



Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 20, 2020
6:00 PM

NOTICE IS HEREBY GIVEN THAT:

1. Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location. You may submit your public comments to the Planning Commission electronically.

Material may be emailed to LLopez@coachella.org and ybecerril@coachella.org.

Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record. You may provide telephonic comments by calling the Planning Department at (760)-398-3102 no later than 4:00 p.m. to be added to the public comment queue. At the appropriate time, you will be called so that you may provide your public testimony to the Planning Commission.

The public shall have access to watch the meeting live using this link online:

https://www.youtube.com/channel/UCKPuWs9D2BbIIWtIpHU_X0A/

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. Minutes PC Meeting April 15th, 2020.

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:

2. Consideration to add a street name for a new public loop street to be created for Lot Line Adjustment No. 2018-02 at the Pueblo Viejo Villas Transit-Oriented Development Site. City-Initiated.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Resolution No. PC2020-05 and Resolution No. PC2020-06 approving Conditional Use Permit 320 and Variance No. 20-01 regarding the “Ink Devotion” Tattoo Studio located at 48-975 Grapefruit Boulevard, Suite #4.

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection in the
Planning 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



Coachella Civic Center, Hearing Room
53-990 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 15, 2020
6:00 PM

NOTICE IS HEREBY GIVEN THAT:

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CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:02 p.m. in the Coachella Permit Center at by Chair Soliz.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chair Soliz.

ROLL CALL:

Present: Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz, Alternate Commissioner Leal.

Absent: Commissioner Gonzalez

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.”

Motion to Approve the Agenda was made by Chair Soliz then approved unanimously via a voice vote by the Planning Commission.

APPROVAL OF THE MINUTES:

Planning Commission Minutes for the Meeting of March 18th, 2020.

Motion to approve the Minutes for the March 18th, 2020 Planning Commission Meeting.

Made by: Commissioner Huazano.

Second by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz, Alternate Commissioner Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

Commissioner Gonzalez entered the dais at 6:09 p.m. At which point Alternate Commissioner Leal stepped down from the dais.

WRITTEN COMMUNICATIONS:

Item 2. And Item 3. Resolution and Draft Ordinance.

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.”

Per Luis Lopez, Development Services Director, will present comment from a resident for Item 2. Upon the presentation of and comments for Item 2.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Revocation of Conditional Use Permit (CUP 312) that allowed a 3,250 sq. ft. Retail Cannabis Micro business on 20,000 square feet of land located at 84-161 Avenue 48 for “The Coachella Lighthouse, LLC”. City- Initiated Revocation.

Public comments opened at 6:25 p.m. by Chair Soliz.

1. Jordan Ferguson- Attorney for Applicant.
2. Brandon Sanchez- Attorney Best, Best and Krieger.
3. Joseph Rubin- Applicant.
4. Brandon Sanchez- Attorney Best, Best and Krieger.
5. Robert Hartgreaves- Assistant City Attorney Best, Best and Krieger.

6. Chris Martinez- Public Comment.
7. Joseph Rubin- Applicant.
8. Tim Laquer- Public Comment.

Public comments closed at 7:03p.m. by Chair Soliz.

Motion to Approve Item 2. Adopt Resolution PC2020-03 and the Revocation of Conditional Use Permit (CUP 312) that allowed a 3,250 sq. ft. Retail Cannabis Micro business on 20,000 square feet of land located at 84-161 Avenue 48 for "The Coachella Lighthouse, LLC". City- Initiated Revocation.

Made by: Chair Soliz.

Seconded by: Vice Chair Virgen.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Resolution No. PC2020-04 approving Zoning Ordinance Amendment (ZOA 20-01) and recommending approval of an Ordinance amending various sections of Title 17 (Zoning) of the Coachella Municipal Code to update and clarify provisions regarding retail cannabis businesses, specifically with regards to non-storefront retailers, non-storefront retail microbusinesses, storefront retail microbusinesses, and non-retail microbusinesses.

Public Comments Opened at 7:12 p.m. by Chair Soliz.

1. Chris Martinez- Public Comment.

Public Comments Closed at 7:18 by Chair Soliz.

Motion to Approve Item 3. Resolution No. PC2020-04 with the added recommendations added to section 1. To direct staff and have City Council consider local ownership business opportunity and distances to existing parks health and community centers and schools also to be taken up with City Council, approving Zoning Ordinance Amendment (ZOA 20-01) and recommending approval of an Ordinance amending various sections of Title 17 (Zoning) of the Coachella Municipal Code to update and clarify provisions regarding retail cannabis businesses, specifically with regards to non-storefront retailers, non-storefront retail microbusinesses, storefront retail microbusinesses, and non-retail microbusinesses.

Made by: Chair Soliz

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.
ABSTAIN: None.
ABSENT: None.

INFORMATIONAL:

City Hall Delivery of Services New Shifts for in office staffing.
City Town Hall presentation public education COVID 19.

ADJOURNMENT:

Meeting adjourned at 7:33 p.m. by Chair Soliz.

Respectfully Submitted,



Yesenia Becerril
Planning Secretary

*Complete Agenda Packets are available for public inspection in the
Planning 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
5/20/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Consideration to add a street name for a new public loop street to be created for Lot Line Adjustment No. 2018-02 at the Pueblo Viejo Villas Transit-Oriented Development Site. City-Initiated.

STAFF RECOMMENDATION:

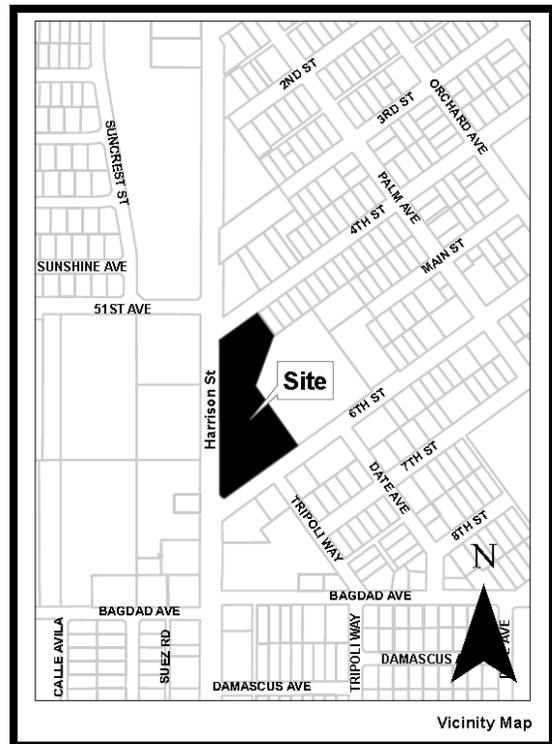
Staff recommends that the Planning Commission approve a new street name for the new loop street between 4th Street and Cesar Chavez Street, as “Sunline Court” or “Sunline Place” for the Pueblo Viejo Villas Transit-Oriented Development.

BACKGROUND:

The Pueblo Viejo Villas Transit-Oriented Development will be under construction in July 2020 at the northeast corner of Cesar Chavez Street and 6th Street as shown on the vicinity map shown to the right.

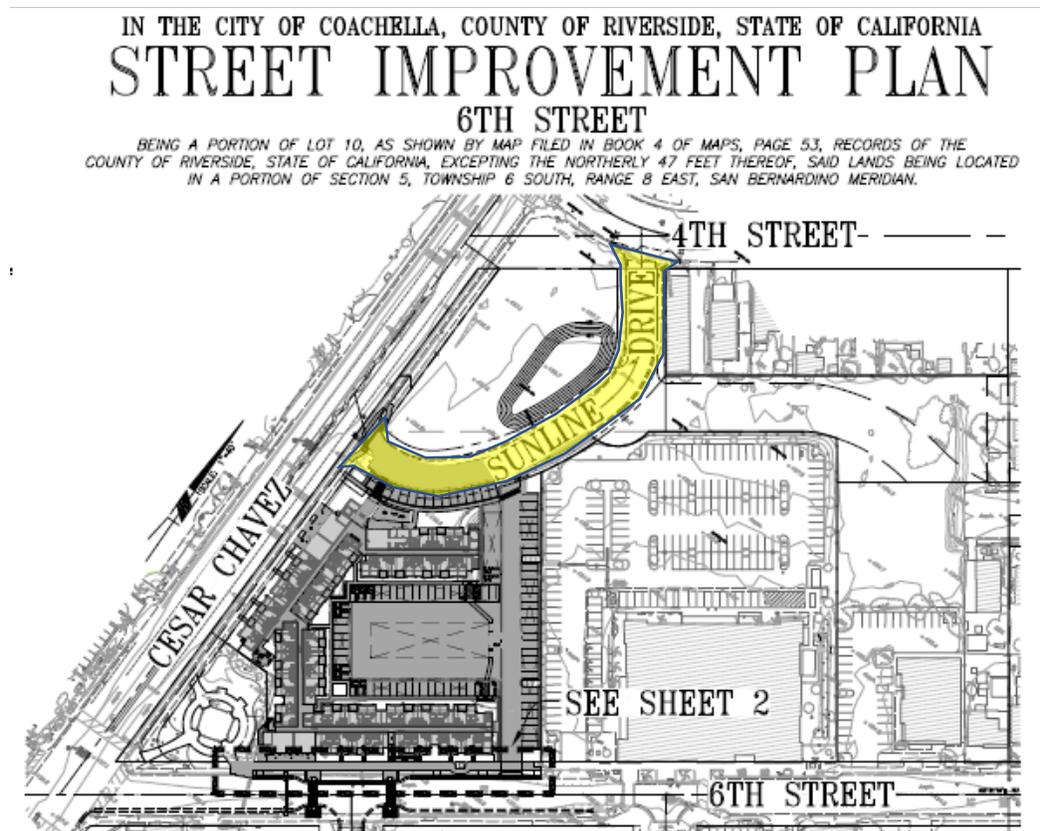
The project includes construction of the 105 multifamily apartments, with 3,000 square feet of commercial and a Transit Hub for the Sunline Transit Agency. The Transit Hub property will be owned by the City of Coachella.

The City Engineer authorized a Lot Line Adjustment (LLA 2018-02) that created the alignment for a new loop street that would provide the main entrance from Cesar Chavez Street and 4th Street into the Transit Hub and the Pueblo Viejo Villas development. A “street dedication” instrument is forthcoming and will be recorded to create this as a public street, and the Planning Commission must authorize the street name for this new street.



DISCUSSION/ANALYSIS:

The exhibit below shows the street improvement plans and a “highlighted” area where the location of the new loop street is proposed.



The Transit Hub will be located at the southeast corner of 4th Street and Cesar Chavez Street. The loop street would be designed as a one-way street, with an entrance from 4th Street and an exit (right-turn only) onto 4th Street allowing ease of access for the buses, and to accommodate angled parking in front of the multifamily residential building. The previously-discussed idea of extending 5th Street to Cesar Chavez Boulevard has now been abandoned and only a public pedestrian path will be created to link this project site to 5th Street.

For purposes of addressing buildings or utility boxes along the new loop street, the City’s street-naming policy attempts to standardize the Riverside County addressing system by using the “street” designator for north-south streets and the “avenue” or “drive” designator for east-west streets. Short streets or loop streets can use a “court” or “place” designator because they may have either a north-south address or an east-west address. Because this street is a loop that has both a

north-south orientation and an east-west orientation, the designator should be something other than “Drive”.

The theming for the street name is based on the “Sunline Transit Agency” hub which will be used as a public transit transfer point. When considering new street names, City staff looks to see that the name is not already used in the City or in the immediate County areas surrounding Coachella. Additionally, the City will notify County 9-11 dispatch and have them include the street name for future reference. The name “Sunline” is not in use, and is not substantially similar to other street names in the City.

Based on the above discussion, the Planning Commission has the following options:

- 1) *Approve the loop street name as “Sunline Court”*
- 2) *Approve the loop street name as “Sunline Place”*
- 3) *Approve a different name for the loop street using any of the above designators.*



STAFF REPORT
5/20/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Resolution No. PC2020-05 and Resolution No. PC2020-06 approving Conditional Use Permit 320 and Variance No. 20-01 regarding the “Ink Devotion” Tattoo Studio located at 48-975 Grapefruit Boulevard, Suite #4.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2020-05 and Resolution No. PC2020-06 approving Conditional Use Permit No. 320 and Variance No. 20-01 subject to the findings and conditions of approval contained in the staff report.

BACKGROUND:

The proposed use will be located within the newly constructed Plaza Mi Pueblo shopping center located at the northwest corner of Grapefruit Boulevard and Avenue 49. Ink Devotion will be operated by the applicant, Kenny Vargas, and his business partner, also a tattoo artist with over 13 years of experience. Mr. Vargas has worked in the previously approved “Art and Ink Tattoo” located at the Valley Verde shopping center in Coachella, and at “Heatstroke Tattoo” located in Indio.

On March 16, 2020, the applicant submitted an application requesting a Conditional Use Permit to allow the proposed tattoo parlor within the CG General Commercial Zone. Chapter 17.87 – Tattoo and Body Piercing Parlors of the Coachella Municipal Code requires Tattoo Parlors to be at least 500 feet from an existing residential use and 500 feet from an existing religious institution. The applicant was informed that a Variance was required due to the close proximity of the proposed business to the single-family neighborhood south on Avenue 49 and the Islamic Society of Palm Springs facility to the west. Accordingly, the applicant chose to pursue a variance request. The project was routed for agency comments from March 18, 2020 to April 9, 2020 where City and outside agencies provided comments/conditions for the project.

DISCUSSION/ANALYSIS:

The applicant is proposing to operate an 800 square foot tattoo studio in an existing retail shopping center known as “Plaza Mi Pueblo”. The newly developed center is located at 48-975 Grapefruit Boulevard at the northwest corner of Grapefruit Boulevard and Avenue 49. The shopping center

was previously approved by the Planning Commission under Architectural Review No. 17-01 on April 19, 2017.

The new commercial center is operating at partial capacity with three of the five suites occupied and currently working on their tenant improvements, which include a real estate office, a barber shop and a sit-down restaurant. The tattoo shop will occupy the fourth suite leaving one retail space vacant.

In January 2012 the City of Coachella adopted Ordinance 1033 adding Chapter 17.87 to the City's Municipal Code providing regulations for tattoo and body piercing parlors. Prior to the adoption of this ordinance the City of Coachella did not regulate these types of businesses. However, with the growing demand for the establishment of tattoo shops, the City sought to establish regulations and criteria for the development and operation of tattoo parlors in order to address the potential negative secondary effects of tattoo parlors.

Chapter 17.87 restricts the siting of tattoo parlors in the CG (General Commercial) and MS (Manufacturing Service) zones. The chapter further regulates the location criteria of such uses within each zone. As described above, the subject property is within the CG zone, however, the site abuts a single-family residential neighborhood to the south. Chapter 17.87 requires a minimum distance of 500 feet between an existing single-family residence and a tattoo parlor, measured "building to building," it also requires a minimum distance of 500 feet between an existing religious institution and a tattoo parlor, measured "building to building." The proposed Ink Devotion Tattoo Studio location is within 200 feet of existing single-family residences on Las Cruces Street across the street south of Avenue 49 and is within 400 feet of the Islamic Society of Palms Springs facility (mosque), and a manufactured home to the west (on Avenue 49) of the proposed tattoo shop. The project site is located within 200 feet of an existing residences and within 400 feet of an existing religious institution it does not meet the location criteria.

Variance 20-01:

The intent and purpose of a Variance as stated in Chapter 17.76 of the City's Municipal Code, is 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, not to grant relief from self-imposed hardships.

In order to grant a variance, the Planning Commission must make all the following affirmative findings with facts to support their decision.

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 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;

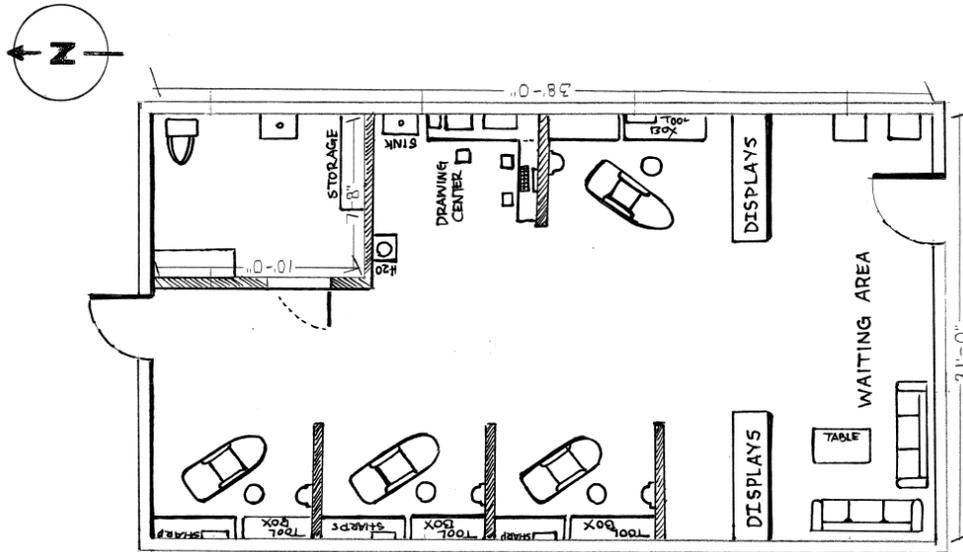
4. *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located, and;*
5. *That the granting of the variance will not adversely affect any element of the general plan.*

As stated in Chapter 17.87, tattoo parlors can be located in the CG zone with the approval of a CUP. The CG zone is in wide availability throughout the City with commercial corridors running along Cesar Chavez Street, Grapefruit Boulevard and Dillon Road, with additional CG zoned properties throughout the City. However, these corridors generally abut residential uses, with the exception of the Dillon Road corridor. The applicant had been in communication with staff and inquired about two other locations along the Cesar Chavez corridor, however, those two locations also abut the R-S (Residential Single-Family) Zone, like the majority of the General Commercial zone located along the Cesar Chavez corridor.

The siting of the proposed use on this particular project site can be seen as a self-imposed hardship and not an unnecessary hardship. However, there are some unusual circumstances surrounding the proposed location. For example, the properties along the north side of Avenue 49 are designated under the General Plan as "Neighborhood Center" which will allow neighborhood commercial uses, in combination with high-density residential uses. Therefore, there will be future commercial uses allowable along the north side of Avenue 49 from Grapefruit Blvd to Frederick Street that will potentially change the character of this neighborhood. Additionally, the existing manufactured home located on the west side of the Quick Quack Car Wash facility is used mostly as a contractor's yard and does not exhibit a traditional residential character. Regarding the religious assembly use, the mosque is currently in the process of being re-designed with a major renovation that will create a larger assembly hall and parking area towards the western portions of the site. There is an existing manufactured home/contractor yard and a car wash facility that separate the mosque from the tattoo parlor location. Thus, the tattoo parlor would have minimal impacts on these adjoining sensitive uses. Similarly, the homes on the south side of Avenue 49 are located across a major collector street (Avenue 49) and have a masonry perimeter wall that provides further buffering of the commercial use from the residences.

Site Plan/Circulation:

The proposed 800 square foot retail space is located within the newly developed Plaza Mi Pueblo on the north section of the commercial center. Primary ingress/egress to the site is from Grapefruit Boulevard with parking directly adjacent to the subject retail space. Secondary access to the site is from Avenue 49 along the southern boundary of the project site.



Environmental Consideration:

This project was found to be categorically exempt from environmental review, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines - Section 15301, Existing Facilities). As such, no additional environmental review is required for the project.

General Plan Designation and Zoning District:

The proposed project is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed project is within a land use designation of Suburban Retail district according to the General Plan 2035 Land Use Element that allows retail commercial businesses and offices.

The proposed tattoo parlor is designated C-G (General Commercial) as referenced on the City's Official Zoning Map. Tattoo and body piercing parlors are permitted in the General Commercial zone subject to the approval of a Conditional Use Permit. The proposed use will be subject to the standards and regulations contained in Chapter 17.87 Tattoo and Body Piercing Parlor.

Environmental Setting:

The subject site is located on the north side of Avenue 49 and west of Grapefruit Boulevard. Land uses adjacent to the proposed facility include the following:

- North: Quick Quack Carwash / C-G (General Commercial)
- South: CET Trade School/ C-G (General Commercial) & Pueblo De La Paz / R-O 6000 (Residential Overlay 6000)
- East: Railroad and vacant property / (M-S), Manufacturing Services
- West: Quick Quack Carwash, Manufactured Home & Contractor Yard / C-G (General Commercial)

ALTERNATIVES:

1. Approve Conditional Use Permit 320 and Variance No. 20-01, subject to the findings and conditions of the staff report.
2. Continue Conditional Use Permit 320 and Variance No. 20-01 and provide staff and the applicant with direction.
3. Deny Conditional Use Permit 320 and Variance No. 20-01 with findings.

CONCLUSIONS AND RECOMMENDATIONS:

The proposed project substantially complies with the City's General Plan policies for the Suburban Retail District designation, and will comply with City standards and regulations contained in Chapter 17.87 Tattoo and Body Piercing Parlor. Accordingly, staff has prepared the attached resolutions approving the project with findings and conditions of approval.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

FINDINGS FOR CONDITIONAL USE PERMIT 320:

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. The proposed tattoo parlor will be located at 48-975 Grapefruit Boulevard, Suite 4 and has a land use designation of Suburban Retail District. Further, the property is zoned GC (General Commercial). Tattoo parlors within the GC zone are required to obtain a Conditional Use Permit. With approval of a Conditional Use Permit the proposed project will not be in conflict with either the General Plan or Zoning Ordinance.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed tattoo parlor will be located in an existing shopping center that is partially occupied. The proposed floor plan of the tattoo parlor will include a separate waiting area, work stations, design area and light table, bathrooms and separate sink washing station. The design of the interior space is set up for optimal use and to assure cleanliness and safety of both the customers and employees. The occupied space will be compatible with existing retail and restaurant businesses in the same center. The City of Coachella adopted an Ordinance creating standards and regulations for tattoo and body piercing parlors Chapter 17.87 of the City's Municipal Code. Section 17.87.050 of that chapter established location criteria for such uses, requiring a minimum of 500 feet distance between a tattoo parlor and the closest property line of a single-family residence. The proposed tattoo parlor is within 200 feet of single-family residences and 400 feet to an existing religious institution, measured "building to building." However, Variance 20-01 grants a reduction in the required setback of a tattoo parlor from existing

residential structures and existing religious institutions located less than 500 feet from the proposed location of business.

3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed tattoo parlor will occupy an existing tenant space within the “Plaza Mi Pueblo” shopping center. The proposed use will not increase the scale, bulk, coverage or density of the shopping center thus not having an effect on public facilities or utilities. The proposed use will not generate any greater traffic than otherwise expected of a retail use in this center.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The proposed tattoo parlor will be located in a shopping center that is located near residential neighborhoods to the south and to the west. However, as mentioned above Variance 20-01 grants a reduction in the required setback from those uses thereby justifying a common public benefit to the community as a whole.
5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. Ingress/egress to the site will be from Grapefruit Boulevard and Avenue 49.

FINDINGS FOR VARIANCE 20-01:

1. The strict application of the tattoo parlor regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code. The proposed site for the “Ink Devotion” tattoo parlor is located along Grapefruit Boulevard. While Grapefruit Boulevard is within the GC (General Commercial) zone which allows tattoo parlors with approval of a CUP, much of the developed Grapefruit Boulevard is adjacent to or at least within 500 feet of residential neighborhoods with the exception of a few retail centers near Cesar Chavez Street and Avenue 50. The strict application of Chapter 17.87 Tattoo and Body Piercing Parlors would prevent a viable retail/service business from operating for this entire sector of Grapefruit Boulevard which is a major arterial street in the City. The Zoning Code seeks to allow neighborhood and regional commercial uses in the CG zone along Grapefruit Boulevard provided they do not create any adverse impacts on surrounding residential uses. The proposed use meets all the other applicable regulations contained in Chapter 17.87.
2. 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. The proposed site for the “Ink Devotion” tattoo parlor is along Grapefruit Boulevard, one of the City’s major commercial corridors. The City’s General Plan envisions future neighborhood commercial and high-density multifamily residential uses along the north side of Avenue 49 to the west of this site which will create a more urban character along this corridor. The subject site is within 350 feet of a manufactured

home and contractor yard along the north side of Avenue 49, which do not represent a traditional residential character. The site is within 400 feet of an existing mosque which is being expanded towards the west with a new assembly hall and parking lot and the mosque site is not physically affected by the operation of a small tattoo parlor that would be oriented towards Grapefruit Boulevard.

3. The 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. Strick application of the tattoo parlor distance requirements would deny the property owner and merchant of a viable business in a location that will have reasonable hours of operation, and will be compatible with adjacent commercial uses.
4. The granting of the variance would not be materially detrimental to the public health and welfare and injurious to surrounding property. The proposed tattoo parlor will be required to follow the strict conditions set in place by Ordinance 1033 and included in CUP 320, as well as, the County of Riverside Department of Public Health Services. The subject site is a viable commercial location and the tenant suite proposed for the tattoo parlor is oriented away from the sensitive uses, and oriented closer to Grapefruit Boulevard.
5. The granting of the variance will not adversely affect any element of the general plan. The proposed use is located within the land use designation of Suburban Retail District which is consistent with the GC zoning of the site. The north side of Avenue 49 to the west of the site is designated for Neighborhood Center uses which will create a more urban character with neighborhood commercial and high-density multifamily residential uses. The project is internally consistent with the General Plan policies related to having commercial and service uses within walking distance from residential uses. The tattoo parlor is a specialized commercial use that is compatible with the permitted land uses of the general commercial zone, as proposed.
6. The proposed tattoo and parlor complies with the minimum development and operational standards contained in Chapter 17.87. With the exception of the Location Criteria requiring a minimum distance of 500 feet from existing residential and existing religious institutions for which this variance is being requested, the use meets all other development and operational standards. The proposed tattoo parlor will operate only between the hours of 9 a.m. to 9 p.m. (Monday thru Saturday) and 10 a.m. to 9 p.m. (Sunday) as conditioned. In addition, all tattoo artists will be fingerprinted for a background investigation by the Riverside County Sheriff's Department and any prior history within the past five years related to gang activity will be precluded from working at this or any tattoo parlor, as conditioned. Signs will be posted inside the business prohibiting the use or sale of alcohol, tobacco or anyone under the age of 18 visiting the business. The tattoo parlor is required to have a 150 square foot waiting area separate from the rest of the space, which the applicant is complying with and is shown on the proposed floor plan.

CONDITIONS OF APPROVAL FOR CUP 320:

1. Approval of Conditional Use Permit No. 320 is contingent upon the approval of Variance 20-01 for reduced distance requirements from existing residential uses, in order to allow one 800 square foot tattoo parlor at 49-975 Grapefruit Boulevard, Suite #4. Prior to the issuance of a business license, the applicant shall submit detailed plans showing compliance with the City and County regulations for tattoo parlors for review and approval by the Planning Director and Building Official.
2. Hours of operation shall be limited to: Monday through Saturday from 9:00 a.m. to 9:00 p.m. and Sunday from 10:00 a.m. to 9:00 p.m.
3. Adequate security and lighting shall be provided to ensure the safety of persons at all times subject to review and approval by the Chief of Police and Planning Director.
4. There shall be no on-site consumption, sale and/or possession of alcoholic beverages.
5. There shall be no on-site smoking or sale of tobacco products.
6. There shall be no loitering at or near the facility during or after the hours of operation.
7. All tattoo artists shall agree to be fingerprinted for a background investigation through the Riverside County Sheriff's Department or other approved agency prior to conducting any tattooing or body piercing work. Any prior history within the past five years involving gang-related activity, acts of violence or Health & Safety Code drug convictions shall preclude the tattoo artist from operating at a proposed tattoo and body piercing parlor. Verification to confirm that the applicant is not a registered sex offender (as defined under California Penal Code Section 290) shall be a part of the background investigation. No person who is a registered sex offender, as defined under California Penal Code Section 290 shall be allowed to own or operate a Tattoo and/or Body Piercing Parlor, or be employed at a Tattoo and/or Body Piercing Parlor as a practitioner.
8. All employees shall be at least 18 years of age. All patrons shall be at least 18 years of age unless accompanied by a parent or guardian.
9. All tattoo and body piercing parlors shall post a copy of their approved Riverside County Department of Public Health license and a copy of the conditional use permit conditions of approval in a visible location for patrons to observe.
10. All tattoo and body piercing parlors shall have signs posted inside the business with the following messages:

No One Under 18 Allowed Unless Accompanied by an Adult
No Smoking Allowed
No Alcoholic Beverages Allowed

11. A customer waiting area of at least 150 square feet shall be provided for all tattoo and body piercing parlors.
12. All tattoo and body piercing parlors shall provide one tattooing workstation with a clear unobstructed dimension of five (5) feet by five (5) feet.
13. The applicant shall provide to the City of Coachella Environmental Regulatory Programs Manager and/or the Coachella Sanitary District Superintendent a listing of types of inks to be used in the course of business and a plan for how said inks and tattooing equipment will be cleaned and disposed of as a condition of approval for this project.
14. The applicant and all tattoo practitioners on the premises shall register with the Riverside County Environmental Health Department and shall comply with County regulation for tattoo establishments, including the payment of all applicable fees

CONDITIONS OF APPROVAL FOR VARIANCE NO. 20-01:

1. Variance No. 20-01 is granted to allow a new 800 square foot tattoo parlor that is within 500 feet of existing residential uses and an existing religious assembly use on property located at 49-975 Grapefruit Boulevard, Suite #4. All other applicable development standards of the Zoning Code shall be complied with.
2. Approval of Variance No. 20-01 is contingent upon Planning Commission approval of the attendant application for Conditional Use Permit No. 320 proposed for an 800 square foot tattoo parlor, and subject to compliance with any conditions of approval imposed upon Conditional Use Permit No. 320.
3. The applicant shall obtain building permits and complete the tenant improvements for the proposed tattoo parlor within 12 months of the effective date, unless extended by the Planning Commission.

Attachments: Resolution No. PC2020-05
Resolution No. 2020-06
Aerial Map
Site Plan
Floor Plan
Correspondence

RESOLUTION NO. PC2020-05

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 320 TO ALLOW AN 800 SQUARE FOOT TATTOO PARLOR IN THE C-G (GENERAL COMMERCIAL) ZONE LOCATED AT 48-975 GRAPEFRUIT BOULEVARD, SUITE #4 (APN 603-250-012). KENNY CORONEL VARGAS (DBA “INK DEVOTION”), APPLICANT.

WHEREAS, Mr. Kenny Coronel Vargas, has filed an application for Conditional Use Permit 320 for the “Ink Devotion” Tattoo Studio which proposes an 800 square foot tattoo parlor to be located at 48-975 Grapefruit Boulevard, Suite #4; and,

WHEREAS, the City has processed said application pursuant to the City’s Municipal Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on May 20, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered Conditional Use Permit No. 320 as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does find that the project is consistent with the City’s General Plan and Zoning Code subject to the recommended findings and conditions of approval contained in the staff report and contained herein; and,

WHEREAS the proposed project was found to be categorically exempt from environmental review, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines - Section 15301, Existing Facilities). As such, no additional environmental review is required for the project; and

WHEREAS, the proposed project could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved, that the Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 320, subject to the findings and conditions of approval listed below.

FINDINGS FOR CONDITIONAL USE PERMIT 320:

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. The proposed tattoo parlor will be located at 48-975 Grapefruit Boulevard, Suite 4 and has a land use designation of Suburban Retail District which encourages regional commercial uses. Further, the property is zoned C-G (General Commercial) which is a conforming zoning district. Tattoo parlors are a regional commercial use and are allowed in the C-G zone subject to obtaining a Conditional Use Permit. With approval of a Conditional Use Permit the proposed project will not be in conflict with either the General Plan or Zoning Ordinance.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed tattoo parlor will be located in an existing shopping center that is partially occupied. The proposed floor plan of the tattoo parlor will include a separate waiting area, work stations, design area and light table, bathrooms and separate sink washing station. The design of the interior space is set up for optimal use and to assure cleanliness and safety of both the customers and employees. The occupied space will be compatible with existing retail and restaurant businesses in the same center. The City of Coachella adopted an Ordinance creating standards and regulations for tattoo and body piercing parlors Chapter 17.87 of the City's Municipal Code. Section 17.87.050 of that chapter established location criteria for such uses, requiring a minimum of 500 feet distance between a tattoo parlor and the closest property line of a single-family residence. The proposed tattoo parlor is within 200 feet of single-family residences and 400 feet to an existing religious institution, measured "building to building." However, Variance 20-01 grants a reduction in the required setback of a tattoo parlor from existing residential structures and existing religious institutions located less than 500 feet from the proposed location of business.
3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed tattoo parlor will occupy an existing tenant space within the "Plaza Mi Pueblo" shopping center. The proposed use will not increase the scale, bulk, coverage or density of the shopping center thus not having an effect on public facilities or utilities. The proposed use will not generate any greater traffic than otherwise expected of a retail use in this center.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The proposed tattoo parlor will be located in a shopping center that is located near residential neighborhoods to the south and to the west. However, as mentioned above Variance 20-01 grants a reduction in the required setback from those uses thereby justifying a common public benefit to the community as a whole.
5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. Ingress/egress to the site will be from Grapefruit Boulevard and Avenue 49.

CONDITIONS OF APPROVAL:

1. Approval of Conditional Use Permit No. 320 is contingent upon the approval of Variance 20-01 for reduced distance requirements from existing residential uses, in order to allow one 800 square foot tattoo parlor at 49-975 Grapefruit Boulevard, Suite #4. Prior to the issuance of a business license, the applicant shall submit detailed plans showing compliance with the City and County regulations for tattoo parlors for review and approval by the Planning Director and Building Official.

2. Hours of operation shall be limited to: Monday through Saturday from 9:00 a.m. to 9:00 p.m. and Sunday from 10:00 a.m. to 9:00 p.m.
3. Adequate security and lighting shall be provided to ensure the safety of persons at all times subject to review and approval by the Chief of Police and Planning Director.
4. There shall be no on-site consumption, sale and/or possession of alcoholic beverages.
5. There shall be no on-site smoking or sale of tobacco products.
6. There shall be no loitering at or near the facility during or after the hours of operation.
7. All tattoo artists shall agree to be fingerprinted for a background investigation through the Riverside County Sheriff's Department or other approved agency prior to conducting any tattooing or body piercing work. Any prior history within the past five years involving gang-related activity, acts of violence or Health & Safety Code drug convictions shall preclude the tattoo artist from operating at a proposed tattoo and body piercing parlor. Verification to confirm that the applicant is not a registered sex offender (as defined under California Penal Code Section 290) shall be a part of the background investigation. No person who is a registered sex offender, as defined under California Penal Code Section 290 shall be allowed to own or operate a Tattoo and/or Body Piercing Parlor, or be employed at a Tattoo and/or Body Piercing Parlor as a practitioner.
8. All employees shall be at least 18 years of age. All patrons shall be at least 18 years of age unless accompanied by a parent or guardian.
9. All tattoo and body piercing parlors shall post a copy of their approved Riverside County Department of Public Health license and a copy of the conditional use permit conditions of approval in a visible location for patrons to observe.
10. All tattoo and body piercing parlors shall have signs posted inside the business with the following messages:

No One Under 18 Allowed Unless Accompanied by an Adult
No Smoking Allowed
No Alcoholic Beverages Allowed
11. A customer waiting area of at least 150 square feet shall be provided for all tattoo and body piercing parlors.
12. All tattoo and body piercing parlors shall provide one tattooing workstation with a clear unobstructed dimension of five (5) feet by five (5) feet.
13. The applicant shall provide to the City of Coachella Environmental Regulatory Programs Manager and/or the Coachella Sanitary District Superintendent a listing of types of inks to

be used in the course of business and a plan for how said inks and tattooing equipment will be cleaned and disposed of as a condition of approval for this project.

14. The applicant and all tattoo practitioners on the premises shall register with the Riverside County Environmental Health Department and shall comply with County regulation for tattoo establishments, including the payment of all applicable fees;

PASSED APPROVED and **ADOPTED** this 20th day of May 2020.

Javier Soliz, Chair
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2020-05, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 20th day of May 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary

RESOLUTION NO. PC2020-06

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING VARIANCE NO. 20-01 TO ALLOW A TATTOO PARLOR WITHIN 500 FEET OF EXISTING RESIDENTIAL STRUCTURES AND A RELIGIOUS ASSEMBLY USE, FOR PROPERTY LOCATED AT 48-975 GRAPEFRUIT BOULEVARD, SUITE #4 (APN 603-250-012). KENNY CORONEL VARGAS (DBA: “INK DEVOTION”), APPLICANT.

WHEREAS, Mr. Kenny Coronel Vargas, has filed an application for Variance No. 20-01 to allow an 800 square foot tattoo parlor in a new commercial center located at at 48-975 Grapefruit Boulevard, Suite #4 which is within 500 feet of existing residential structures and an existing religious assembly use; and,

WHEREAS, the City has processed said application pursuant to the City’s Municipal Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on May 20, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered Variance No. 20-01 as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does find that the project is consistent with the City’s General Plan and Zoning Code subject to the recommended findings and conditions of approval contained in the staff report and contained herein; and,

WHEREAS the proposed project was found to be categorically exempt from environmental review, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines - Section 15301, Existing Facilities). As such, no additional environmental review is required for the project; and

WHEREAS, the proposed project could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved, that the Planning Commission of the City of Coachella, California does hereby approve Variance No. 20-01, subject to the findings and conditions of approval listed below.

FINDINGS FOR VARIANCE 20-01:

1. The strict application of the tattoo parlor regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code. The proposed site for the “Ink Devotion” tattoo parlor is located along Grapefruit Boulevard. While Grapefruit Boulevard is within the GC (General Commercial) zone which allows tattoo parlors with approval of a CUP, much of the developed Grapefruit Boulevard is adjacent to or at least within 500 feet of residential neighborhoods with the exception of a few retail centers near Cesar Chavez Street and Avenue 50. The strict

application of Chapter 17.87 Tattoo and Body Piercing Parlors would prevent a viable retail/service business from operating for this entire sector of Grapefruit Boulevard which is a major arterial street in the City. The Zoning Code seeks to allow neighborhood and regional commercial uses in the CG zone along Grapefruit Boulevard provided they do not create any adverse impacts on surrounding residential uses. The proposed use meets all the other applicable regulations contained in Chapter 17.87.

2. 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. The proposed site for the “Ink Devotion” tattoo parlor is along Grapefruit Boulevard, one of the City’s major commercial corridors. The City’s General Plan envisions future neighborhood commercial and high-density multifamily residential uses along the north side of Avenue 49 to the west of this site which will create a more urban character along this corridor. The subject site is within 350 feet of a manufactured home and contractor yard along the north side of Avenue 49, which do not represent a traditional residential character. The site is within 400 feet of an existing mosque which is being expanded towards the west with a new assembly hall and parking lot and the mosque site is not physically affected by the operation of a small tattoo parlor that would be oriented towards Grapefruit Boulevard.
3. The 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. Strict application of the tattoo parlor distance requirements would deny the property owner and merchant of a viable business in a location that will have reasonable hours of operation, and will be compatible with adjacent commercial uses.
4. The granting of the variance would not be materially detrimental to the public health and welfare and injurious to surrounding property. The proposed tattoo parlor will be required to follow the strict conditions set in place by Ordinance 1033 and included in CUP 320, as well as, the County of Riverside Department of Public Health Services. The subject site is a viable commercial location and the tenant suite proposed for the tattoo parlor is oriented away from the sensitive uses, and oriented closer to Grapefruit Boulevard.
5. The granting of the variance will not adversely affect any element of the general plan. The proposed use is located within the land use designation of Suburban Retail District which is consistent with the GC zoning of the site. The north side of Avenue 49 to the west of the site is designated for Neighborhood Center uses which will create a more urban character with neighborhood commercial and high-density multifamily residential uses. The project is internally consistent with the General Plan policies related to having commercial and service uses within walking distance from residential uses. The tattoo parlor is a specialized commercial use that is compatible with the permitted land uses of the general commercial zone, as proposed.

6. The proposed tattoo and parlor complies with the minimum development and operational standards contained in Chapter 17.87. With the exception of the Location Criteria requiring a minimum distance of 500 feet from existing residential and existing religious institutions for which this variance is being requested, the use meets all other development and operational standards. The proposed tattoo parlor will operate only between the hours of 9 a.m. to 9 p.m. (Monday thru Saturday) and 10 a.m. to 9 p.m. (Sunday) as conditioned. In addition, all tattoo artists will be fingerprinted for a background investigation by the Riverside County Sheriff's Department and any prior history within the past five years related to gang activity will be precluded from working at this or any tattoo parlor, as conditioned. Signs will be posted inside the business prohibiting the use or sale of alcohol, tobacco or anyone under the age of 18 visiting the business. The tattoo parlor is required to have a 150 square foot waiting area separate from the rest of the space, which the applicant is complying with and is shown on the proposed floor plan.

CONDITIONS OF APPROVAL:

1. Variance No. 20-01 is granted to allow a new 800 square foot tattoo parlor that is within 500 feet of existing residential uses and an existing religious assembly use on property located at 49-975 Grapefruit Boulevard, Suite #4. All other applicable development standards of the Zoning Code shall be complied with.
2. Approval of Variance No. 20-01 is contingent upon Planning Commission approval of the attendant application for Conditional Use Permit No. 320 proposed for an 800 square foot tattoo parlor, and subject to compliance with any conditions of approval imposed upon Conditional Use Permit No. 320.
3. The applicant shall obtain building permits and complete the tenant improvements for the proposed tattoo parlor within 12 months of the effective date, unless extended by the Planning Commission.

PASSED APPROVED and ADOPTED this 20th day of May 2020.

Javier Soliz, Chair
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2020-06, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 20th day of May 2020 by the following roll call vote:

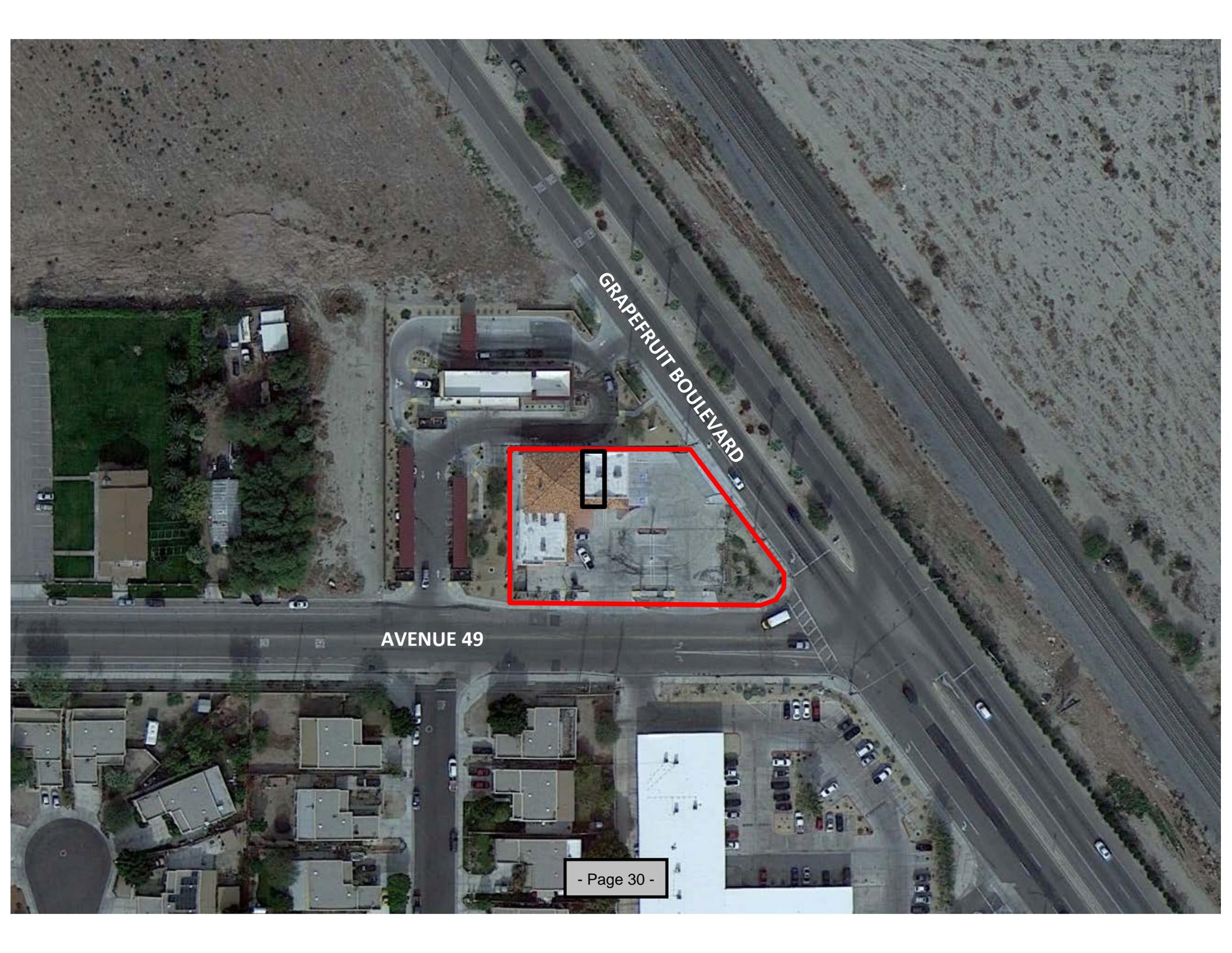
AYES:

NOES:

ABSENT:

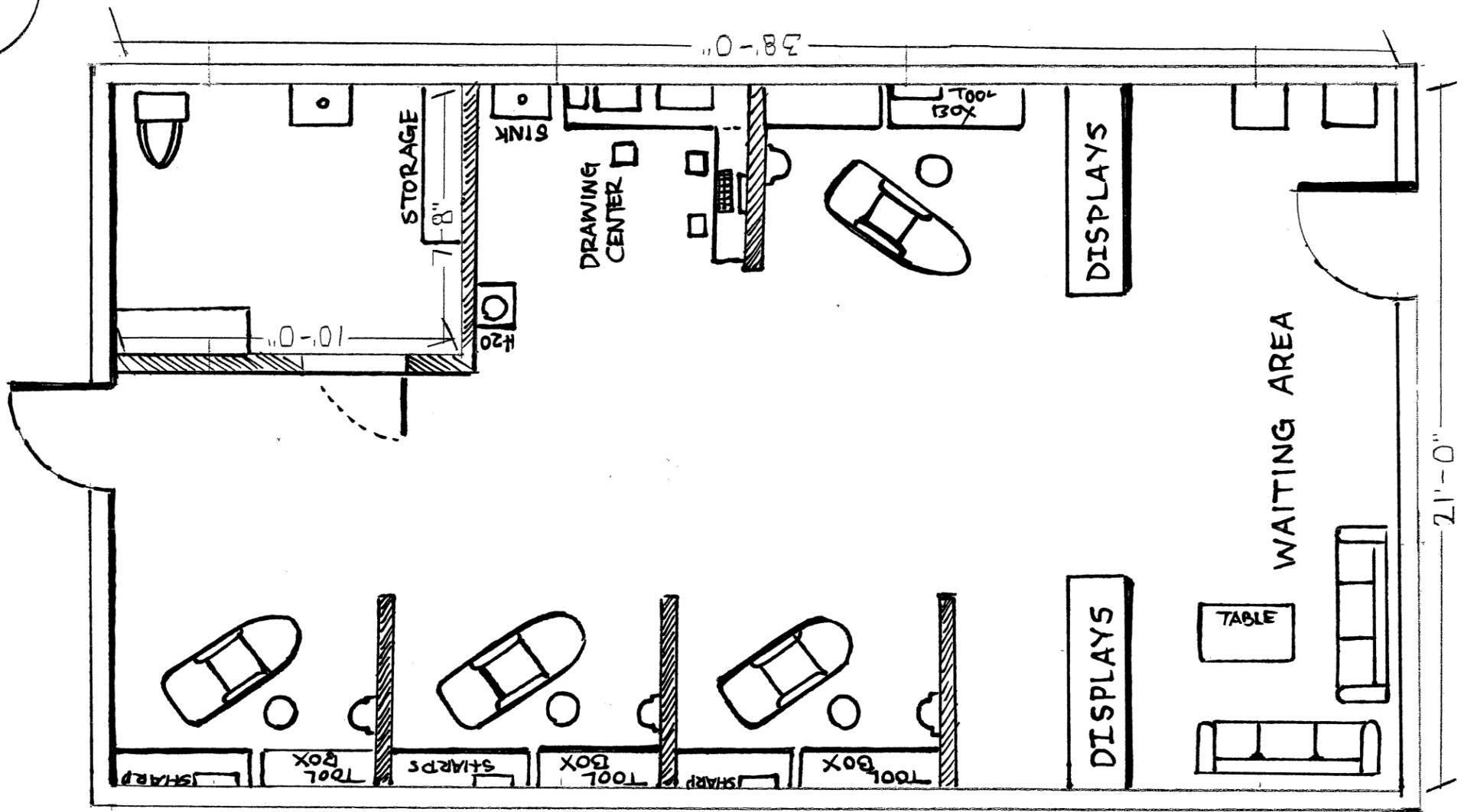
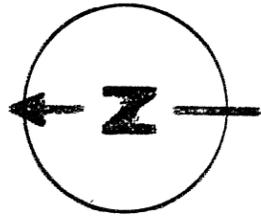
ABSTAIN:

Yesenia Becerril
Planning Commission Secretary



GRAPEFRUIT BOULEVARD

AVENUE 49



1/4" SCALE

PROJECT NAME:
INK DEVOTION
48-975 GRAPEFRUIT BLVD. STE. 4
COACHELLA, CA 92236

Environmental Compliance Comments:

Facility must have:

- must be registered and permitted with Riverside County Environmental Health
- Have nonabsorbent floors
- Easily cleaned counter tops, tables and surfaces; and
- Separate sink for cleaning work materials.
- Have lined waste containers and a sharps disposal container in each procedure area

Comments made by: **Berlinda Blackburn** Date: **March 23, 2020**

Printed Name & Title: **Environmental/Regulatory Programs Manager**

Agency: **City of Coachella** Telephone #: **760-501-8114**

Please return your comments to:
CITY OF COACHELLA
Attn: Luis Lopez, Development Services Director
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102x118



IID

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April 9, 2020

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Ink Devotion Project in Coachella, CA; CUP 320 & VAR 20-01

Dear Mr. Lopez:

On March 23, 2020, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on Conditional Use Permit application no. 320 and Variance application no. 20-01 for the Ink Devotion project. The applicant, Kenny Coronel Vargas, is proposing a 800 sq. ft. tattoo parlor with a 160 sq. ft. lobby/waiting area, 80 sq. ft. restroom/storage area, a 560 sq. ft. design center and 4 work stations at 48-975 Grapefruit Boulevard, Suite #D in Coachella, California.

The Imperial Irrigation District has reviewed the project information and has the following comments:

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923>, detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of any additional facilities needed to extend electrical service to the proposed development such as backbone feeders, distribution overhead and/or underground line extensions, the re-configuration of distribution circuits, transmission line extensions or other upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
3. For additional information regarding electrical service for the development area, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.

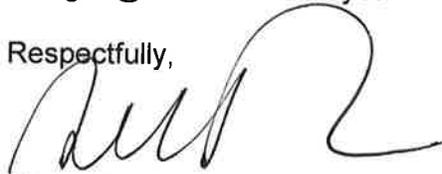
4. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
5. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
6. Line extensions are made in accordance with IID Regulations:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
7. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
8. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
9. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
10. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or

a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

11. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Charles Berry – Mgr., Energy Dept., Distr. Services & Maintenance Operations
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Jamie Asbury – Asst. General Counsel
Vance Taylor – Asst. General Counsel
Robert Laurie – Outside Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



March 26, 2020

Luis Lopez, Development Services Director
City of Coachella
Development Services Department
53-990 Enterprise Way
Coachella, CA, 92236

RE: Ink Devotion

Dear Mr. Lopez,

This letter is in response to your request for comments regarding the proposed Ink Devotion project, located on 48975 Grapefruit Boulevard, Suite #4 within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the project and offers the following comments:

SunLine currently provides service on Grapefruit Blvd at Ave 49, 0.1 miles from the project site with the closest bus stop #303 served by the Routes 91 and 111. SunLine is not requesting inclusion of any transit amenities at this time.

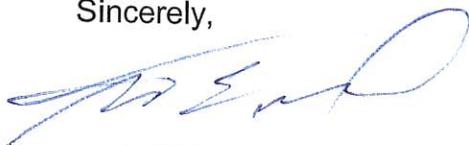
Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.

- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provided access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1442.

Sincerely,



Todd McDaniel
Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager