity, nor to grant relief from self-imposed hardships.
- B. Definition—Variances. "Variances" are adjustments in the application of this chapter to avoid practical difficulties and unnecessary hardships with respect to a particular piece of property which is not enjoying the privileges commonly enjoyed by other properties in the same vicinity and zone. A practical difficulty or unnecessary physical hardship may result from the size, shape or dimensions of a site, or because of the location of existing structures on the site, or from setbacks or building lines, or from geographic, topographic or other physical conditions on the site or in the immediate vicinity.
- C. Authority of the Director. Subject to the provisions of this chapter, the planning director shall investigate and either make a recommendation or render a decision supported by findings on applications for variances as follows:
 - 1. Major Variances from Development Standards. The planning director may recommend to the planning commission variances from the following development standards: fences and walls, site area, width, frontage, depth, coverage, floor area ratio, yards, height of structures, distance between structures and off-street parking and loading facilities, signs and enclosures or screening.
 - 2. Variances from industrial performance standards not permitted.
 - 3. Minor ~~Variances/~~Modifications from Land Use Standards. The planning director may grant minor ~~variances/~~modifications from certain land use standards pursuant to Section 17.70.120 of this title.
 - 4. Use Variances. A variance which could essentially permit a change to a use not permitted by the district regulations controlling the applicant's property shall not be permitted.
- D. Initiation. Owners or bona fide lessees of the affected property.
- E. Public Hearing—Notification. Public hearings for major variances (those not subject to Subsection (C)(3)) are required. Notification shall be given in accordance with Section 17.70.050(F).

(Prior code § 080.60)

(Ord. No. 1087, § 7, 5-25-16)

17.76.020 Determinations.

- A. Types of Determinations. The planning commission shall consider the reports, recommendations, and any evidence presented, and its determination may take the following forms:
 - 1. Approval of the application as filed or amended.
 - 2. Modification of the Application. Determination may include granting of a change other than that requested, but any such change must be of equal or lesser intensity than that originally requested.
 - 3. Disapproval of the application.

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4. Action postponed. (Time extension agreed to if necessary.)
 5. Failure to act.
- B. Findings. Each determination granting a variance shall be supported by written findings of fact showing specifically how the determination meets the following criteria and requirements:
1. That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter;
 2. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity;
 3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;
 4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located, and;
 5. That the granting of the variance will not adversely effect any element of the general plan.
- C. Conditions. In granting the permissible variance, the commission may attach such additional conditions and safeguards as are deemed necessary to protect the surrounding area including, but not limited to the following:
1. Requirement of yards greater than the minimum required by this chapter.
 2. Requirement of screening of parking, recreation or storage areas or other portions of the subject property from adjoining premises or from any street by walls, fences, plantings or other devices.
 3. Modification of the exterior features or appearance of any structure where necessary to preserve property values.
 4. Limitation of size and extent of facilities, machine capacity, number of employees or occupants, and method or times of operation.
 5. Regulation of number, design and location of access drives or other traffic features.
 6. Requirement of off-street parking or other special features beyond the minimum required by this chapter or applicable codes or regulations.
 7. Utilities.
 8. Control of location, number, color, size, height, lighting and landscaping of signs and structures as related to traffic hazards and appearance in harmony with surrounding development and community.
 9. Maintenance of the grounds, landscaping and irrigation system.
 10. Regulation of noise, vibration, odors and other similar performance standards.
 11. A time period within which the proposed variance shall be utilized plus any specified period for the life of the variance.
 12. A bond or deposit of money for completion of street improvements and other facilities or to guarantee the change or removal of any designated use or structure within a specified period of time, to assure faithful performance on the part of the applicant.

13. Regulation of fences and/or walls shall pertain to the height thereof, materials used and visibility through and around said fence and walls.
- D. Time Limits—Determination. The commission shall make determination within sixty (60) days of the filing date or such longer period up to an additional sixty (60) days as may be mutually agreed upon in writing between the commission and the applicant.
- E. Effective Date—No Appeal Filed.
1. If no appeal is filed, the determination of the commission shall become effective upon the close of the appeal filing period (fifteen (15) days).
 2. If an appeal is filed, see Section 17.70.070.
 3. If the commission fails to act on the matter, see Section 17.70.070.

(Prior code § 080.61)

17.76.030 Transfer of jurisdiction.

- A. Commission Fails to Act. If the commission fails to act within the sixty-day prescribed time period or after any authorized extension period, the applicant may file a request for transfer of jurisdiction. The request shall be filed by mail, or at the public counter of the department within ten (10) days from the expiration of the authorized time period. The commission shall forward the application, with the file and any relevant information to the council for determination of the original application. If the applicant fails to file a request for transfer of jurisdiction, the original application shall be deemed denied and is not subject to appeal.
- B. Procedure—Transfer of Jurisdiction. When a matter is transferred the council shall be governed by the same procedural and time requirements as apply to an original proceeding. When the council assumes jurisdiction, the commission shall lose jurisdiction in the matter. The director shall make such investigations and furnish such reports as the council may request. However, the matter may be remanded by the council in which case the commission shall regain jurisdiction. If the file is remanded, the time period shall not exceed that allowed to the council on transfer. If after a remand and expiration of the time specified, the commission still fails to act, the original application shall be deemed denied and is not subject to appeal.
- C. Council Fails to Act. If the council fails to act on a variance application transferred to it, the original application shall be deemed denied and no appeal may be taken.
- D. Effective Date—Transfer of Jurisdiction.
1. If the case was determined by the commission on remand and there was no appeal, decision is effective on the expiration of the appeal filing period (fifteen (15) days).
 2. If the case was determined by the council, its decision is final ~~on the date of mailing of its determination and finding~~ the date the decision was rendered to the applicant.

(Prior code § 080.62)

17.76.040 Appeals to the council.

- A. Appellants. An appeal may be filed by the applicant, by any person aggrieved, or by any officer, board, department or bureau of the city.
- B. Procedure—Appeal.
1. When an appeal is filed, the commission shall transmit its record of the matter to the council.

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2. If the original applicant or the appellant wishes to offer into the proceedings any new evidence or testimony, a written summary stating why such evidence or testimony could not have been presented during the original consideration shall be filed. If the council determines that such evidence could not reasonably have been presented earlier and is of such nature as might reasonably have led to a different determination, the matter shall be remanded to the commission. The commission shall reopen the matter and make a determination before expiration of the time period allotted to the council.
 3. If the planning commission fails to act on remand after appeal, the matter is deemed denied and is not subject to further appeal.
- C. Time Limit—Council Action. The council shall act on appeals concerning variances within sixty (60) days or within such extended period of time up to an additional sixty (60) days, as may be mutually agreed upon by the applicant or the appellant and the council.
- D. Council Failure to Act on Appeal. If the council fails to act on an appeal concerning variances within the time limit specified, the action of the planning commission on the matter shall be final.
- E. Effective Date—Appeal.
1. A determination by the council on appeals concerning variances shall become effective on the date ~~of mailing of the council's determination~~ the decision was rendered.
 2. A determination by the commission on remand is not subject to appeal and shall become effective on the date ~~of mailing of the determination~~ the decision was rendered.

(Prior code § 080.63)

17.76.050 Post-determination procedures.

- A. Expiration of Variance.
1. A variance shall expire and shall become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is filed and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
 2. A variance that has not been exercised may be renewed for an additional period of one year if an application stating reasons for renewal is made prior to one year after the effective date of the variance.
- B. Revocation of Variance. A variance that has been exercised may be revoked by the commission if one or more conditions are not complied with. An appeal from the commission's decision to revoke a variance may be taken to the council, subject to provisions of Section 17.76.030. The council's decision is final.
- C. Permits—Building Department. Upon the effective date of any variance authorization and subject to all conditions thereof, the building department may issue permits.
- D. Variances Granted Prior to Effective Date.
1. All use variances granted and exercised prior to the effective date of this chapter, plus subsequent amendments, may be continued provided no new structure is erected, no existing structure is enlarged and no existing use is extended.
 2. If any use variance granted prior to the effective date of this chapter has never been exercised or if once exercised and the use or development authorized has been discontinued or removed from the premises for a period of at least six months, such variance shall no longer be of any force and effect, and, the respective ordinance granting such variance is repealed.

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- E. Change of Conditions and Minor Extensions. A subsequent change in the conditions of a variance which has been granted by the commission may be authorized by the planning director without a hearing, provided the change does not increase the density, nor decrease the number of parking stalls, nor substantially alter the intensity of operation beyond what was originally approved by the commission.
 - F. Reapplication—Variance. At least one year shall have elapsed since the effective date of disapproval of the application or revocation of variance before filing a new application seeking substantially the same variance for any of the same property.

(Prior code § 080.64)

(Ord. No. 1087, § 8, 5-25-16)