



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

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**November 03, 2021**  
6:00 PM

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PURSUANT ASSEMBLY BILL 361,  
ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020,  
THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

IF YOU WOULD LIKE TO ATTEND THE MEETING **VIA ZOOM**, HERE IS THE LINK:

[HTTPS://US02WEB.ZOOM.US/J/88446426941?pwd=QVdLZ0dQQmdlV1BEY3H3WFVhck1OQT09](https://us02web.zoom.us/j/88446426941?pwd=QVdLZ0dQQmdlV1BEY3H3WFVhck1OQT09)

OR ONE TAP MOBILE :

US: +16699006833,,89785377649#,,, \*809812# US

OR TELEPHONE:

US: +1 669 900 6833

**WEBINAR ID: 884 4642 6941**

**PASSCODE: 774623**

PUBLIC COMMENTS MAY BE RECEIVED **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 COMMISSION ELECTRONICALLY VIA EMAIL TO **GPEREZ@COACHELLA.ORG**. TRANSMITTAL **PRIOR TO THE START** OF THE MEETING IS REQUIRED. ALL WRITTEN COMMENTS RECEIVED WILL BE FORWARDED TO THE COMMISSION AND ENTERED INTO THE RECORD.

**IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.**

**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. Draft Planning Commission Minutes - October 20, 2021

**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. Request for a first 12-month time extension for Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead Development Phase II) which consists of retail, restaurant, office building, mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Caesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)
3. Request for two-consecutive 12-Month Time Extensions for Architectural Review No. 19-02 to construct a new multi-tenant retail/office center consisting of two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of land totaling 1.9 acres in the C-G (General Commercial) zone located at the southeast corner of Valley Road and Cesar Chavez Street. (APN 778-280-001 & -002). Juan Carlos Guardado, Applicant.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

**INFORMATIONAL:**

4. Joint Study Session of the City Council and Planning Commission November 8, 2021 at 5 p.m. regarding Housing Element

**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](http://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

**October 20, 2021**  
6:00 PM

PURSUANT ASSEMBLY BILL 361,  
ALONG WITH THE GOVERNOR’S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020,  
THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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OR ONE TAP MOBILE :

US: +16699006833,,89785377649#,,, \*809812# US

OR TELEPHONE:

US: +1 669 900 6833

**WEBINAR ID: 897 8537 7649**

**PASSCODE: 809812**

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### **IN REAL TIME:**

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### **IN WRITING:**

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**IF YOU WISH**, YOU MAY LEAVE A MESSAGE AT **(760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M.** ON THE DAY OF THE MEETING.

**CALL TO ORDER:**

Meeting was called to order at 6:01 p.m. by Vice Chair Navarrete. The meeting was conducted via Zoom meeting and available to the public via Zoom meeting.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Commissioners Present: Alternate Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete, Chair Virgen (joined the meeting at 6:19 p.m.). (All Planning Commissioners participated via teleconference)

Commissioners Absent: Commissioner Gonzalez

Staff Present: \*Gabriel Perez, Development Services Director  
\*Nikki Gomez, Associate Planner  
\*Rosa Montoya, Planning Technician  
  
\*Participated in meeting via teleconference

**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.”

No requests by the Commission.

**APPROVAL OF THE MINUTES**

1. Minutes - Planning Commission Meeting October 6, 2021

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARRETE TO APPROVE THE MINUTES WITH THE MODIFICATION TO REMOVE THE FIRST SENTENCE AFTER THE PUBLIC HEARING SECTION, IN REFERENCE TO COMMISSIONER GONZALEZ RECUSING HIMSELF.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Alternate Commissioner Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

**WRITTEN COMMUNICATIONS:**

None.

**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.”

Closed at 6:06 pm

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

None.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

\*\*\**Chairperson Virgen joined the meeting at 6:19 p.m.*

2. American Desert LLC Multi-tenant Microbusiness Project

- a) Conditional Use Permit 342 proposes to convert an existing 18,960 square foot multi-tenant (12 units) industrial building into multi-tenant microbusiness at 86695 Avenue 54. (APN 764-280-011)
- b) Change of Zone No. 21-03 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.29 acre developed parcel located at 86695 Avenue 54.
- c) Variance No. 21-04 to allow the proposed Industrial Park Overlay Zone on a project area less than a 10 acres, individual lot less than 5 acres, and a lot depth less than 220 feet.

Chair Virgen opened the public hearing at 6:25 p.m.

Al Barlas, applicant representative, discussed that CVTA is in their last month to stay. Said he informed tenants and adjacent property owners of their project and that the owners wants the option to add cannabis business tenants.

Chair Virgen closed the public hearing at 6:30 p.m.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARETE TO ADOPT RESOLUTION NO. PC 2021-23, A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE COACHELLA CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT (CUP 342), CHANGE OF ZONE (CZ 21-03), AND VARIANCE (VAR 21-04) TO CONVERT AN EXISTING 18,960 SQUARE FOOT MULTI-TENANT INDUSTRIAL BUILDING TO ALLOW CANNABIS MICROBUSINESSES AT 86695 AVENUE 54. CHANGE OF ZONE (CZ 21-03) PROPOSES TO CHANGE THE EXISTING ZONE FROM M-H (HEAVY INDUSTRIAL) TO M-S (MANUFACTURING SERVICE ZONE) AND ADD THE INDUSTRIAL PARK OVERLAY ZONE AT 86695 AVENUE 54. VARIANCE (VAR 21-04) IS REQUIRED TO ALLOW INDUSTRIAL PARK OVERLAY ZONE DEVELOPMENT WITHIN A PROJECT AREA LESS THAN 10 ACRES, ON AN INDIVIDUAL LOT SIZE LESS THAN 5 ACRES, AND A LOT DEPTH OF LESS THAN 220 FEET ON A 1.29 ACRE DEVELOPED

PARCEL LOCATED AT THE 86695 AVENUE 54; AMERICAN DESERT LLC MULTI-TENANT MICROBUSINESS PROJECT, AL BARLAS REPRESENTING ARTEM ARTENYAN, APPLICANT  
\*\*\*With the correction to the staff report 3<sup>rd</sup> page – Project Analysis section changing “38,600 sq. ft.” to “18,960 sq. ft.”

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Alternate Commissioner Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

3. Review of Ordinance No. 1188 amending the Coachella Municipal Code regarding Interim Outdoor Cannabis Cultivation. City-Initiated.

Chair Virgen opened the public hearing at 6:25 p.m.

Oracio Gonzalez, Coachella Valley Growers representative, described the group’s outdoor growing operation with record breaking yield and plant quality. Mr. Gonzalez requested the Planning Commission address winter month cannabis growing when plants are triggered to flower too early, which stunts their growth for a plant smaller than the typical six (6) foot plant height under normal conditions. He mentioned fixed costs for cultivation stay the same throughout the year, but the plants are smaller in the winter, which limits winter harvests. He suggested allowances for supplemental lighting, such as off the shelf string lights available at Costco, two (2) hours before sunrise and two (2) hours after sunset, which would allow plants to reach normal growth. Mr. Gonzalez stated that other jurisdictions around the state allow the nighttime lighting for outdoor cannabis cultivation and that without similar allowances, local growers will be at a competitive disadvantage. He suggested that any lighting impacts could be evaluated by the City on a case by case basis.

Chair Virgen closed the public hearing at 7:05 p.m.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARETE TO ADOPT RESOLUTION NO. PC 2021-24, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO REGULATIONS FOR INTERIM OUTDOOR CANNABIS CULTIVATION. CITY-INITIATED.

\*\*\*with amendments to allow growers to use outdoor lighting for cultivation purposes during the winter months, two hours before sunrise and two hours after sunset, with illumination similar to patio string lights and that at a year before conditional use permit expiration that City staff work to notify applicants of the need to renew the permit.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Alternate Commissioner Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

**INFORMATIONAL:**

None.

**ADJOURNMENT:**

Meeting Adjourned by Chair Virgen at 7:12 pm by Chair Virgen.

Respectfully Submitted by,

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Gabriel Perez  
Planning Commission 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES





**STAFF REPORT**  
**11/3/2021**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Nikki Gomez, Associate Planner

**SUBJECT:** Request for a first 12-month time extension for Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead Development Phase II) which consists of retail, restaurant, office building, mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Caesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

**STAFF RECOMMENDATION:**

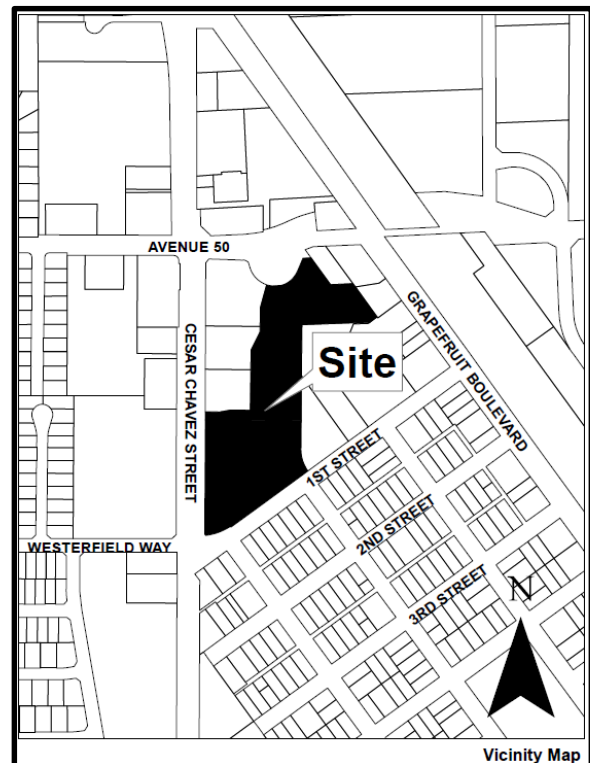
Staff recommends that the Planning Commission grant a first 12-Month time extension for Fountainhead Development Phase II which includes Tentative Parcel Map 37940 with new expiration date of October 14, 2023, and CUP No. 321, CUP No. 322 and Architecture Review No. 20-03 with new expiration dates of October 14, 2022.

**BACKGROUND:**

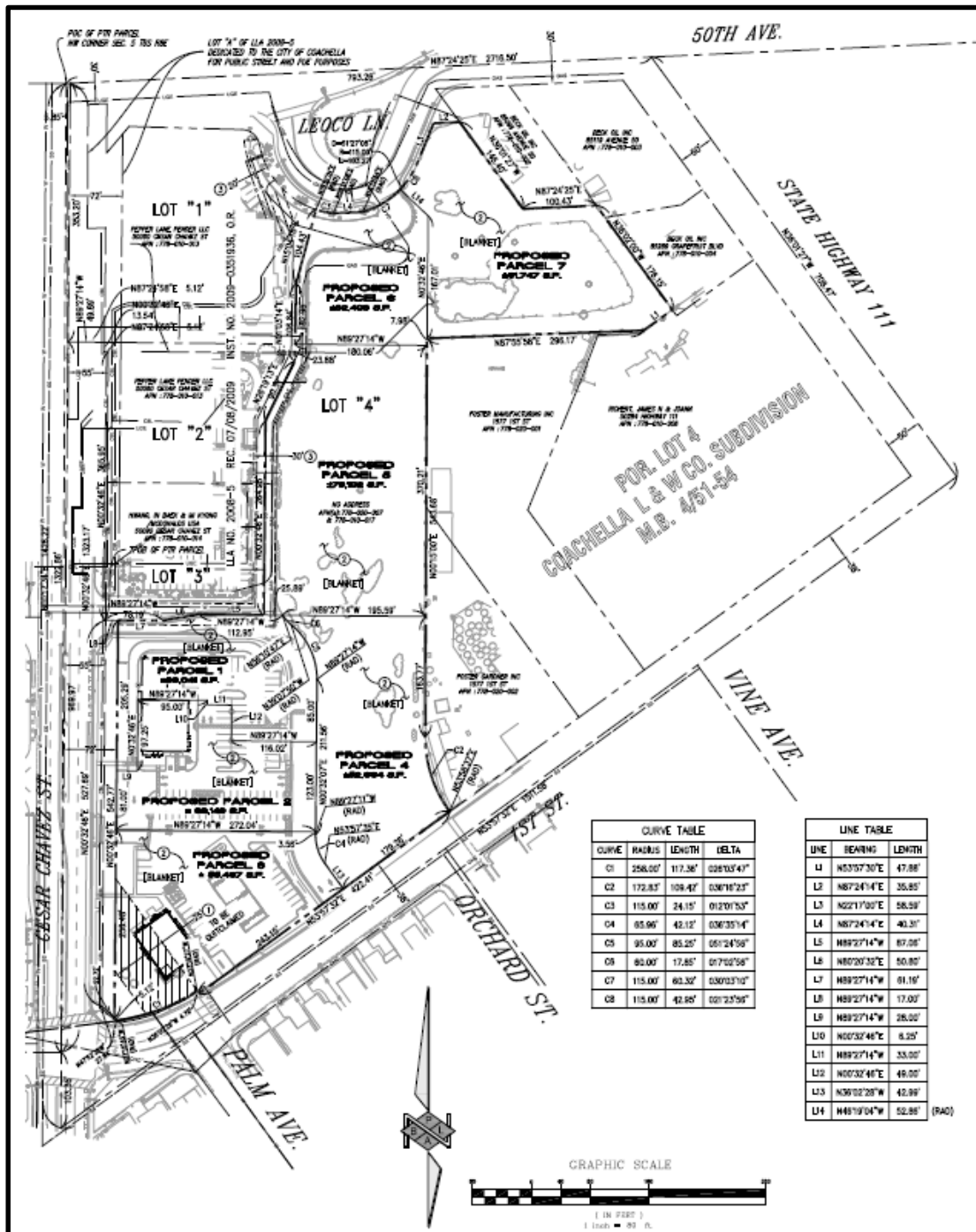
On October 7, 2021, the applicant, Coachella Retail Realty Associates, LP submitted a first request for a time extension for entitlements with the Fountainhead Development Phase II. The proposed development is on a vacant portion of an existing development at northeast corner of Cesar Chavez Street and First Street.

On May 7, 2008, the project was originally entitled under Conditional Use Permit (CUP) No. 233 and Architecture Review No. 07-20 as a phased project. The first phase is the existing development properties which are the Walgreen's, Taco Bell and Mc Donald's at the south east corner for Avenue 50 and Cesar Chaves Street.

On October 14, 2020, the City Council adopted Resolution 2020-56 approving Tentative Parcel



Map (TPM) No. 37940 to subdivide 8.25 acres of vacant land into seven (7) parcels (APN 778-020-007 and 778-010-017). Parcels 4, 5, 6, and 7 is reserved for future commercial development. Parcel 7 will remain a common-area retention for storm water drainage for the existing developed properties (Walgreen's, Taco Bell and McDonalds). TPM No. 37940 is approved for 24 months from the final date of City Council approval to expire on October 14, 2022; however, the Applicant has requested to include the entire extension request associated with Fountainhead Phase II at the same time. Therefore, the new expiration for the Tentative Parcel Map No. 37940 will occur on October 14, 2023.



Together with the Tentative Parcel Map No. 37940, the City Council adopted Resolution 2020-55 approving CUP No. 321, CUP No. 322 and Architecture Review No. 20-03. CUP No. 321 is for the development of a 12 pump fueling station and a 2,000 square foot drive-thru coffee shop. CUP No. 322 was approved to allow alcohol sales within the proposed mini-mart for a Type 20, Off Sale, Beer and Wine. Architecture Review 20-03 is for the architectural design of the building and potential retail and/or a restaurant. The CUP and Architectural Review entitlements above are to expire on October 14, 2021. Upon approval of the Planning Commission for the extension, the new expiration date will be October 14, 2022.



**DISCUSSION/ANALYSIS:**

The Planning Commission is required to make the prior findings, including a finding of consistency with the City's General Plan for the approval of a time extension. The Tentative Parcel Map No. 37940 is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of Downtown Center according to the General Plan 2035 Land Use Element, which allows for the proposed commercial uses. The subdivision is consistent with the development standards permitted by the Downtown Center, with the exception of the auto related uses for which the Planning Commission found to be approved uses under the original entitlement of the subject site (CUP No. 233 and AR No. 07-20).

In addition, the proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under Conditional Use Permit No. 233 and Architecture Review No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission found that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the City of Coachella General Plan 2035.

Furthermore, the Commission and Council approved the conditions of approval for the project. There are no new policy items to address with respect to this project. The Commission and Council found that the project is exempt under CEQA Guideline Section 15332, there is no need for additional CEQA environmental review at this time.

**RECOMMENDATION:**

Staff recommends that the Planning Commission grant a first 12-Month time extension for Fountainhead Development Phase II which includes Tentative Parcel Map 37940 with new expiration date of October 14, 2023, and CUP No. 321, CUP No. 322 and Architecture Review No. 20-03 with new expiration dates of October 14, 2022.

**Attachments:**

1. Applicant's Letter
2. Project Exhibits
3. Resolution No. 2020-55 for Conditions of Approval for CUP No. 321, CUP No, 322 and AR 20-03
4. Resolution 2020-56 for Conditions of Approval for TTM No. 37940

# Fountainhead Development

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October 07, 2021

Gabriel Perez  
Development Service Director  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236  
Ph: 760-398-3502  
E: [GPerez@coachella.org](mailto:GPerez@coachella.org)

RE: Resolution No. 2020-55 (CUP #321, #322, AR #20-03); Resolution No. 2020-56 (TPM) Time Extension #1

Dear Gabriel,

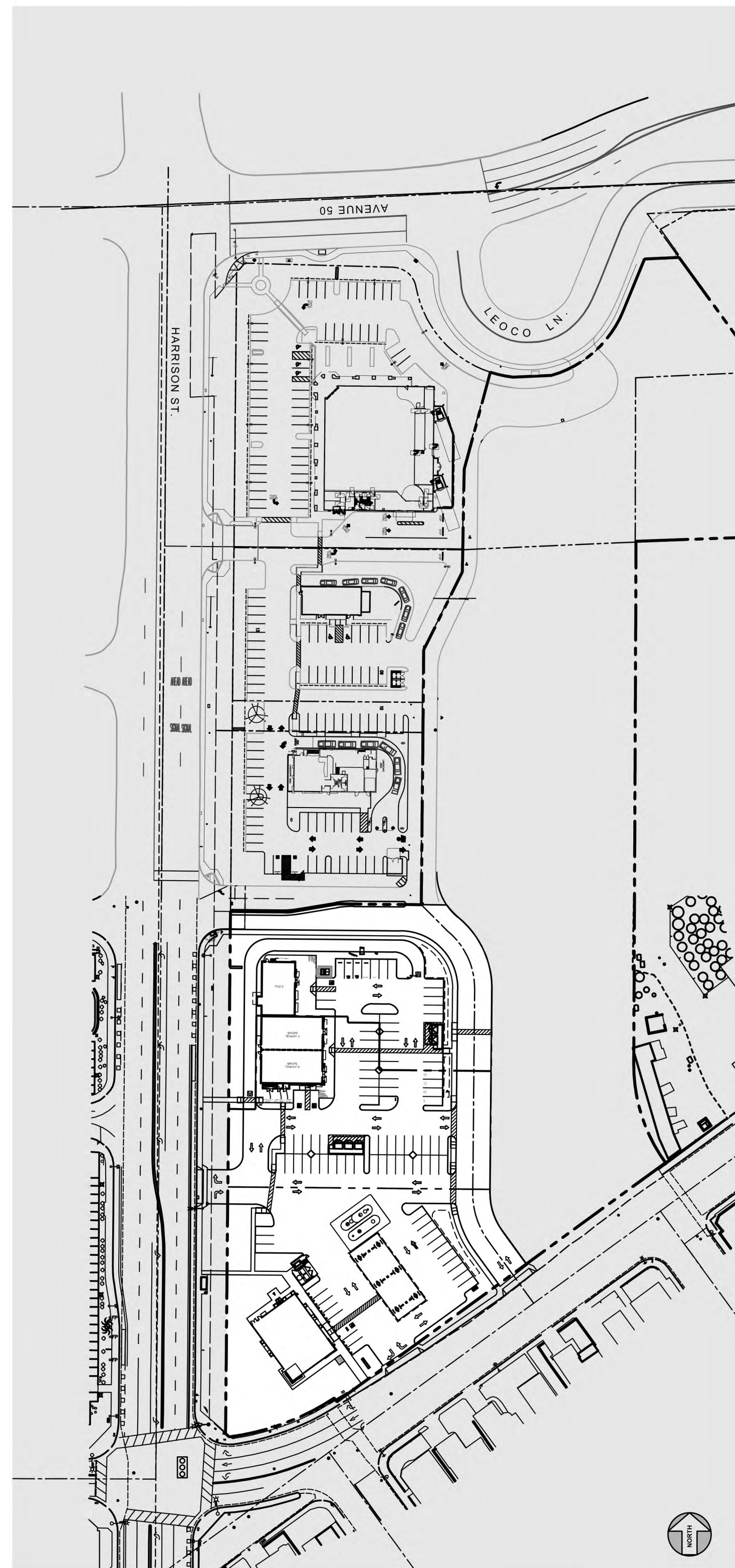
We respectfully request for time extension on the referenced project approved on 10/14/2020. The project was impacted due to the pandemic event in 2020 affecting tenant's negotiation and tenant's delayed development timing. In addition to the existing tenant delay, we also received interest on the remaining eastern half of the development requiring additional time to explore site planning options to incorporate additional tenant development requirement.

Please let me know if you have any questions or require additional information on our time extension request.

Sincerely,



Francis C Chu, NCARB  
Fountainhead Development



KEY MAP N.T.S.



PROJECT INFORMATION

JURISDICTION: CITY OF COACHELLA, CA  
EXISTING ZONING: CG (GENERAL COMMERCIAL)

SITE INFORMATION

SITE AREA: SHOPS: ±0.90 AC (± 39,211 SF)  
PAD 1: ±1.27 AC (± 55,511 SF)  
PAD 2: ±0.90 AC (± 39,135 SF)  
TOTAL: ±3.07 AC (±133,857 SF)

BUILDING AREA: SHOPS: ±4,500 SF  
PAD 1: ±4,088 SF  
PAD 2: ±2,000 SF  
TOTAL: ±10,588 SF  
(NOT INC. UTILITY AREAS)

SITE COVERAGE: SHOPS: ±11.48% (±5,000 SF/AC)  
PAD 1: ±7.36% (±3,219 SF/AC)  
PAD 2: ±5.111% (±2,222 SF/AC)  
TOTAL: ±7.91% (±3,449 SF/AC)  
(NOT INC. UTILITY AREAS)

PARKING INFORMATION

PARKING REQUIREMENT:  
RESTAURANT: 1/45 SF OF CUSTOMER AREA +  
1/200 SF OF NON-CUSTOMER AREA  
GENERAL COMMERCIAL: 1/250 SF

STALLS REQUIRED:

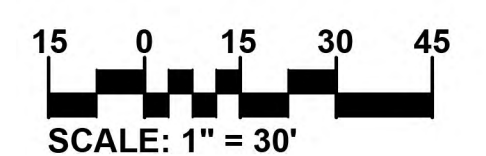
SHOPS: ±4,500 SF x 35% = ±1,575 SF CUSTOMER AREA  
±4,500 SF x 65% = ±2,925 SF NON-CUSTOMER AREA  
±1,575 SF @ 1/45 SF = 35 STALLS REQUIRED  
±2,925 SF @ 1/200 SF = 15 STALLS REQUIRED  
TOTAL: 50 STALLS REQUIRED  
PAD 1: ±4,088 SF @ 1/250 SF = 17 STALLS REQUIRED  
PAD 2 : ±2,000 SF x 35% = ±700 SF CUSTOMER AREA  
±2,000 SF x 65% = ±1,300 SF NON-CUSTOMER AREA  
±700 SF @ 1/45 SF = 16 STALLS REQUIRED  
±1,300 SF @ 1/200 SF = 7 STALLS REQUIRED  
TOTAL: 23 STALLS REQUIRED  
TOTAL: 90 STALLS REQUIRED

STALLS PROVIDED:

SHOPS: 51 STALLS PROVIDED  
PAD 1: 22 STALLS PROVIDED  
PAD 2: 24 STALLS PROVIDED  
TOTAL: 97 STALLS PROVIDED

PARKING RATIO:

SHOPS: ±11.33/1,000 SF  
PAD 1: ±5.38/1,000 SF  
PAD 2: ±12.0/1,000 SF  
TOTAL: ±9.16/1,000 SF



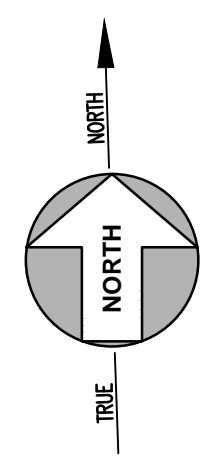
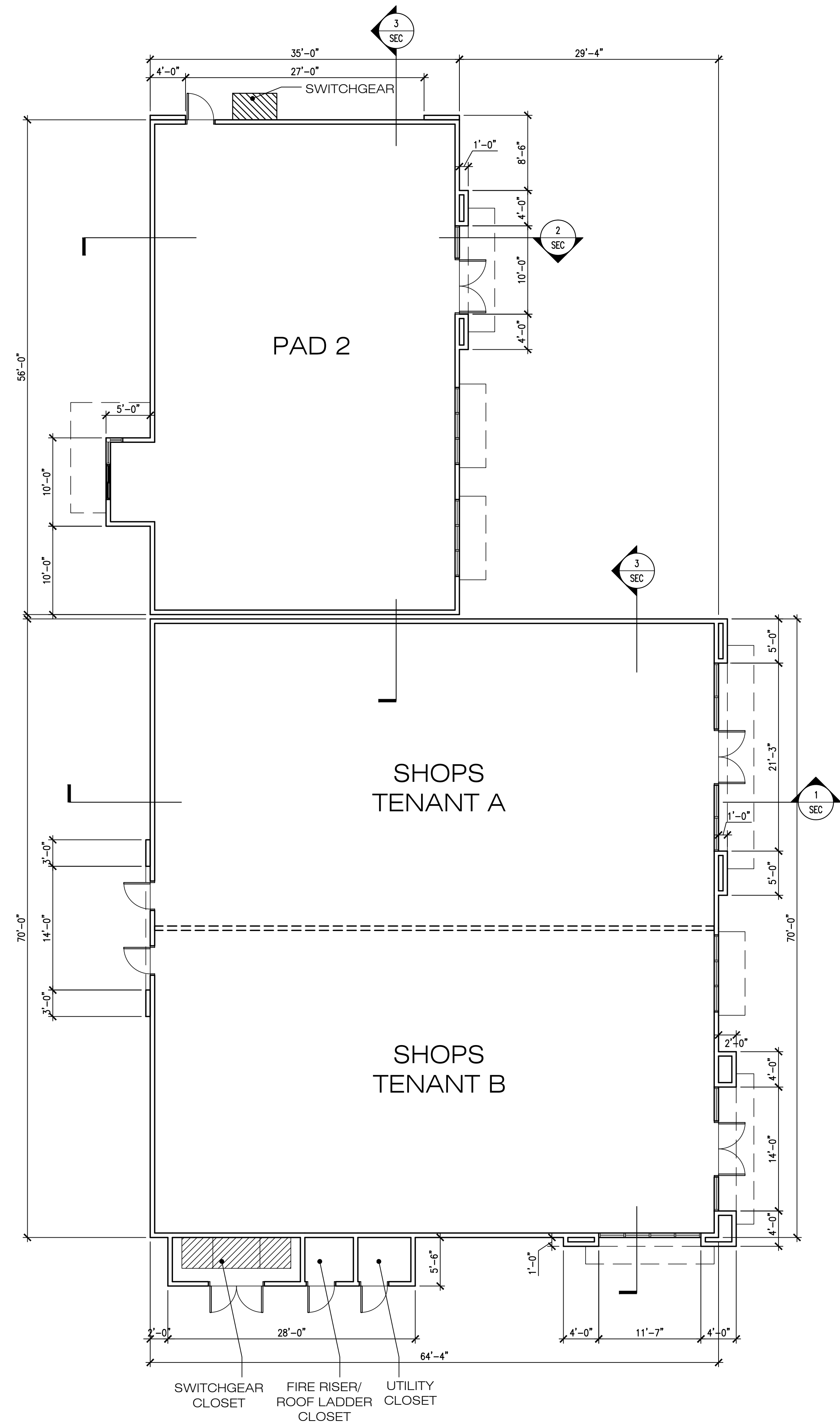
# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET

### COACHELLA, CALIFORNIA

## SITE PLAN

Scale: 1" = 30'  
May 14, 2020



# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET

### COACHELLA, CALIFORNIA

## FLOOR PLANS

Scale: 1/8" = 1'-0"  
 May 14, 2020

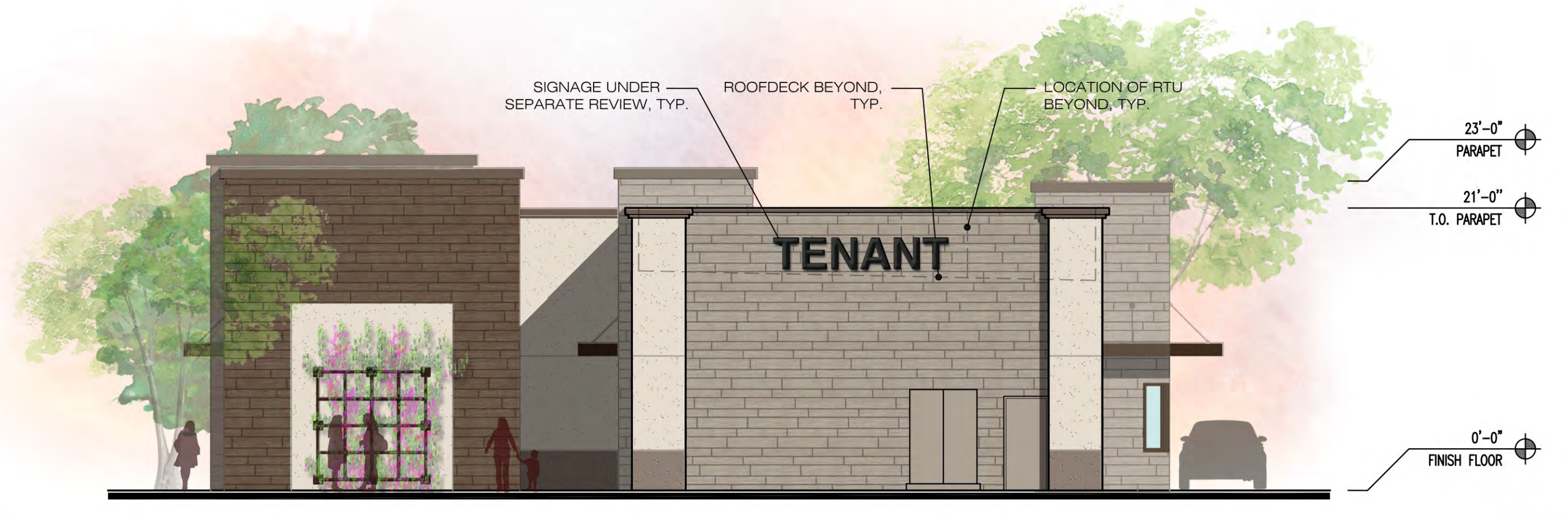
F:\19\19680 - Coachella, NEC Harrison & First Streets\Design\Floor Plan\19680 - Floor Plan.dwg  
 The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with the specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2015.



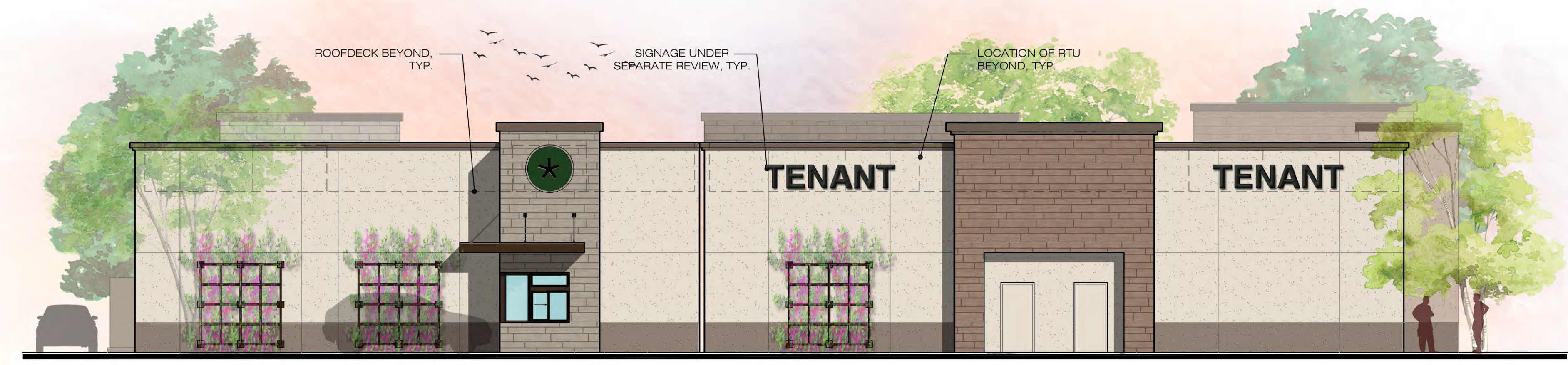
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

	HARDIE PANEL W/PAINT SHERWIN WILLIAMS "MEGA GREIGE" SW7031		PLASTER SHERWIN WILLIAMS "PACER WHITE" SW6098		PLASTER SHERWIN WILLIAMS "SPALDING GREY" SW6074		CORNICE PLASTER SHERWIN WILLIAMS "HOMESTEAD BROWN" SW7515		STOREFRONT & CANOPY- DARK BRONZE ANODIZED ALUMINUM
	HARDIE PANEL W/PAINT SHERWIN WILLIAMS "MOCHA" SW6067		HARDIE PANEL W/PAINT SHERWIN WILLIAMS "HALF-CAFF" SW9091		PLASTER SHERWIN WILLIAMS "COOL BEIGE" SW9086		METAL DOOR SHERWIN WILLIAMS "PACER WHITE" SW6098		METAL DOOR SHERWIN WILLIAMS "MEGA GREIGE" SW7031

NOTE:  
ALL COLORS/MATERIALS  
TO BE CONFIRMED WITH  
PHYSICAL SAMPLES WHEN  
POSSIBLE.

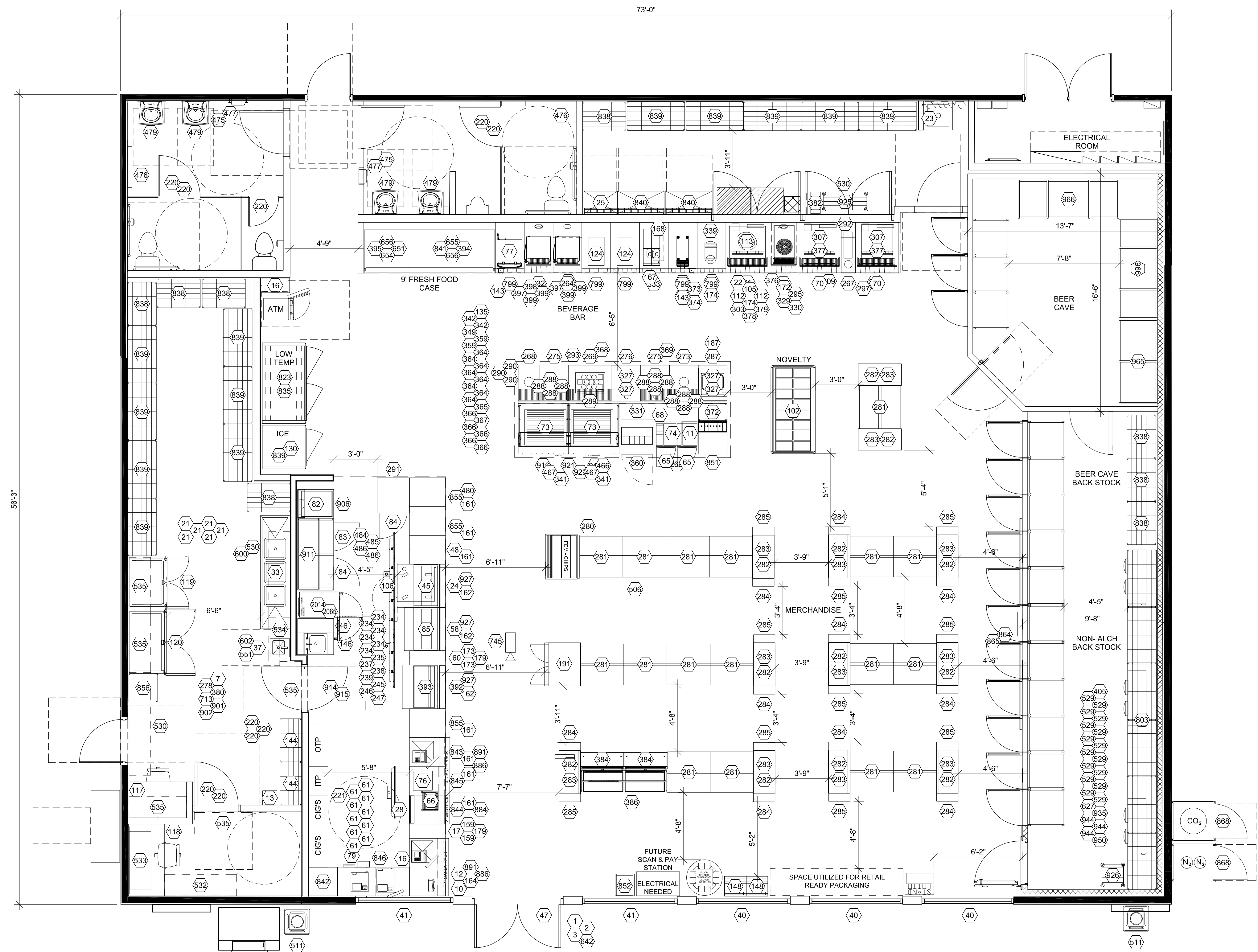
# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

### ELEVATIONS

Scale: 1/8" = 1'-0"  
May 14, 2020





**LAYOUT INFORMATION**

ROLLER GRILLS	2 (SELF SERVE)
SANDWICH CASE	9'
ALC. VAULT DOORS	3
NON ALC. VAULT DRS	11
LOW TEMP DOORS	2
ICE MERCH. DOORS	1
NOVELTY CASE	1
BAKERY CASE	1 (LG)
SLURPEE BARRELS	8
GONDOLA UNITS (60"H)	38
END CAPS (60"H)	13
POWER WINGS	(20) - NOT IN TOTAL
LOW WALLS (36"H)	00
HIGH WALLS (72"H)	00
TOTAL	51

TOTAL SQ FT	= 4,100 SF
SALES FLOOR AREA	= 2,382 SF

GAS: YES      LIQUOR: NO  
 BEER: YES     WINE: YES

OCCUPANCY LOAD (>49) = 43  
 TRAVEL DISTANCE (<200) = 108'  
 COMMON PATH OF TRAVEL (<75) = 48'  
 RESTROOMS REQUIRED = 2  
 EXITS REQUIRED = 2

OVERHEAD SHELVES = 50 FT  
 FLOOR SHELVES = 71 FT

**WALL TYPE LEGEND**

EXISTING WALL	
EXISTING COLUMN	
NEW WALL	
NEW PARTIAL HEIGHT WALL	
NEW COOLER WALL	

**OCCUPANCY CALCULATION**

MERCHANDISE	2084 SF	/	60	=	35 PEOPLE
KITCHEN / SALES	298 SF	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	1299 SF	/	300	=	5 PEOPLE
OFFICE	81 SF	/	100	=	1 PERSON
RESTROOM	338 SF	/	N/A	=	0 PEOPLE

**7-ELEVEN - 4,088 SF PROTO FLOOR PLAN**

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

APPROVED: YES  NO   
 12/20/19

Rev. #	Date	Description

**7-ELEVEN, INC.**  
 3200 Hackberry Rd, Irving, Texas 75063  
**7-11 #**



Job#: 2019335.75  
 Scale: AS NOTED  
 Date: 12/23/19  
 Drawn By:  
 Checked By:

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SHEET:



EXTERIOR ELEVATION - SOUTH SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION - EAST SCALE: 1/4" = 1'-0" 1

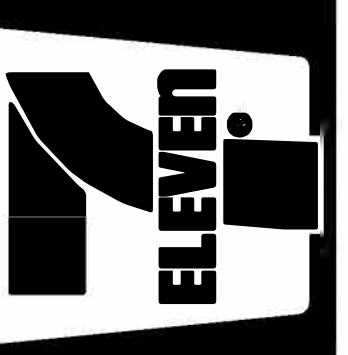
KEYNOTES

- 1 ROOF LINE
- 2 MECHANICAL UNIT BEYOND
- 3 ELEVATION BEYOND
- 4 20 GA. PREFINISHED METAL PARAPET CAP
- 5 ALUMINUM STOREFRONT SYSTEM
- 8 INTERNALLY ILLUMINATED FASCIA SIGN (UNDER SEPARATE PERMIT)
- 7 6" WHITE VINYL STREET ADDRESS
- 8 7-ELEVEN FILM STRIPING. APPLY PER SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT)
- 9 PREFABRICATED METAL CANOPY
- 10 EMERGENCY EGRESS LIGHT FIXTURE
- 11 WALL PACK FIXTURE
- 12 VENT GRILLE
- 13 EMERGENCY SHUT OFF FOR FUEL DISPS MTD AT 48-INCHES AFF
- 14 ALTERNATE LOCATION FOR EMERGENCY SHUT OFF FOR FUEL
- 15 EXTERIOR OUTLET MTD AT 24-INCHES AFF
- 16 EXTERIOR OUTLET AT 24-INCHES AFF
- 17 CO2 TANK CAGE
- 18 KNOX BOX
- 19 GAS METER
- 20 COMPOSITE SIDING
- 21 SMOOTH STUCCO
- 22 OVERFLOW ROOF DRAIN SPOUT; SET BOTTOM AT 6-INCHES AFS
- 23 EMERGENCY EXIT DOOR
- 24 ELECTRICAL ROOM DOOR

Rev. #	Date	Description

PROTO 02-28-2019

7-ELEVEN, INC.  
 3200 HACKBERRY RD., IRVING TEXAS 75063  
 7-ELEVEN #1044881  
 CESAR CHAVEZ STREET AND 1ST STREET  
 COACHELLA, CA 92236  
 EXTERIOR ELEVATIONS



701 N. Parkcenter Drive  
 Santa Ana, CA 92705  
 P: 714/560/9200  
 F: 714/560/9211  
 www.7-eleven.com  
 Since 1946  
 TAIT  
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Job#: SE1221  
 Scale: 1/4" = 1'-0"  
 Issued: 06/20/2019  
 Drawn By: SP  
 Checked By: DF

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SHEET:  
**A3.0**  
 7043 STUD

KEYNOTES

- 1 ROOF LINE
- 2 MECHANICAL UNIT BEYOND
- 3 ELEVATION BEYOND
- 4 20 GA. PREFINISHED METAL PARAPET CAP
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- 17 CO2 TANK CAGE
- 18 KNOX BOX
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- 22 OVERFLOW ROOF DRAIN SPOUT, SET BOTTOM AT 6-INCHES AFS
- 23 EMERGENCY EXIT DOOR
- 24 ELECTRICAL ROOM DOOR

Description

Date

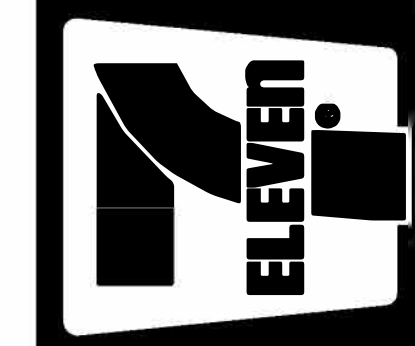
Rev. #

PROTO 02-28-2019

7-ELEVEN, INC.  
3200 HACKBERRY RD., IRVING TEXAS 75063

7-ELEVEN #1044881  
CESAR CHAVEZ STREET AND 1ST STREET  
COACHELLA, CA 92236

EXTERIOR ELEVATIONS



701 N. Paccenter Drive  
Santa Ana, CA 92705  
P: 714/560/9200  
F: 714/560/9211  
www.7-eleven.com

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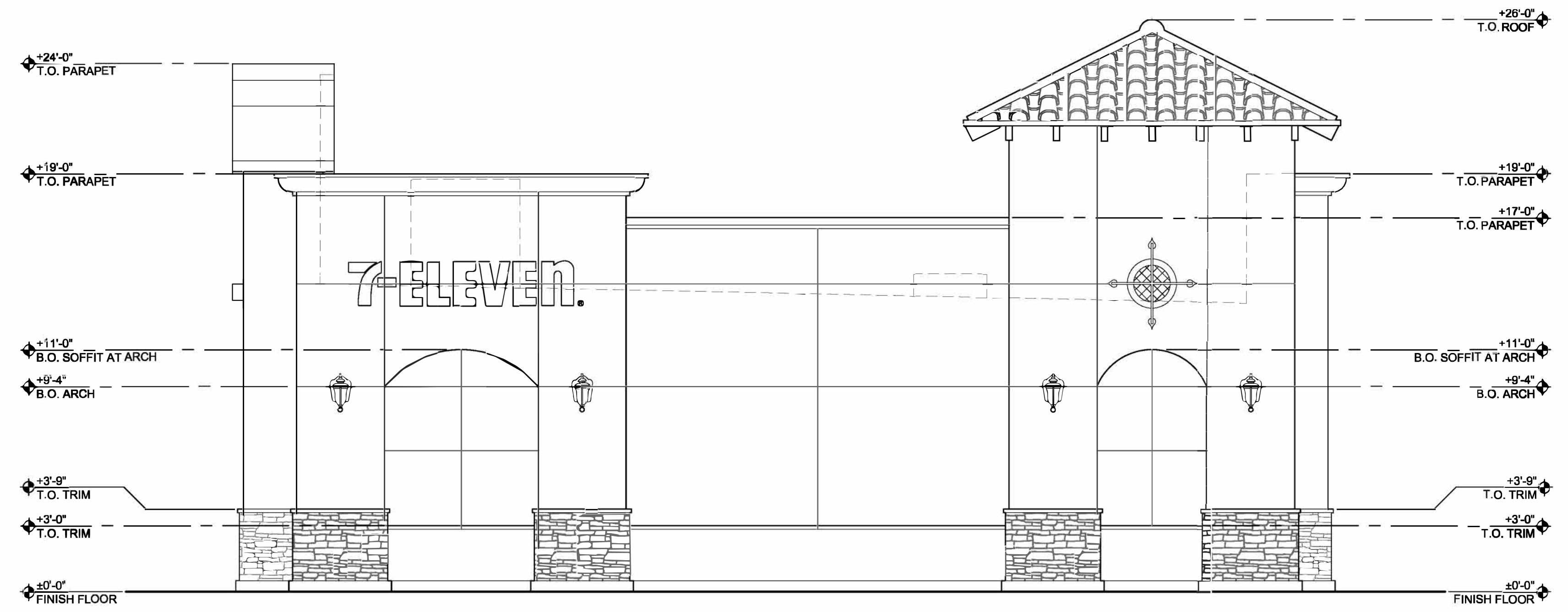
Since 1946

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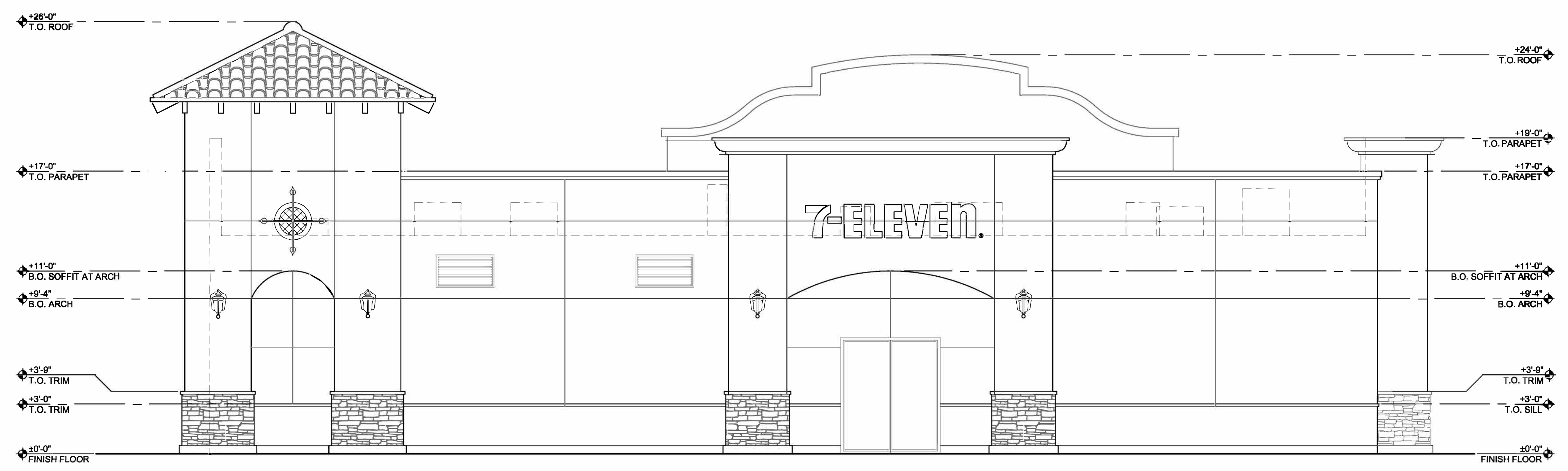
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Issued: 06/20/2019  
Drawn By: SP  
Checked By: DF

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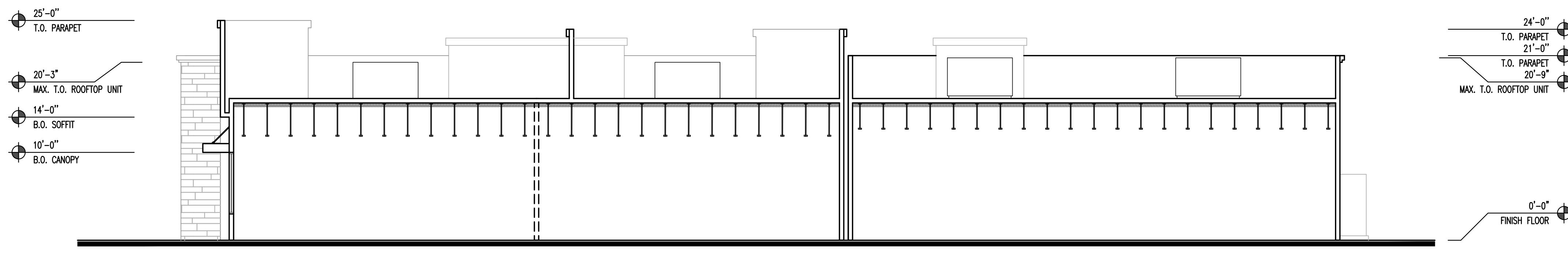
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**A3.1**  
7043 STUD



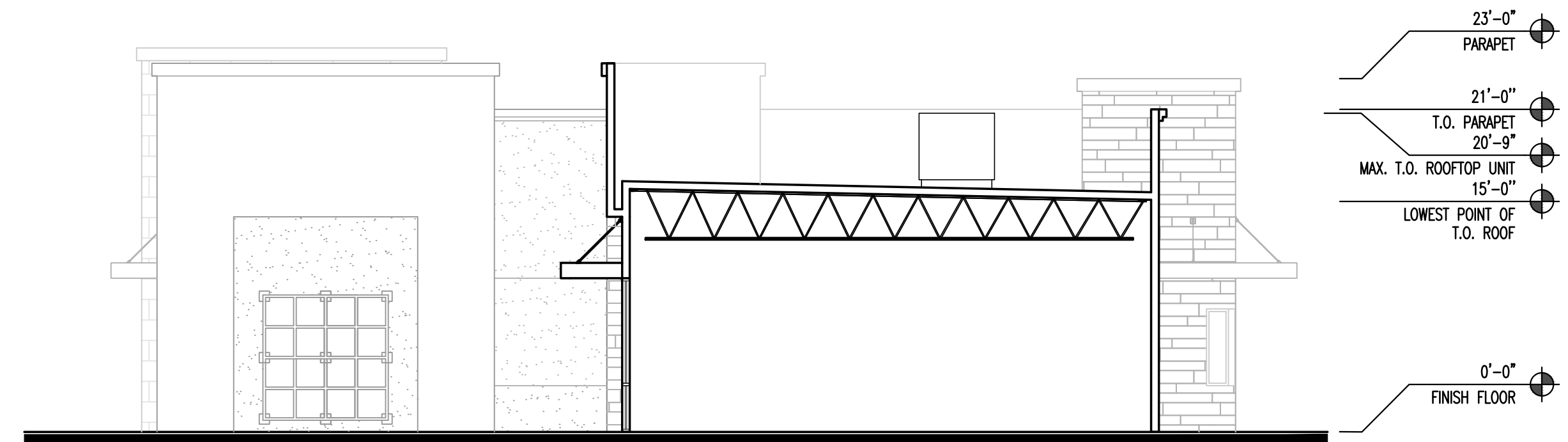
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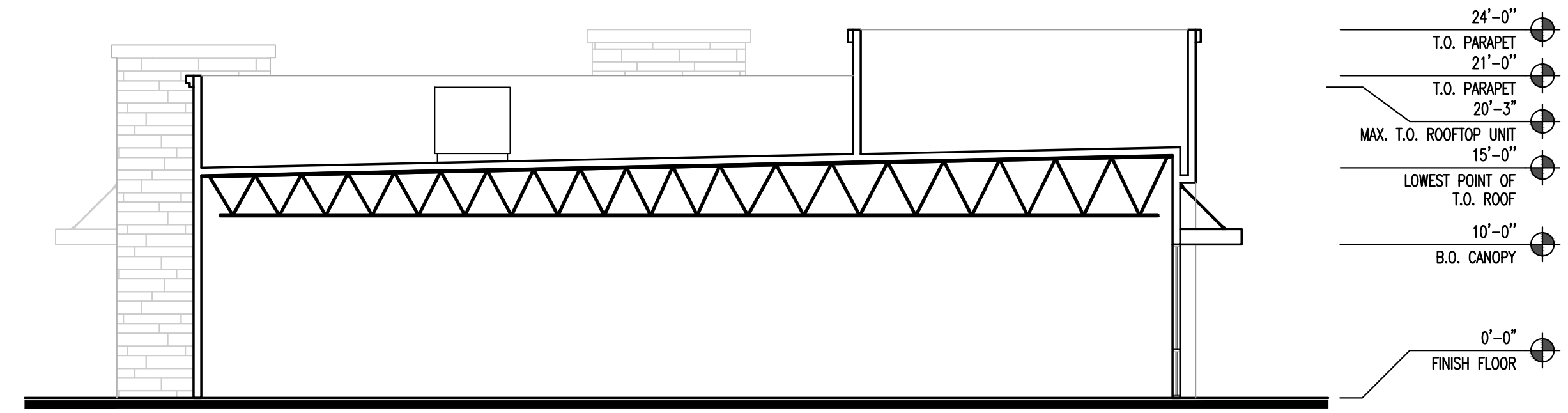
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SECTION 3



SECTION 2



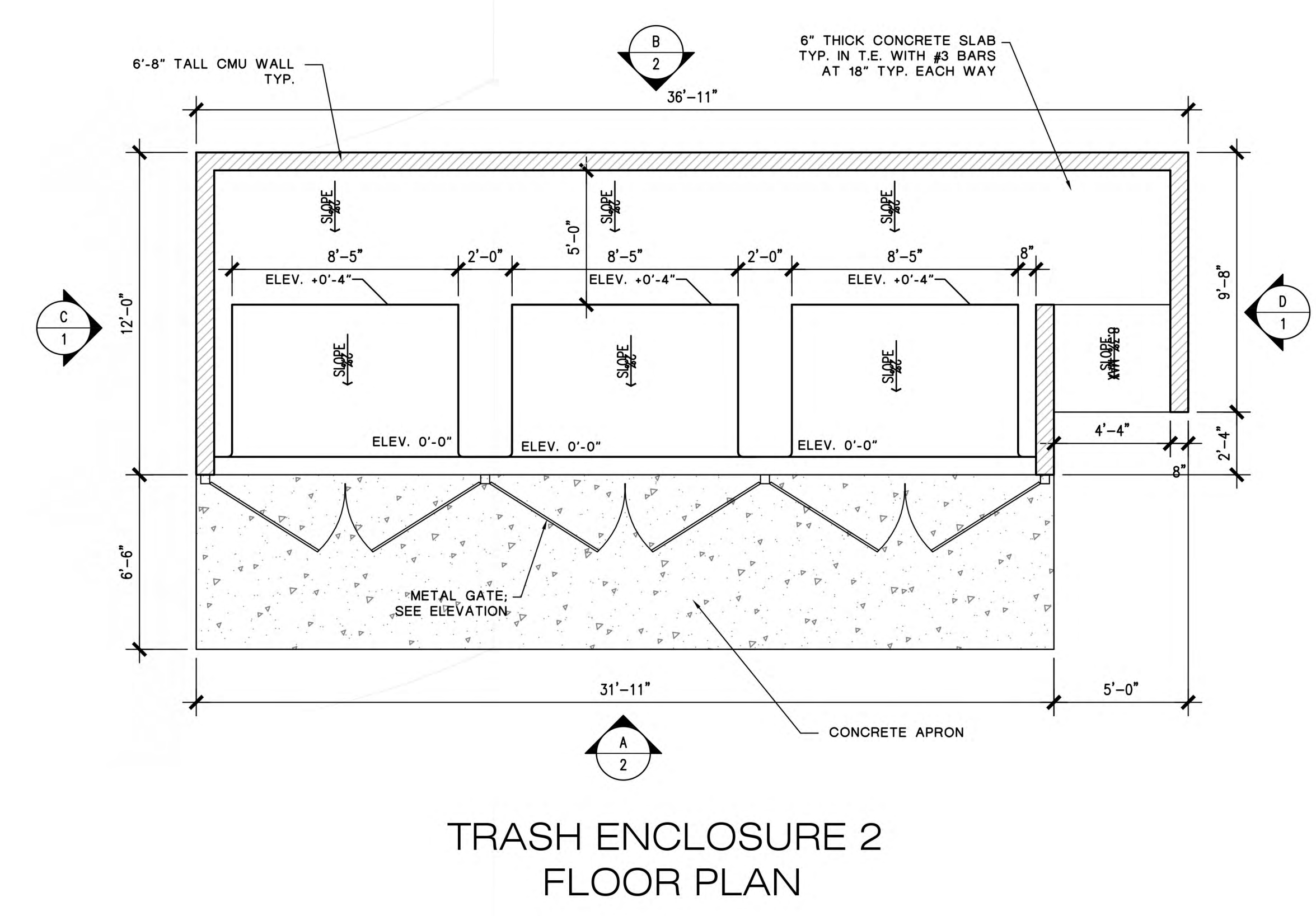
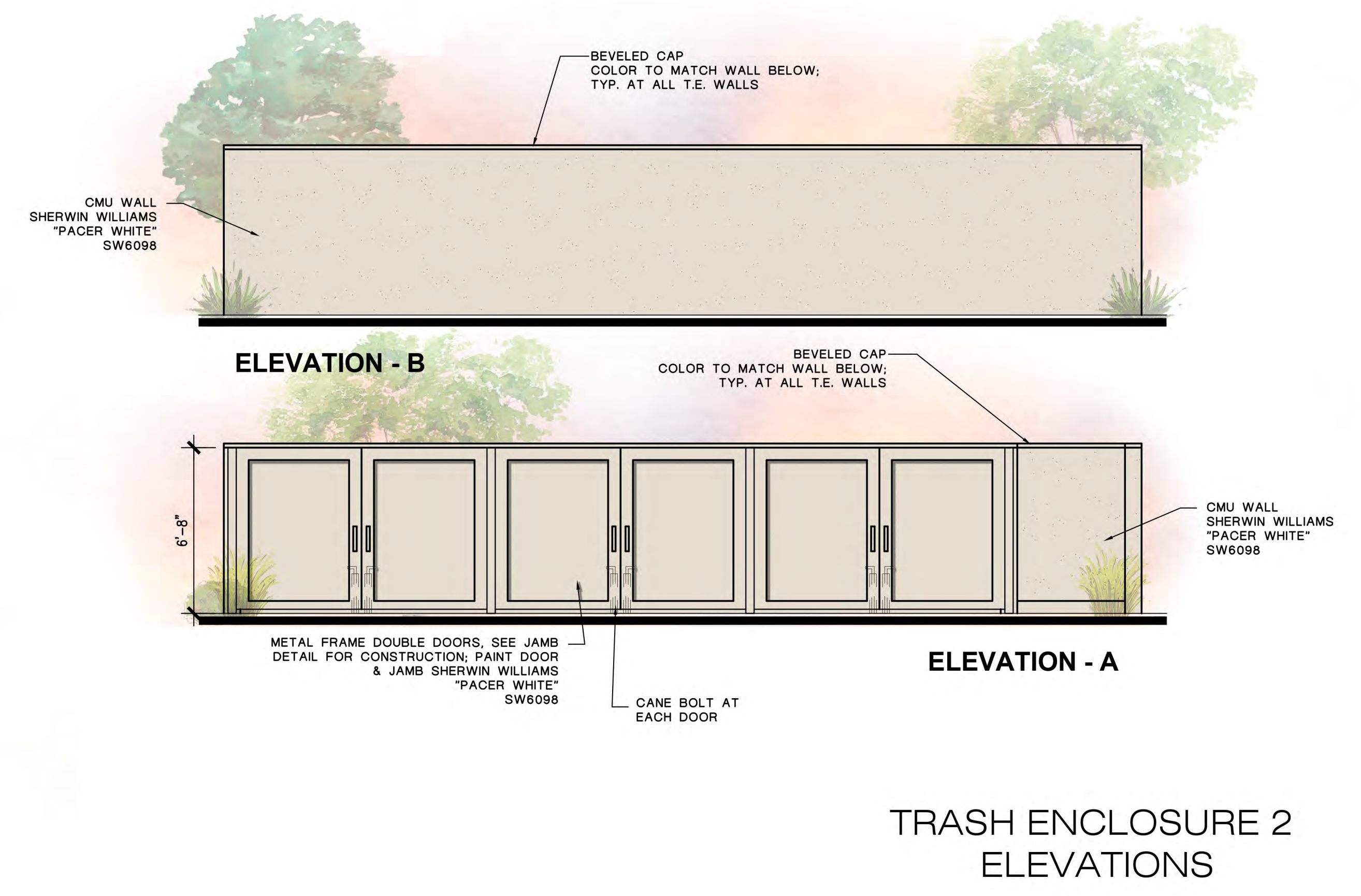
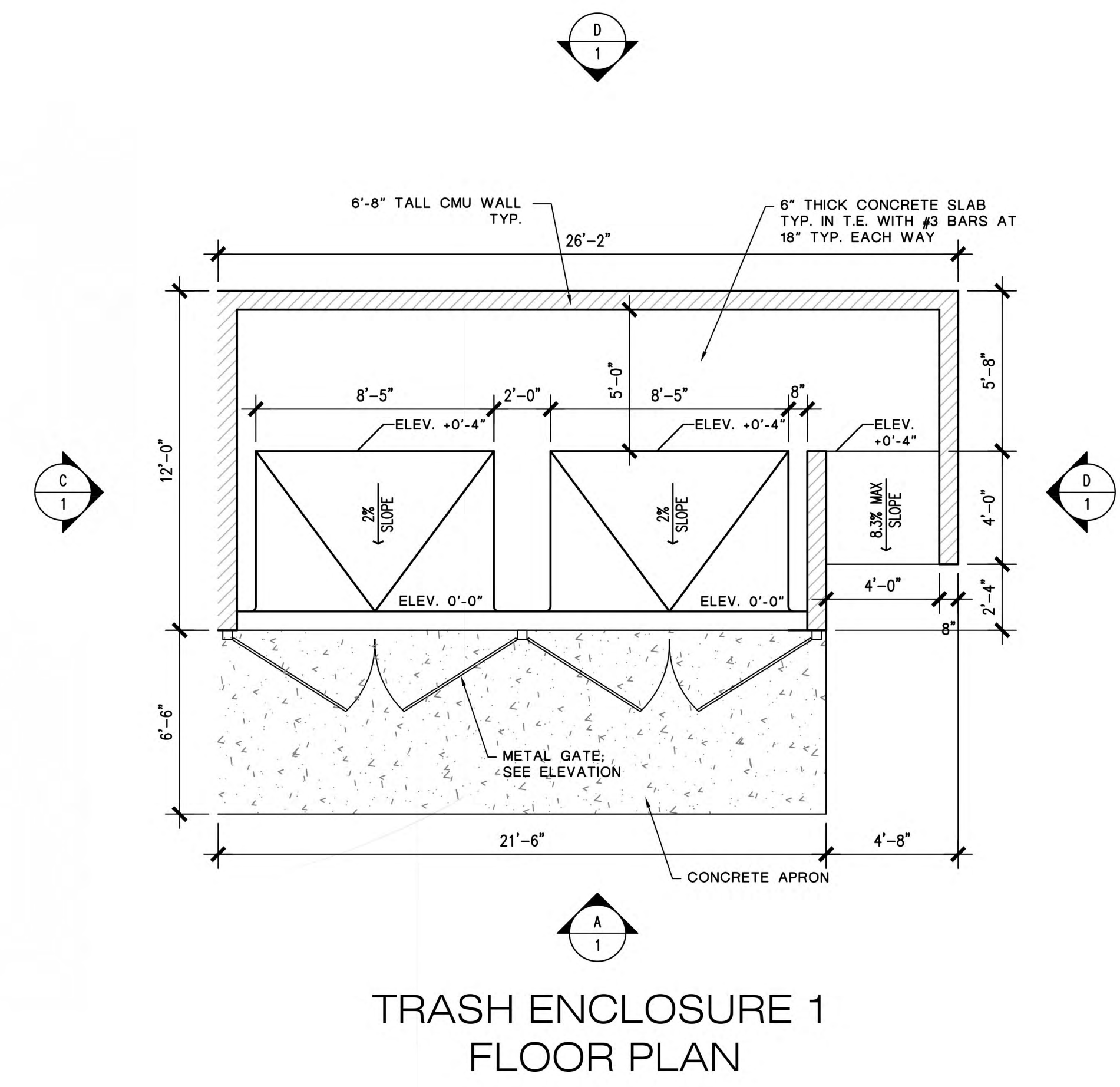
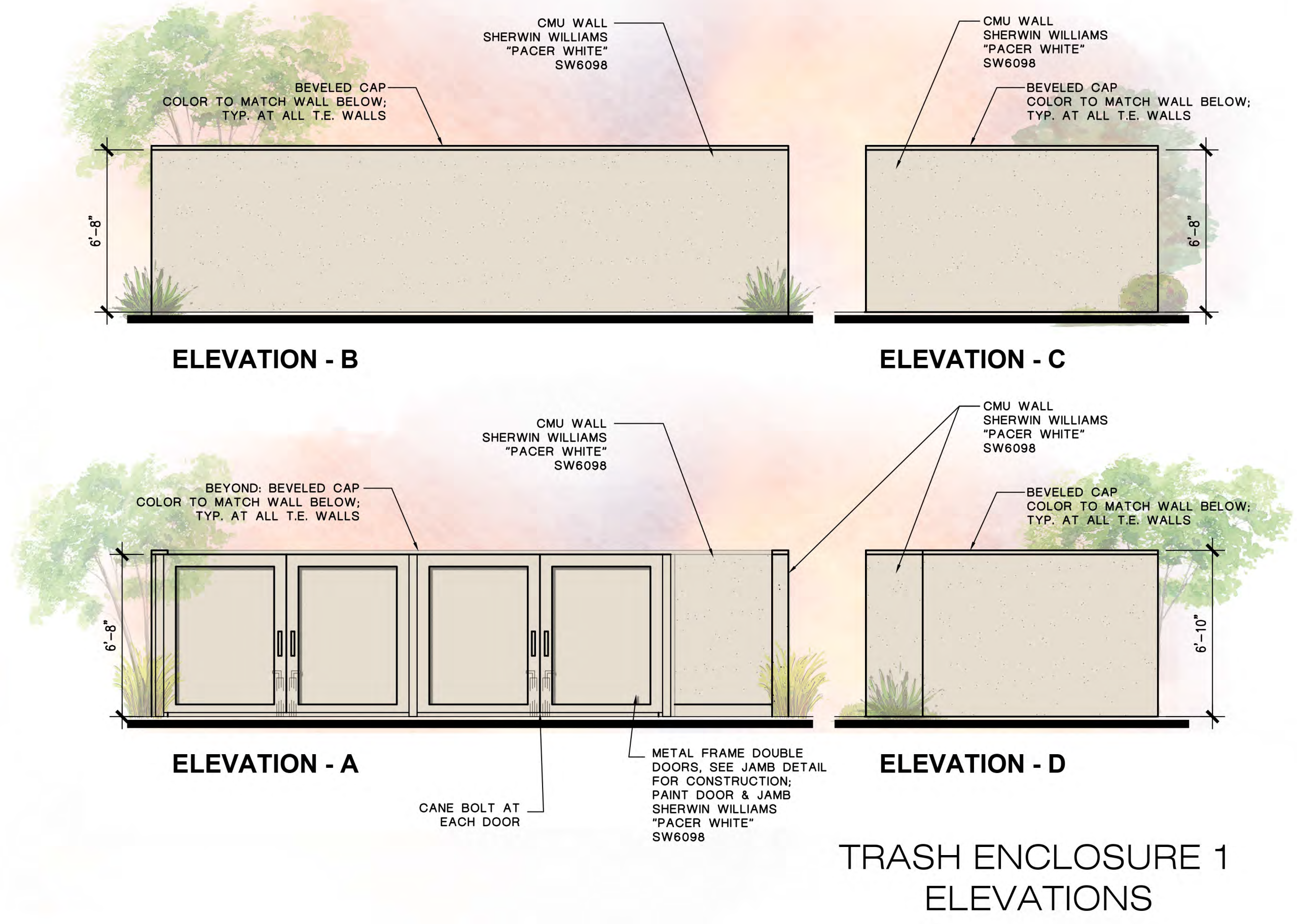
SECTION 1

NOTE:  
 ALL ROOFTOP MOUNTED  
 EQUIPMENT TO BE SCREENED  
 FROM VIEW, LOCATIONS OF ALL  
 EQUIPMENT TO BE CONFIRMED BY  
 TENANT DURING CD PHASE.

# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

**SCHEMATIC  
 SECTIONS**  
 Scale: 1/8" = 1'-0"  
 May 14, 2020



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Cercidium x 'Desert Museum' / Thomless Palo Verde Single Trunk High Branching	24" Box Standard	16
	Chilopsis linearis 'AZT Desert Amethyst' / Desert Willow	24" Box	12
	Prosopis chilensis / Chilean Mesquite	24" Box Standard	23
	Washingtonia filifera / California Fan Palm	15' Brown Trunk Skinned	17

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal	177
	Callirhoe involucrata / Purple Poppymallow	1 gal	58
	Convolvulus cneorum / Bush Morning Glory	5 gal	46
	Leucophyllum candidum 'Thunder Cloud'™ / Thunder Cloud™ Texas Sage	15 gal	234
	Oenothera berlandieri / Mexican Evening Primrose	5 gal	138
	Senna wislizeni / 'Wislizenus' Senna	5 gal	31

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Dasylium longissimum / Toothless Desert Spoon	5 gal	32
	Schizachyrium scoparium / Little Bluestem Grass	1 gal	98

SUCCULENTS	BOTANICAL / COMMON NAME	CONT	QTY
	Agave americana / Century Plant	15 gal	15
	Agave x 'Blue Glow' / Blue Glow Agave	15 gal	46

Mulchs and Rock SCHEDULE

SYMBOL	DESCRIPTION	QTY
	A-101 Gold Strike 2-4" Rubble Decorative Stone Solutions 800.699.1878	31.01 cy
	A-102 Gold Strike 3/4" Screened @ 2" depth. Decorative Stone Solutions 800.699.1878	37.81 cy
SYMBOL	DESCRIPTION	QTY
	A-103 3/8" Minus Desert Gold Decomposed Granite Stabilized Decorative Stone Solutions 800.699.1878	31.165 sf



Dasylium longissimum



Schizachyrium scoparium



Convolvulus cneorum



Prosopis chilensis



Cercidium x 'Desert Museum'



Chilopsis linearis 'AZT Desert Amethyst'



Leucophyllum candidum 'Thunder Cloud'



Oenothera berlandieri



Washingtonia filifera



Senna wislizeni



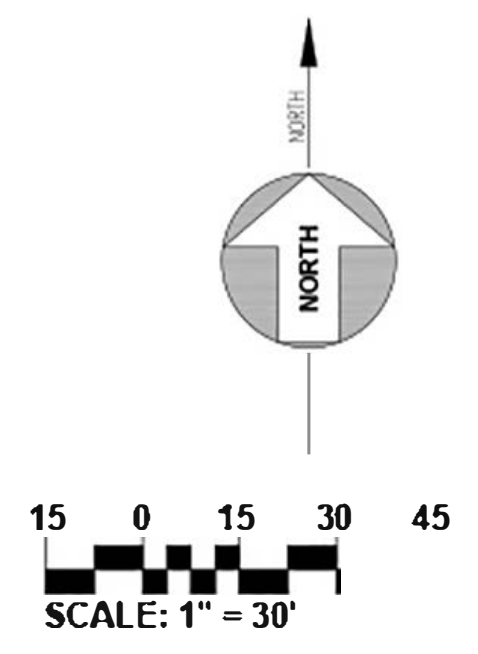
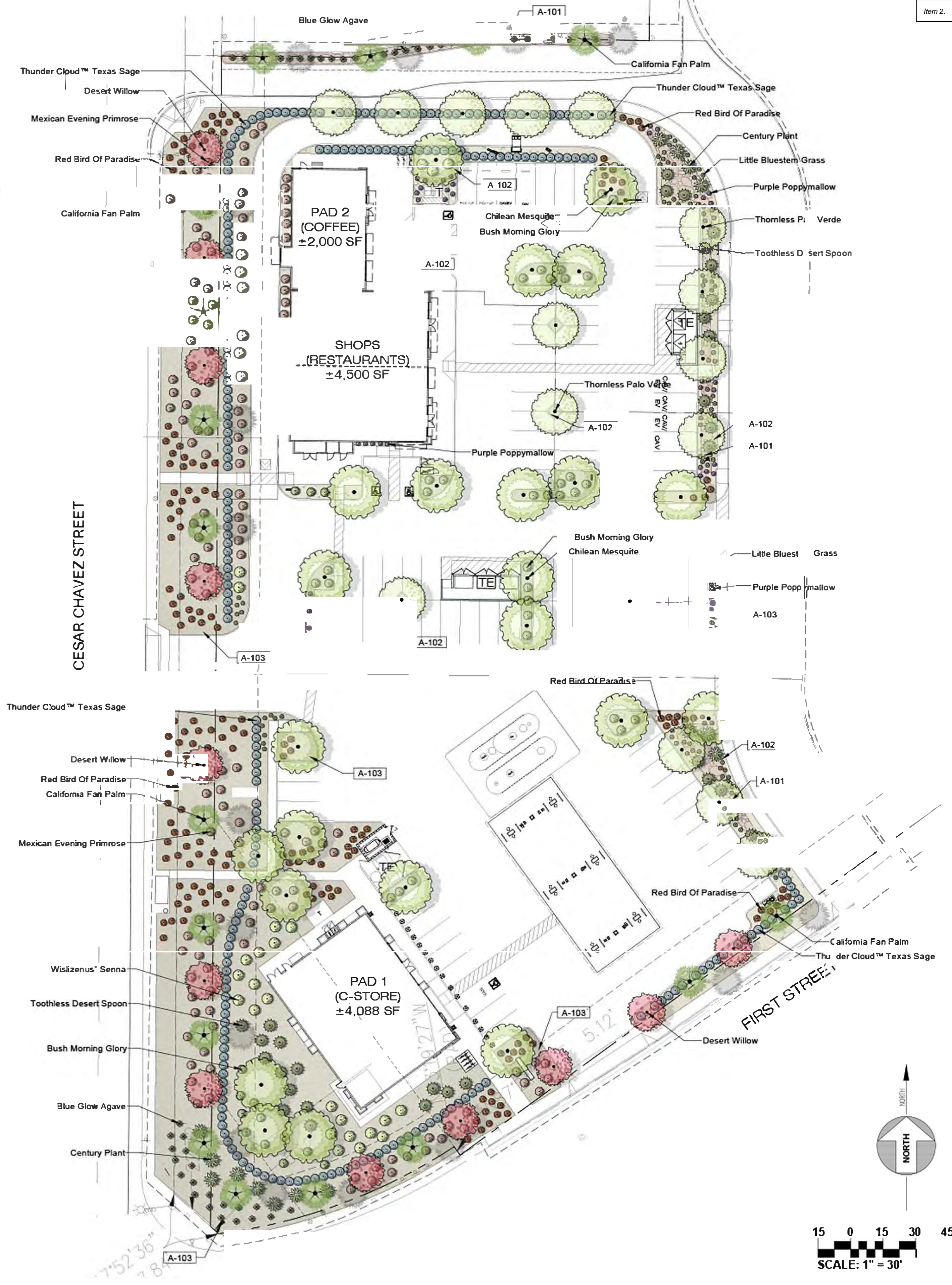
Agave x 'Blue Glow'



Caesalpinia pulcherrima



Agave americana



# TENTATIVE PARCEL MAP No. 37940

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT "4" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2008-5, AS EVIDENCED BY DOCUMENT RECORDED JULY 8, 2009 AS INSTRUMENT NO. 2009-0351936, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 4 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING ON THE CENTERLINE OF 50TH AVENUE (60.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 80 PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 87°24'25" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID 50TH AVENUE, A DISTANCE OF 5.85 FEET TO THE CENTERLINE INTERSECTION OF SAID 50TH AVE AND HARRISON STREET (VARYING IN WIDTH) AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE CENTERLINE OF SAID HARRISON STREET SOUTH 00°32'46" WEST 353.20 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°27'14" EAST 49.89 FEET TO A POINT ON THE WEST LINE OF PARCEL "C" OF LOT LINE ADJUSTMENT RECORDED DECEMBER 3, 2002 AS INSTRUMENT NO. 2002-716386, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY LINES OF SAID PARCEL "C" SOUTH 03°24'46" WEST 13.54 FEET; THENCE NORTH 87°24'58" EAST 5.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HARRISON STREET, SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 03°24'46" WEST 365.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 03°24'46" WEST 527.69 FEET; THENCE SOUTH 47°52'36" EAST 27.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 258.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 71°54'05" WEST; SAID CURVE BEING ON THE SOUTHEASTERLY LINE OF PARCEL "1" OF SAID LOT LINE ADJUSTMENT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141° AND SAID CURVE NORTHEASTERLY 117.36 FEET THROUGH A CENTRAL ANGLE OF 26°03'47"; THENCE SOUTH 36°02'29" EAST 4.79 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF 1ST STREET (75.00 FEET WIDE), AS SHOWN ON SAID RECORD OF SURVEY; SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 37.50 FEET NORTHEASTERLY FROM THE CENTERLINE OF SAID 1ST STREET; THENCE NORTH 87°24'58" EAST 109.42 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 172.83 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 53°58'38" EAST; SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL "B" OF SAID LOT LINE ADJUSTMENT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY LINE OF PARCEL "B" NORTHERLY 109.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°16'23"; THENCE NORTH 07°50'00" EAST 543.68 FEET ALONG THE EASTERLY LINES OF SAID PARCEL "B" AND SAID PARCEL "C" TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE CONTINUING ALONG THE EASTERLY LINES OF SAID PARCEL "C" NORTH 87°55'58" EAST 296.17 FEET; THENCE NORTH 53°57'30" EAST 47.88 FEET; THENCE NORTH 36°02'00" WEST 176.15 FEET TO THE NORTH LINE OF SAID PARCEL "C"; THENCE ALONG SAID NORTH LINE SOUTH 87°24'25" WEST 100.43 FEET; THENCE LEAVING SAID NORTH LINE NORTH 36°02'00" WEST 146.40 FEET TO THE SOUTH LINE OF THAT CERTAIN DEED TO THE CITY OF COACHELLA RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-577231, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINES OF SAID DEED, SOUTH 87°24'14" WEST 35.85 FEET; THENCE SOUTH 22°17'00" WEST 58.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY 103.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°27'06"; THENCE NON-TANGENT TO SAID CURVE SOUTH 87°24'14" WEST 40.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 01°11'00" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°01'52"; THENCE LEAVING SAID SOUTHERLY LINES, NON-TANGENT TO SAID CURVE, SOUTH 15°04'18" WEST 104.43 FEET; THENCE SOUTH 103°14'14" WEST 106.84 FEET; THENCE SOUTH 26°19'13" WEST 90.37 FEET; THENCE SOUTH 03°24'46" WEST 264.95 FEET; THENCE NORTH 89°27'14" WEST 87.06 FEET; THENCE SOUTH 80°20'32" WEST 50.80 FEET; THENCE NORTH 89°27'14" WEST 78.19 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF A LINE PARALLEL WITH AND DISTANT 72.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET, SHOWN AS LOT "A" ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

## SURVEYOR'S NOTES

1. THE BEARING OF NORTH 87°24'25" WEST ALONG THE CENTERLINE OF AVENUE 50, AS SHOWN ON A MAP FILED IN BOOK 136, PAGE 11, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

2. BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK PID: "DIX0666"  
ELEVATION: -69.6 [FEET] (DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988)

DESCRIBED AS: NGS BENCHMARK DISK STAMPED "R 270 RESET 1958". THE MARK IS LOCATED IN THE TOP OF THE CURBING ALONG THE NORTHEAST SIDE OF CANTALOUPE AVENUE (STATE HIGHWAY 111). IT IS 39.5 FEET SOUTHEAST OF THE PROLONGATION OF THE CENTERLINE OF SIXTH STREET, 28.8 FEET SOUTHEAST OF THE SOUTHEAST END OF THE NORTHWEST DRIVEWAY TO THE BILL PARKER TEXACO SERVICE STATION AT 900 CANTALOUPE AVENUE, 18.9 FEET NORTHWEST OF THE NORTHWEST END OF THE SOUTHEAST DRIVEWAY TO THE ABOVE SERVICE STATION, AND AT RIGHT ANGLES TO THE DOOR OF THE SAME SERVICE STATION.

## EASEMENTS:

EASEMENTS SHOWN HEREON ON THE MAP ARE REFERENCED TO A COMMITMENT FOR TITLE INSURANCE ORDER NO. WGS-990186-S41, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 30, 2019.

1. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STATUTES AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PALM AVENUE AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JULY 25, 2001 INSTRUMENT NO. 2001-307892 OF OFFICIAL RECORDS.

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED JANUARY 15, 2010 AS INSTRUMENT NO. 2010-0018778 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY; TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 18, 2010 AS INSTRUMENT NO. 2010-0227692 OF OFFICIAL RECORDS.

3. SAID DOCUMENT CONTAINS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING, UTILITIES, STORM DRAIN RUNOFF, AND SIGNAGE AND IS BLANKET

IN FAVOR OF: THE CITY OF COACHELLA, A MUNICIPAL CORPORATION AS DESCRIBED THEREIN

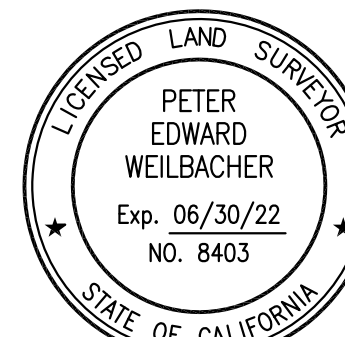
## SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN MAY 2020.

PETER E. WEILBACHER, PLS 8403  
EXPIRES 06-30-22

05/15/20

DATE



## APPLICANT:

BICKLE GROUP ARCHITECTURE  
3600 SW BIRCH STREET SUITE 120  
NEWPORT BEACH, CA 92660  
CONTACT: JESSICA STEINER

## LAND OWNER:

FOUNTAINHEAD DEVELOPMENT  
1401 QUAIL STREET SUITE 100  
NEWPORT BEACH, CA 92660  
PH: (949) 752-2515  
CONTACT: FRANCIS CHU

## LAND SURVEYOR:

PBLA SURVEYING, INC.  
981 CORPORATE CENTER DR. STE. 150  
POMONA, CA 91766  
PH: (661) 233-5549  
FAX: (714) 398-9191  
CONTACT: PETER WEILBACHER, PLS

## ENGINEER

KIMLEY-HORN  
765 THE CITY DRIVE, STE. 200  
ORANGE, CA 92668  
PH: (714) 786-6339  
CONTACT: HANNAH SMITH, PE

## APN:

78-020-007-3 AND 778-010-017

## ZONING:

EXISTING ZONING = CG (GENERAL COMMERCIAL)  
PROPOSED ZONING = CG (GENERAL COMMERCIAL)

## AREA:

EXISTING AREA GROSS = 359,573 S.F./8,255 ACRES  
PROPOSED AREA GROSS = 359,573 S.F./8,255 ACRES

PARCEL 1 AREA GROSS/NET = 39,041 S.F./0.896 ACRES  
PARCEL 2 AREA GROSS/NET = 39,149 S.F./0.899 ACRES  
PARCEL 3 AREA GROSS/NET = 55,467 S.F./1.273 ACRES  
PARCEL 4 AREA GROSS/NET = 52,664 S.F./1.209 ACRES  
PARCEL 5 AREA GROSS/NET = 79,102 S.F./1.816 ACRES  
PARCEL 6 AREA GROSS/NET = 32,403 S.F./0.744 ACRES  
PARCEL 7 AREA GROSS/NET = 61,747 S.F./1.418 ACRES

## FLOOD ZONE:

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 060605C2270M, BEARING AN EFFECTIVE DATE OF MARCH 06, 2018.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## UTILITY PROVIDERS

WATER, SEWER, STORM DRAIN & TRAFFIC SIGNAL  
THE CITY OF COACHELLA  
5390 ENTERPRISE WAY  
COACHELLA, CA 92236  
PH: (760) 398-5744

GAS  
SOUTHERN CALIFORNIA GAS COMPANY  
1981 W. LUGONIA AVE.  
REDLANDS, CA 92374  
PH: (909) 335-7955

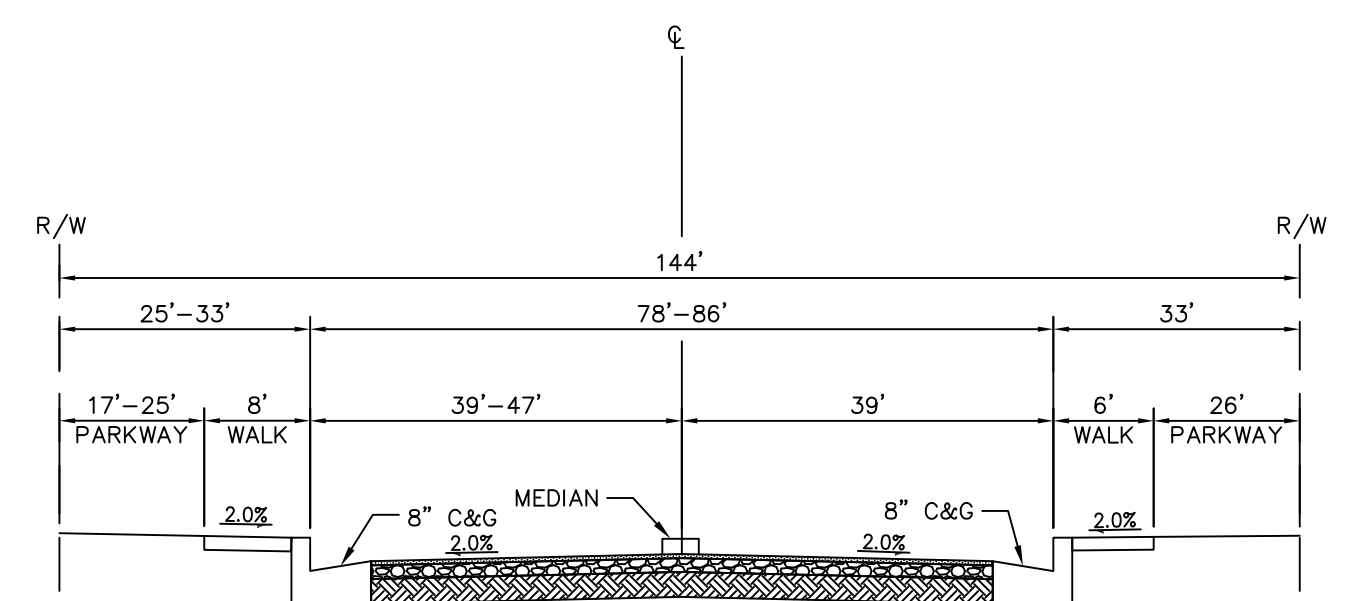
ELECTRIC  
IMPERIAL IRRIGATION DISTRICT  
LA QUINTA DIVISION  
81-600 AVENUE 58  
LA QUINTA, CA 92253  
PH: (760) 398-5823

TELEPHONE, CABLE, TELEVISION & COMMUNICATIONS  
SPECTRUM/CHARTER COMMUNICATIONS  
83473 AVENUE 45  
INDO, CA 92201  
PH: (760) 674-5455

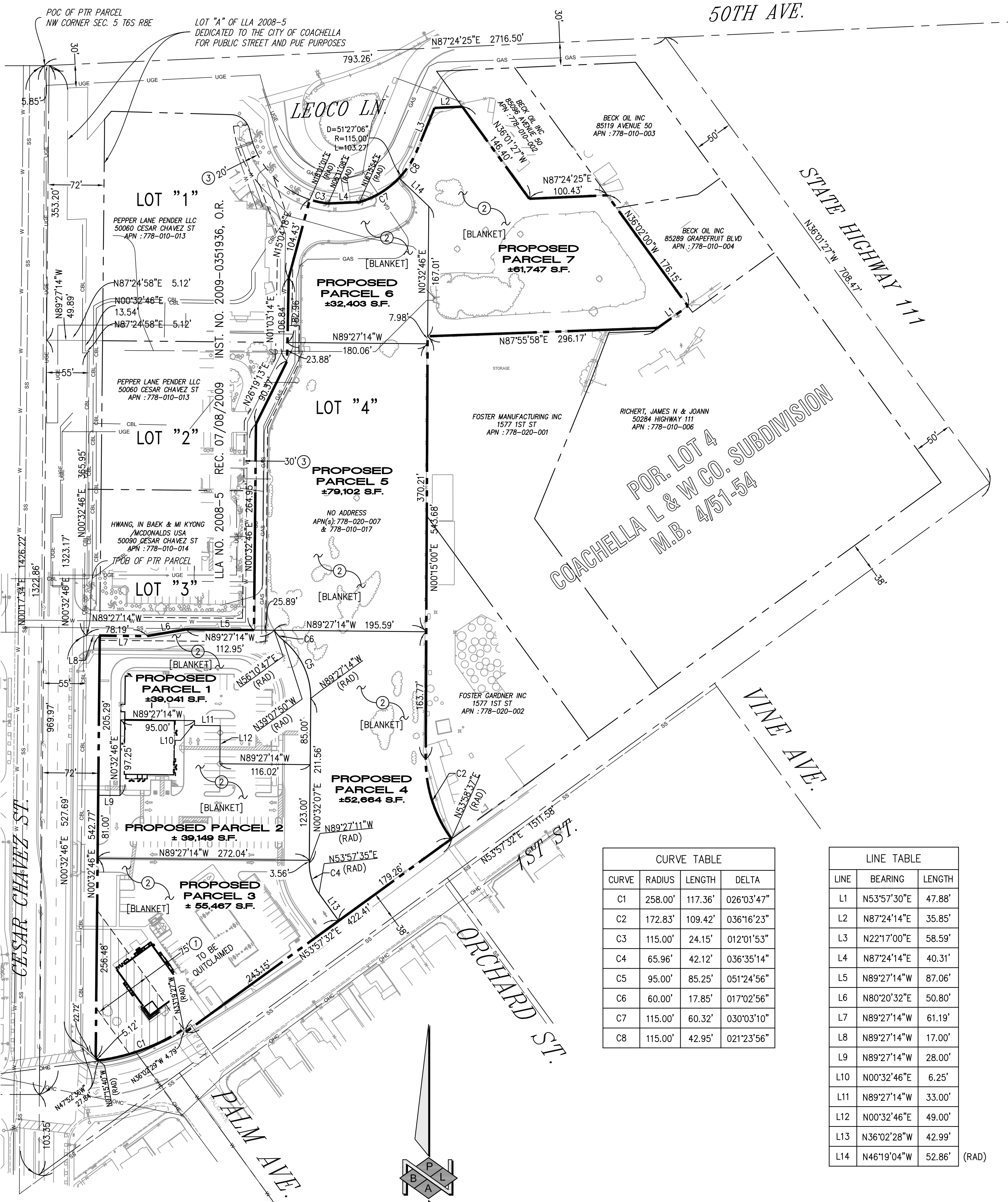
FRONTIER COMMUNICATIONS  
PH: (877) 462-6640

## LEGEND:

---	EX CENTERLINE	EX	EXISTING
- - - -	EX P/L	PL	PROPERTY LINE
---	BOUNDARY	(R)	RADIAL
- - - -	PROPOSED P/L	R/W	RIGHT OF WAY
- - - -	EX EASEMENT LINE	⊗	VALVE
- - - -	EX FENCE	⊕	STREET LIGHT
- - - -	EX WALL	⊖	MANHOLE
- - - -	EXISTING P.U.E. EASEMENT TO BE QUITCLAIMED	⊙	FIRE HYDRANT
- - - -		⊛	YARD LIGHT
- - - -		⊜	BOLLARD LIGHT

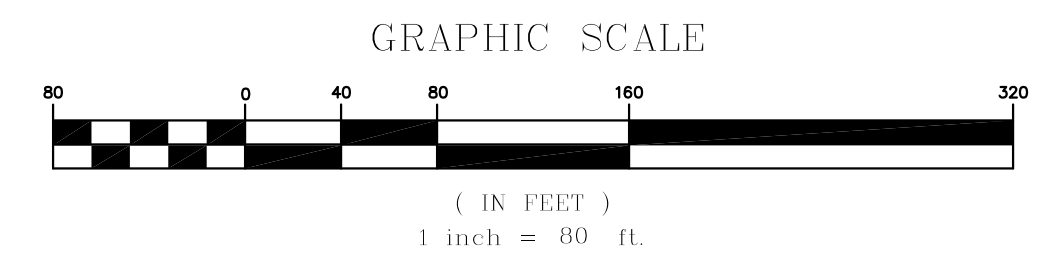


TYPICAL SECTION  
CESAR CHAVEZ STREET



CURVE	RADIUS	LENGTH	DELTA
C1	258.00'	117.36'	026°03'47"
C2	172.83'	109.42'	036°16'23"
C3	115.00'	24.15'	012°01'53"
C4	65.96'	42.12'	036°35'14"
C5	95.00'	85.25'	051°24'56"
C6	60.00'	17.85'	017°02'56"
C7	115.00'	60.32'	030°03'10"
C8	115.00'	42.95'	021°23'56"

LINE	BEARING	LENGTH
L1	N53°57'30"E	47.88'
L2	N87°24'14"E	35.85'
L3	N22°17'00"E	58.59'
L4	N87°24'14"E	40.31'
L5	N89°27'14"W	87.06'
L6	N80°20'32"E	50.80'
L7	N89°27'14"W	61.19'
L8	N89°27'14"W	17.00'
L9	N89°27'14"W	28.00'
L10	N00°32'46"E	6.25'
L11	N89°27'14"W	33.00'
L12	N00°32'46"E	49.00'
L13	N36°02'28"W	42.99'
L14	N46°19'04"W	52.86'



PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
PBLA SURVEYING, INC. Planning • Engineering • Surveying 981 CORPORATE CENTER DR., STE. 150 POMONA, CALIF. 91786 (888) 714-9642 • (714)398-9191 FAX	04/29/2020	DH	1ST SUBMITTAL	PW	5001-230
	05/05/2020	DH	2ND SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	05/07/2020	DH	3RD SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	05/15/2020	DH	4TH SUBMITTAL - STREET NAME REVISION	PW	
					Sht. 1 of 1

**RESOLUTION NO. 2020-55**

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING CONDITIONAL USE PERMIT NO. 321, CONDITIONAL USE PERMIT NO. 322, AND ARCHITECTURAL REVIEW 20-03 TO ALLOW THE CONSTRUCTION OF A MULTI-TENANT RESTAURANT/RETAIL BUILDING INCLUDING A 2,000 SQ. FT. DRIVE-THRU COFFEE SHOP AND 4,500 SQ. FT. RESTAURANT/OFFICE SPACE, AND A 12-FUELING POSITION CANOPY FOR SERVICE STATION AND A 4,088 SQ. FT. MINI-MARKET WITH ALCOHOL SALES AND 24 HOUR OPERATION ON 3.1 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) FOUNTAINHEAD DEVELOPMENT (APPLICANT)**

WHEREAS, Fountainhead Development (applicant) has filed Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03 to allow for the construction of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land located at the NEC of Cesar Chavez Street and First Street; and,

WHEREAS, on January 15, 2020 the Planning Commission had a policy discussion on the proposed project and on February 5, 2020 the Planning Commission had a second policy discussion and directed Staff to work with the applicant on the proposed uses and considered the original entitlement under CUP No. 233 and AR No. 07-20 which included auto related uses such as the proposed service station and the proposed drive thru use; and,

WHEREAS, on July 5, 2020 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; and,

WHEREAS, a public hearing was held to consider CUP No. 321, CUP No. 322, and AR No. 20-03, as well as TPM No. 37940 (as part of the development under separate resolution No. PC2020-07) at a regular Planning Commission meeting, on July 15, 2020 in the Coachella Permit Center located at 53-990 Enterprise Way, Coachella, California; and,

WHEREAS, the proposed project is in conformity with the City's General Plan and appropriate for the affected subject site, and not likely to be detrimental to the adjacent properties or residents; and,

WHEREAS 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,

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

NOW, THEREFORE, be it resolved, that the City Council of the City of Coachella, California does hereby approve Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03, subject to the findings and conditions of approval listed below.

**FINDINGS FOR CUP 321, CUP 322, AND AR 20-03:**

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission did find that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the newly adopted City of Coachella General Plan 2035.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed development consists of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land which will provide City residents and regional residents with an alternative dining choice and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses which include similar land uses and large commercial development sites.
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. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.

5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive isles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

**CONDITIONS OF APPROVAL FOR CUP 321, CUP 322 AND AR 20-03:**

1. Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03 are approved for 12 months from the effective date of approval unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the proposed project which includes all three application mentioned above.
2. Tentative Parcel Map No. 37940 is approved for 24 months from the final date of City Council approval unless a one year time extension is requested by the applicant and approved by the Planning Commission. Exhibit 1 is approved herein by reference. A reciprocal access easement shall be reserved over all common-area driveways and parking lots for the benefits of all lots within Tentative Parcel Map No. 37940. All required drainage easements for benefitted properties using Parcel 7 of Tentative Parcel Map No. 37940 as the servient Parcel, shall be recorded as part of the Final Map.
3. Should the California Department of Alcoholic Beverage Control not issue the Type 20 license within one year, a request for an extension of time may be filed with the Development Services Department. Applications for an extension of time shall be filed prior to the expiration date and pay applicable fees.
4. An open patio trellis shall be provided in front of Pad No. 2 (Coffee Shop) to encourage pedestrian and outdoor activities as encouraged in the Downtown Center Land Use standards. The design shall be an approved design by the Development Services Director or his/her designee.
5. An open patio trellis/Plaza shall be provided at the intersection of First Street and Cesar Chavez Street to encourage pedestrian activities as encouraged in the Downtown Center Land Use standards. The design shall be an approved design by the Development Services Director or his/her designee. The applicant may propose a piece of art as

required with the City's Art in Public Places Ordinance. The City's "bronze eagle" or comparable statuary may be incorporated into the Plaza design, subject to an arts procurement agreement.

6. The applicant shall be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. 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 (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.

### **Final Map**

7. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
8. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
9. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. 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.
10. Proof of any and all easement abandonment shall be provided to the satisfaction of the City Engineer.
11. The construction shall be in conformance with the plans submitted and conditions imposed herein for Conditional Use Permits and Architectural Review. This shall include the materials and colors as shown on the approved plans and the material sample board submitted as part of this application.
12. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 20-03, including architectural features, materials, and site layout.

13. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted California Building Codes and related ordinances, including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
15. Five (5) sets of copies of check prints. 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.
16. The applicant shall pay plan check fees at 750.00 per sheet of improvement plans and \$350 for PM 10 plan.

### **Engineering Grading and Drainage**

17. 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.
18. 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.
19. Plans shall show reciprocal easements access between proposed parcels.
20. 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 locations after the retention basins have been rough graded. 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.

21. 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.
22. Applicant shall comply with the regional 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.
23. 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.
24. 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.
25. 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.
26. Applicant shall obtain approval of site access and circulation from Fire Marshall.
27. 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.

28. 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.

### **Rough Grading**

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

### **Precise Grading**

32. 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.
33. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
34. 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.

### **Street Improvements**

35. Condition deleted.
36. 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 %.
37. 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.

38. Public improvements along the project's frontage shall include repair and construction of pavement, curb, gutter, and sidewalk necessary for compliance with current standards and ADA requirements.

### **Sewer and Water Improvements**

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

### **Prior to Issuance of Building Permits**

41. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
42. 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, on-site lighting, 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.
43. 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.
44. 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**

45. Temporary Certificates of occupancy may be issued to allow businesses to open, prior to, 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.

**Riverside County Fire Department:  
GENERAL CONDITIONS**

46. For any buildings with public access, provide or show a water system capable of delivering a fire flow 1500 gallons per minute for 2 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1.
47. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
48. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
49. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
50. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
51. Blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)).
52. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.



53. An approved Fire Department access key lock box shall be installed next to the approved Fire Department access door to the building. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring. Required order forms and installation standards may be obtained at the Fire Department.
54. Any turn-around requires a minimum 38-foot turning radius. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
55. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
56. The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
57. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

**Imperial Irrigation District:**

58. The applicant shall meet and confirm 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). The applicant shall submit proof of compliance with any requirements by IID.
59. 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.

**Utilities:**

60. The applicant shall ensure that a Source Control “Short Form” has been completed by the applicant, turned into Source Control, reviewed and all modifications have been completed prior to issuance of a Certificate of Occupancy.
61. The applicant shall ensure that adequate fire protection is included and the public water supply is protected with a “Double Check Detector Assembly” (DCDA) or greater on all fire water lines to commercial/industrial facilities.
62. The applicant shall ensure that a “Reduced Pressure Principle Back-Flow Prevention Assembly” (RP) is correctly installed within 12” of all water meters servicing landscape, commercial and/or industrial facilities.
63. The applicant shall ensure that all landscape is on a separate water meter with a “Reduced Pressure Principle Back-Flow Prevention Assembly” (RP) ensuring the establishment is

not assessed sewer fees for water used on landscape.

64. The applicant shall submit all mechanical and plumbing plans to Source Control for review to determine if an oil/grease interceptor is required, proper sizing is established and sample box is included, if constructed.
65. All facilities and landscape plumbing which have water or wastewater (sewer) services are required to obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy. This includes but is not limited to new construction and/or tenant improvements.
66. If a fire suppression system is to be installed, it must be conducted to a dedicated fire suppression system not the domestic drinking water system. Separation by an RP is acceptable prior to obtaining the C of O.

**Coachella Valley Water District:**

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

**Coachella Valley Unified School District:**

68. The applicant shall pay all applicable mitigation fees as required by the Coachella Valley Unified School District prior to issuance of a building permit. The fee has been established at \$0.54 square foot for all commercial/industrial construction; however, it is subject to change without prior notice.

**Riverside County Environmental Health Department:**

69. Applicant must comply with the Riverside County of Environmental Health Department.
70. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
71. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
72. The applicant shall pay all required water connection fees.
73. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial development prior to issuance of building permits.
74. The project is subject to payment of all commercial development impact fees whether or

not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

**Landscaping and Fencing:**

75. 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.
76. 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.**

77. 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.
78. The landscape plans shall provide for minimum 5-gallon groundcover plants, 5-gallon shrubs, for all plantings shown on the approved site plan. All new plantings and all existing plants and trees shall be irrigated with an automatic and durable drip irrigation system.
79. Any new landscaped areas that have been disturbed shall be dressed with a minimum 2-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.
80. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size. The developer shall incorporate Washingtonia filifera palm trees along the frontage of Cesar Chavez Street to match the existing Walgreens/Taco Bell/McDonalds center.
81. A minimum of 10 California or Mexican Fan Palms with a minimum 10 to 15 foot brown trunk height shall be planted at the intersection of First Street and Cesar Chavez Street.
82. Full diamond planters shall be provided at every four (4) parking stalls where parking stalls are facing each other, half diamonds also at every four (4) parking stalls where parking stalls are not facing each other such as in front of buildings and any perimeter landscaping.
83. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be

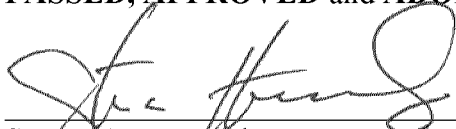
submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:

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

**Project Design:**

86. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 20-03 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
87. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
88. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.
89. All roof mounted mechanical equipment 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.


**PASSED, APPROVED and ADOPTED** this 14<sup>th</sup> day of October 2020.

  
\_\_\_\_\_  
Steven A. Hernandez  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**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. 2020-55 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14<sup>th</sup> day of October 2020 by the following vote of Council:

AYES: Councilmember Gonzalez, Mayor Pro Tem Martinez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: Councilmember Bautista and Councilmember Beaman Jacinto.

  
\_\_\_\_\_  
Andra J. Carranza, MMC  
Deputy City Clerk

**RESOLUTION NO. 2020-56**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 37940 TO SUBDIVIDE 8.25 ACRES OF VACANT LAND (APN 778-020-007 & 778-010-017) INTO SEVEN PARCELS FOR FINANCING AND DEVELOPMENT PHASING PURPOSES ON COMMERCIAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. COACHELLA RETAIL REALTY ASSOCIATES, LP, APPLICANT.**

WHEREAS, Coachella Retail Realty Associates, LP filed an application for Tentative Parcel Map No. 37940 and entitlements for a new service station, multi-tenant retail building, and drive-thru coffee shop which included a proposed subdivision of approximately 8.25 acres of vacant land into seven (7) parcels, located on the northeast corner of First Street and Cesar Chavez Street, more particularly described in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64600, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on July 15, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does recommend the approval to the City Council of Tentative Parcel Map No. 37940, subject to the recommended findings and conditions of approval contained in the staff report and contained herein; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California, California does HEREBY APPROVE Tentative Parcel Map No. 37940 with the findings and conditions listed below.

**Findings for Tentative Parcel Map 37940**

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of Downtown Center according to the General Plan 2035 Land Use Element which allows for the proposed commercial uses. The subdivision is consistent with the development standards permitted by the Downtown Center, with the exception of the auto related uses for which the Planning Commission found to be approved uses under the original entitlement of the subject site (CUP No. 233 and AR No. 07-20). Tentative Parcel Map 37940 is in compliance with the standards

of the Zoning Ordinance with respect to the G-C (General Commercial) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This subdivision will accommodate for a variety of commercial uses and is consistent with the City's vision for this area to be developed with commercial uses to serve the adjacent urban residential uses by providing close proximity to commercial amenities.

2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for a phased commercial development. The seven (7) proposed lots will have adequate dimensions, and ingress and egress to accommodate future development by access drives and internal circulation for ingress and egress and reciprocal access on the existing driveways.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is more than one mile away from the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of commercial uses intended and identified in the General Plan and the zoning code. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create seven (4) additional lots for future commercial development with adequate street access, and utility connections to all lots.
6. The City of Coachella has determined that the proposed project qualifies for a CEQA exemption under Section 15332. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site where no more than five acres are to be developed and substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. Therefore, the City has acknowledged that the project is exempt from CEQA. As such, there are not additional mitigation measures required and no additional environmental reviews for the subdivision to be approved.



**Conditions of Approval for TPM No. 37940:**

1. Tentative Parcel Map No. 37940 is approved for the Fountainhead Development Project for a two-year period 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 conditional use permit. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permits and architectural Review.

**Final Map**

2. The Final Map shall be submitted to the City Engineering Department for plan check and final approval prior to recordation.
3. The final map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
4. All public streets shall be dedicated to City of Coachella.
5. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
6. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. 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.
7. Proof of any and all easement abandonment shall be provided to the satisfaction of the City Engineer.

**PASSED, APPROVED and ADOPTED** this 23<sup>rd</sup> day of September 2020.

---

Steven Hernandez,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda,  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. 2020-xx, was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 23<sup>rd</sup> day of September 2020 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk

EXHIBIT A

# TENTATIVE PARCEL MAP No. 37940

## CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**LEGAL DESCRIPTION**  
 THE LAND HEREIN IS MORE FULLY DESCRIBED AS FOLLOWS:  
 LOT 17 AS SHOWN ON OFFICIAL MAPS...  
 THE LAND HEREIN IS MORE FULLY DESCRIBED AS FOLLOWS:  
 LOT 17 AS SHOWN ON OFFICIAL MAPS...  
 THE LAND HEREIN IS MORE FULLY DESCRIBED AS FOLLOWS:  
 LOT 17 AS SHOWN ON OFFICIAL MAPS...

**APPLICANT:**  
 BOLA BOLA ASSOCIATES  
 3000 25TH STREET SUITE 100  
 COACHELLA, CA 92316  
 CONTACT: BOBA BOLA

**LAND OWNERS:**  
 BOLA BOLA ASSOCIATES  
 3000 25TH STREET SUITE 100  
 COACHELLA, CA 92316  
 CONTACT: BOBA BOLA

**LAND SURVEYOR:**  
 PHILIP J. HARRIS, INC.  
 1500 W. PALM AVE. SUITE 100  
 COACHELLA, CA 92316  
 CONTACT: PHILIP HARRIS



**APPROXIMATE**  
 10-00-00-AJ AND 70-00-00-01

**ZONING**  
 COACHELLA ZONING ORDINANCE  
 PROPOSED ZONING: R (RESIDENTIAL)  
 PROPOSED ZONING: R (RESIDENTIAL)

**FLOOD ZONE**  
 THE PROPERTY DESCRIBED BY THIS MAP IS NOT WITHIN ANY OF THE  
 FLOOD HAZARD AREAS, AND THEREFORE IS NOT IN AN AREA SUBJECT TO  
 AN ADVERSE EFFECT OF FLOODING.

**UTILITY PROVIDERS**  
 WATER: THE CITY OF COACHELLA  
 GROUND WATER: THE CITY OF COACHELLA  
 GAS: THE CITY OF COACHELLA  
 SEWER: THE CITY OF COACHELLA  
 TELEPHONE: THE CITY OF COACHELLA  
 CABLE: THE CITY OF COACHELLA

**APPROXIMATE**  
 10-00-00-AJ AND 70-00-00-01

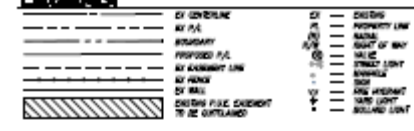
**ZONING**  
 COACHELLA ZONING ORDINANCE  
 PROPOSED ZONING: R (RESIDENTIAL)  
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**FLOOD ZONE**  
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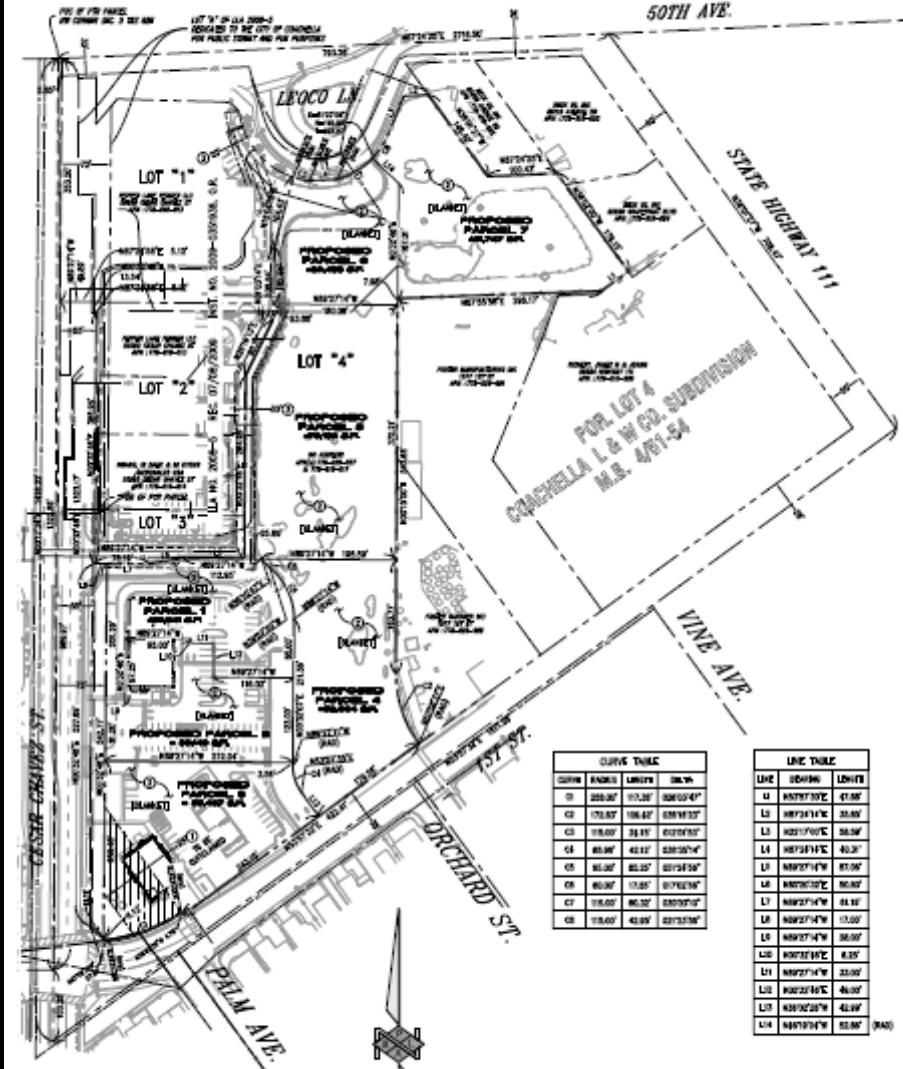
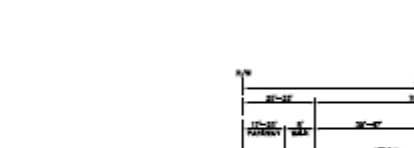
**UTILITY PROVIDERS**  
 WATER: THE CITY OF COACHELLA  
 GROUND WATER: THE CITY OF COACHELLA  
 GAS: THE CITY OF COACHELLA  
 SEWER: THE CITY OF COACHELLA  
 TELEPHONE: THE CITY OF COACHELLA  
 CABLE: THE CITY OF COACHELLA

**BASEMENTS**  
 ALL BASEMENTS SHALL BE CONSTRUCTED TO A MINIMUM FINISH FLOOR 18 INCHES ABOVE THE FINISHED GRADE OF THE ADJACENT STREET OR DRIVEWAY. ALL BASEMENTS SHALL BE CONSTRUCTED TO A MINIMUM FINISH FLOOR 18 INCHES ABOVE THE FINISHED GRADE OF THE ADJACENT STREET OR DRIVEWAY.

**SURVEYORS NOTES**  
 1. THE BOUNDARY OF LOT 17 AS SHOWN ON OFFICIAL MAPS IS AS SHOWN ON A SURVEY MAP OF  
 THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DATED  
 JANUARY 17, 1955, AND AS AMENDED BY THE CITY OF COACHELLA.



**SURVEYORS STATEMENT**  
 I, PHILIP J. HARRIS, LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, AND THAT I AM THE SURVEYOR OF THE LAND HEREIN DESCRIBED. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RESULTS THEREOF ARE SHOWN ON THIS MAP. I HAVE ALSO CONDUCTED THE SURVEY OF THE ADJACENT LOTS AND THE RESULTS THEREOF ARE SHOWN ON THE OFFICIAL MAPS OF THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



CURVE	RADIUS	LENGTH	DELTA
C1	200.00'	117.28'	330°00'47"
C2	175.00'	106.67'	330°00'37"
C3	150.00'	96.42'	330°00'27"
C4	125.00'	86.17'	330°00'17"
C5	100.00'	76.00'	330°00'07"
C6	75.00'	65.83'	330°00'00"
C7	50.00'	55.67'	330°00'00"
C8	25.00'	45.50'	330°00'00"

LINE	BEARING	LENGTH
L1	N89°57'33"E	67.00'
L2	N89°57'33"E	33.00'
L3	S89°57'33"E	33.00'
L4	S89°57'33"E	67.00'
L5	N89°57'33"E	67.00'
L6	N89°57'33"E	67.00'
L7	N89°57'33"E	67.00'
L8	N89°57'33"E	67.00'
L9	N89°57'33"E	67.00'
L10	N89°57'33"E	67.00'
L11	N89°57'33"E	67.00'
L12	N89°57'33"E	67.00'
L13	N89°57'33"E	67.00'
L14	N89°57'33"E	67.00'



DATE	BY	REVISION	APPD.	JOB NO.
04/20/2020	JN	1ST SUBMITAL	PH	8007-850
05/05/2020	JN	2ND SUBMITAL - REVISED W/REVISION LIST ADDED	PH	
05/05/2020	JN	3RD SUBMITAL - REVISED W/REVISION LIST ADDED	PH	
05/15/2020	JN	4TH SUBMITAL - 2ND SET RAGS 10/20/20	PH	



**STAFF REPORT**  
**11/3/2021**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Nikki Gomez, Associate Planner

**SUBJECT:** Request for two-consecutive 12-Month Time Extensions for Architectural Review No. 19-02 to construct a new multi-tenant retail/office center consisting of two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of land totaling 1.9 acres in the C-G (General Commercial) zone located at the southeast corner of Valley Road and Cesar Chavez Street. (APN 778-280-001 & -002). Juan Carlos Guardado, Applicant.

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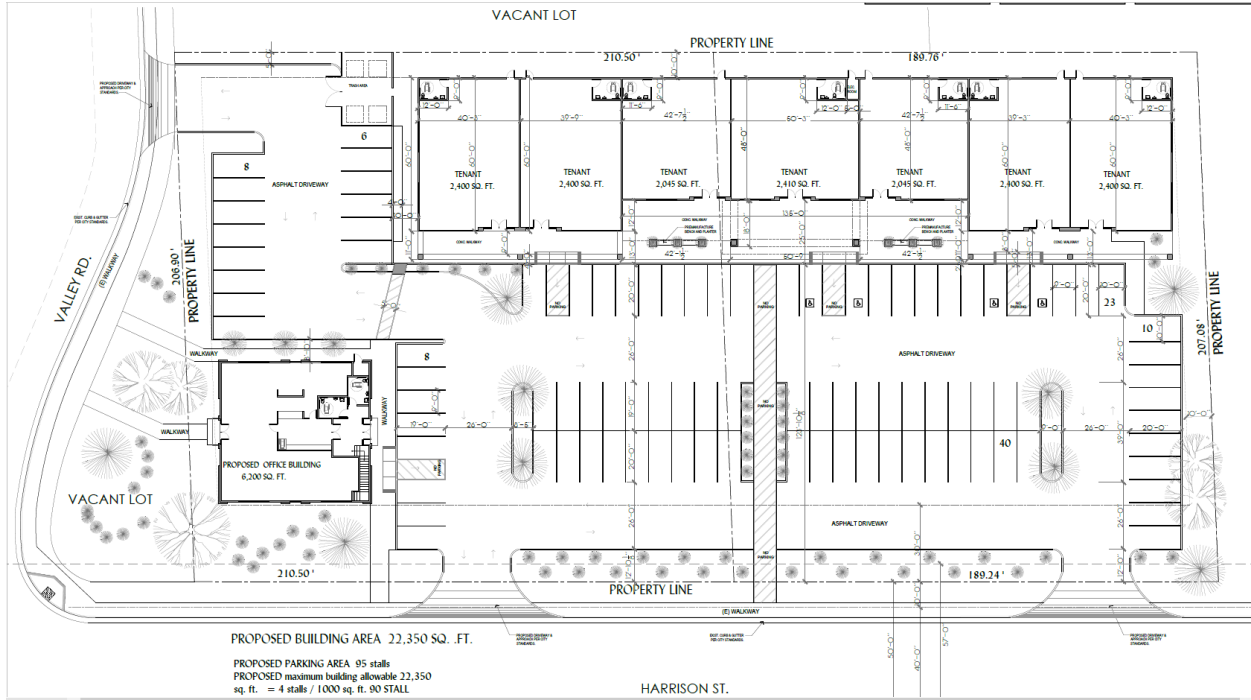
**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant two-consecutive 12-month time extensions (24 months) for Architectural Review No. 19-02, making the new expiration date August 7, 2022.

**BACKGROUND:**

On October 12, 2021, the applicant, Juan Carlos Guardado, submitted a first time extension request for the project. The project is a multi-tenant retail/office center on two vacant parcels of land totaling 1.9 acres in the located at the southeast corner of Valley Road and Cesar Chavez Street.

On August 7, 2019, the Planning Commission approved Architectural Review No. 19-02 to allow the construction of a multi-tenant retail/office center consisting of two commercial buildings totaling 22,300 square feet. One of the proposed buildings is a 6,200 square foot, two-story building located closer to the intersection of Cesar Chavez and Valley Road. The second building is 16,100 square feet, one-story building located at the rear of the site with seven (7) potential tenants. Three points of vehicular access are provided to the proposed development, one from Valley Road and two from Cesar Chavez Street.



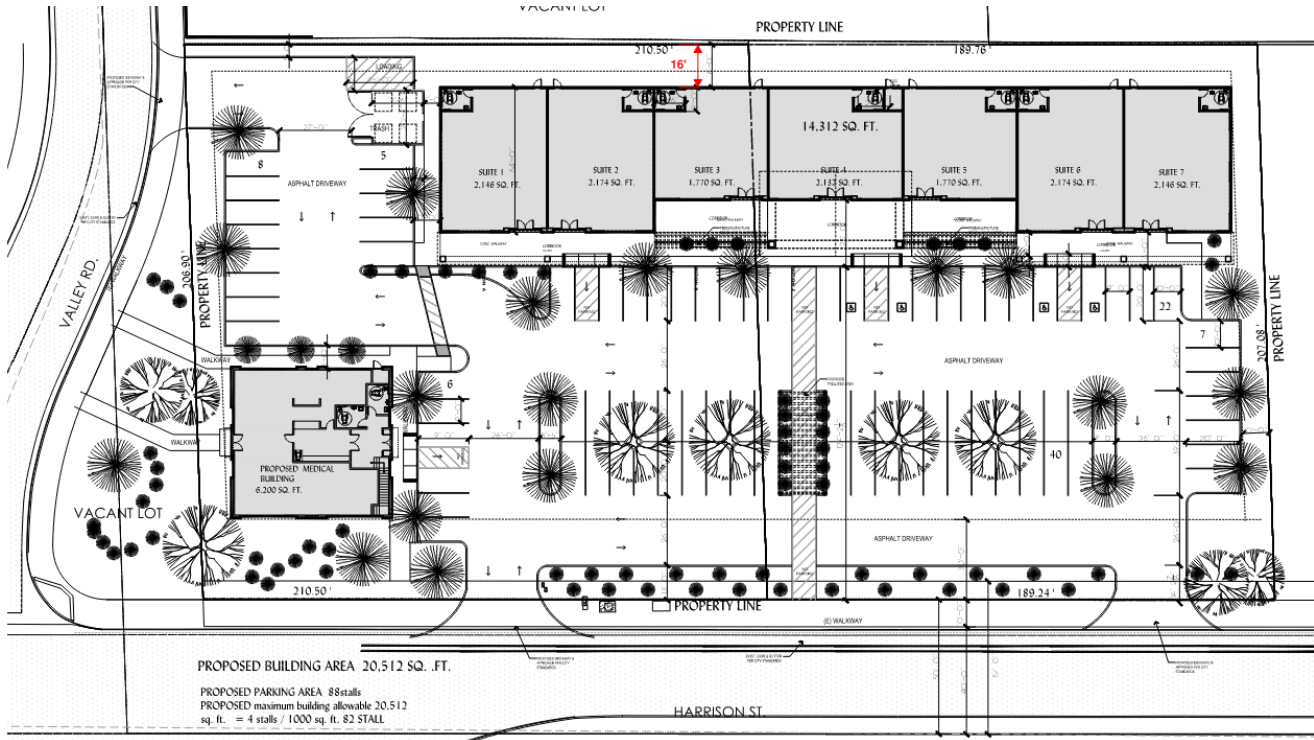
The proposed architecture for the proposed two buildings is of a contemporary design with a light “Golden Gate” exterior stucco color, and a top plate wall measuring a height of 26’ for the two-story building. The one-story building proposes a top plate at 17 feet and a parapet wall height at 27 feet. The one story building provides a corridor at the entire length of the building with a 9 foot depth at the ends of the building and 17 feet 6 inches depth at the center of the building. Additionally, the corridor provides an extended arched design with stuccoed foam with accenting colors.



**DISCUSSION/ANALYSIS:**

As part of the time extension request, the applicant also included a revision on the site plan. The changes to the site plan is the side setback and parking stall count. As reference, the revise site plan below shows a 16’ side setback from the easterly property line (rear portion of the property). The previous side setback was 10’ resulting in an additional 6’ side setback. The additional 6’

setback is for an existing easement to remain clear of any structures. The additional setback will also result in the decrease of the building square footage on the one-story building located at the rear of the site from 16,100 square feet to 14,312 square feet. The one-story building will still accommodate seven (7) potential tenants. In addition, the parking stall count will decrease from 91 to 88 parking stalls. The other elements of the project such as site orientation, landscaping and architecture design will stay as it was previously approved.



The Planning Commission is required to review Architectural Review time extension requests according to the following criteria in the Coachella Municipal Code.

- *There will be no significant change in the surrounding neighborhood.* The revised site plan affects the building square footage and parking stall count isolated to the project site not resulting in any change in the surrounding neighborhood.
- *The project conforms to existing and new building and zone requirements.* The project site has a zoning designation of C-G (General Commercial) which permits office and retail uses. The revised site plan shows a decrease in the total building square footage from 22,300 square feet to 20,512 square feet and parking stalls count from 91 parking stalls to 88 parking stalls. Chapter 17.54 of the Coachella Municipal Code includes a minimum requirement for off-street parking for office and retail as follows: “In commercial districts and generally for commercial uses, including offices, except in the manufacturing service (M-S) zone, one parking space shall be provided for each two hundred fifty (250) square feet of gross floor area.” Per the required parking specified above, 83 parking stalls are required. The revised site design provides 88 parking stalls, thereby exceeding the minimum required parking stalls. Therefore, the proposed revised site plan, floor plans, and elevation drawings for the commercial buildings comply with zoning requirements

under the C-G (General Commercial), including parking, loading area, landscaping, and other development standards such as building height, building materials and earth tone colors.

- *A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration.* The Applicant filed for the extension with the Development Services on October 12, 2021. Under the Chapter 17.72.010 of the Municipal Code, the applicant may request a time extension for architectural review approval has expired, a retroactive time extension may be approved. By requesting for two, 12-month consecutive time extension, it will ensure the project is valid and continue with the plan check process.
- *The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.* The Applicant included the reason of being economically affected by COVID Pandemic Crisis in the past year.

**RECOMMENDATION:**

Staff recommends that the Planning Commission grant two-consecutive 12-month time extensions (24 months) for Architectural Review No. 19-02, making the new expiration date August 7, 2022.

Attachments:

1. Applicant's Letter
2. Revised Site Plan
3. Decision Letter - Conditions of Approval AR 19-02



# CASHCLA DESIGN & ASSOCIATES

**COMMERCIAL, RESIDENTIAL & PLANNING DESIGN DEVELOPMENT**

October 12, 2021

**City of Coachella  
c/o Planning Department  
1515 6<sup>th</sup> Street  
Coachella, Ca**

**RE: Harrison Blvd, Coachella, CA**

To whom it may concern,

On September 14, 2021, we paid the Plan Check fee for \$2,250.00 check number 6204 for the project on Harrison Blvd, Coachella for Juan Carlos Guardado, Owner.

We also spoke to a Luis Lopez in Planning, asking for an extension for this project due to the Covid Pandemic Crisis we are economically facing this past year. We are now ready to proceed with the project, but we need to know if the extension has been granted.

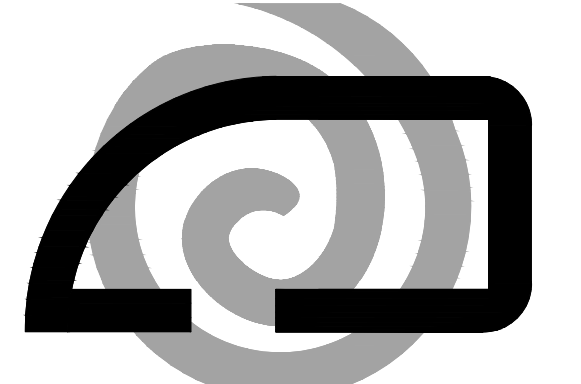
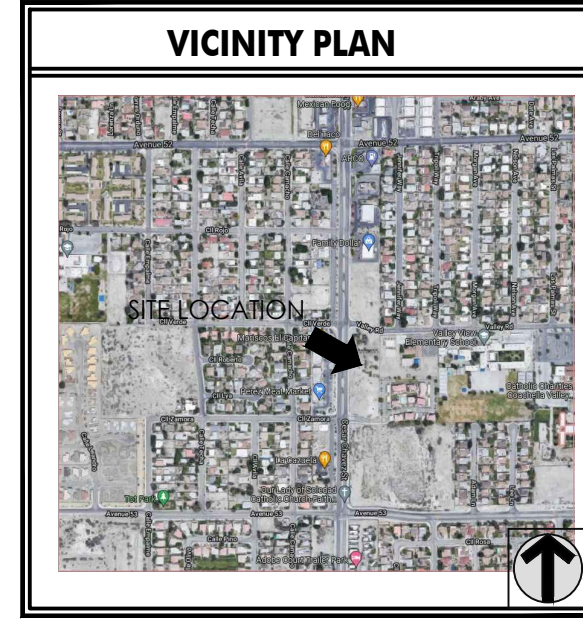
Please call me at (760) 272-9117. Your reply would be greatly appreciated.

Thank you,

Carlos Sanchez  
Designer

AREA TABULATION
PROPOSED BUILDING AREA 20,512 SQ. FT.
PROPOSED BUILDING 1 14,312 SQ. FT.
PROPOSED BUILDING 2 6,200 SQ. FT.
PROPOSED PARKING AREA 88 stalls
PROPOSED maximum building allowable 20,512 sq. ft. = 4 stalls / 1000 sq. ft. 82 STALL

GENERAL INFORMATION
OWNER : GUARDADO GROUP INC. 8234 HIGHWAY 111 NO A INDIO C.A. CA 92201
LEGAL DESCRIPTION : A.P.N. : 778-280-002 Recorded Book/Page: PA 18476 Subdivision Name: PA 25492 LOT/FORCE 2
BUILDING TYPE : V.A. SPRINKLERED
PROJECT ADDRESS : SEC OF VALLEY RD. & HARRISON ST. APN 778-280-001 COACHELLA, CA
AREA TABULATIONS: TOTAL SITE : 0.90 ACRES 100.0 %



**CASHCLA DESIGN & ASSOCIATES**  
 Carlos Sanchez Design  
 • DRAFTING • DESIGN • LAND PLANNING •

CARLOS SANCHEZ  
 DESIGNER  
 45-175 PANORAMA DR. SUITE E PALM DESERT, CA  
 (760) 272-9117-Phone CASHCLA@GMAIL.COM

These drawings are an instrument of service and remain the property of CASHCLA DESIGN & ASSOCIATES. They are not to be reproduced or altered to any third party without the express written permission of Carlos Sanchez

NO.	REVISIONS	DATE
1	--	
2	--	

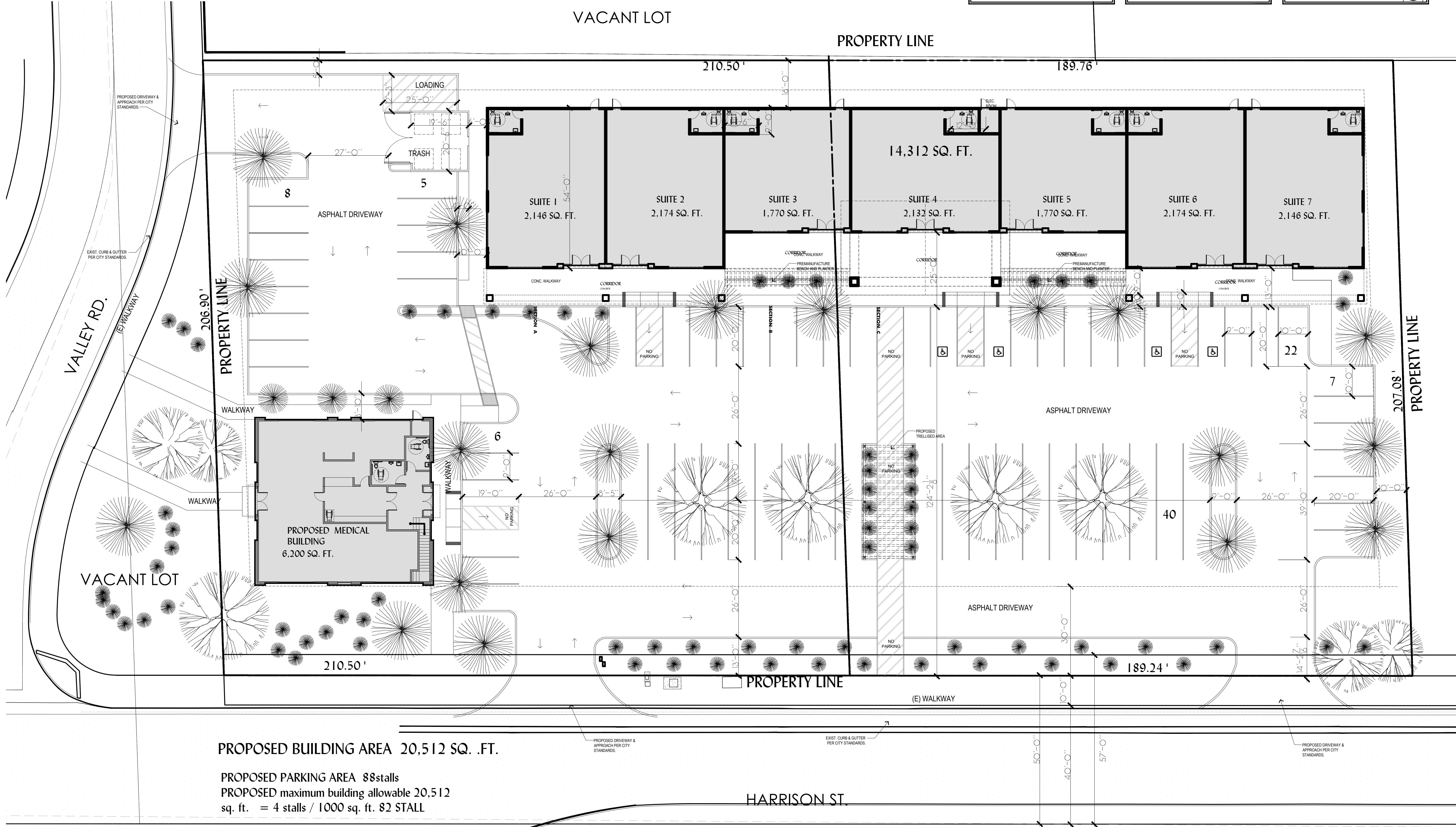
DATE ISSUED FOR:

PROPOSED COMMERCIAL BUILDING

**GUARDADO GROUP INC.**  
 SEC OF VALLEY RD. & HARRISON ST. APN 778-280-001  
 COACHELLA, CA.

SHEET TITLE  
**SITE PLAN**

DRAWN CS/ JANUARY 05	SHEET NUMBER <b>P1</b>
CHECKED K/F	JOB NO. 2019-03-03
DATE Oct 26, 2021	
SCALE AS NOTED	



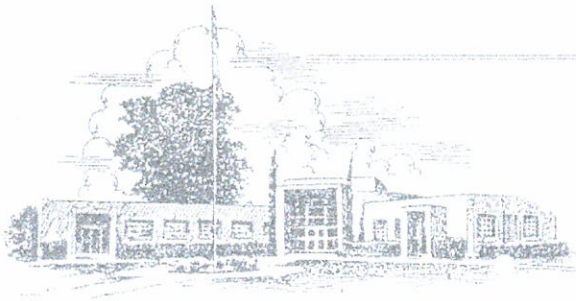
PROPOSED BUILDING AREA 20,512 SQ. .FT.

PROPOSED PARKING AREA 88stalls  
 PROPOSED maximum building allowable 20,512 sq. ft. = 4 stalls / 1000 sq. ft. 82 STALL

**SITE PLAN**  
 SCALE: 1/16"= 1'-0"

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. 19-02

**Date of Meeting:** August 7, 2019

**APPLICANT:** Mr. Juan Carlos Guardado  
Guardado Group, Inc.  
82-204 Highway 111, Suite A  
Indio, CA 92201

**Action:** The Planning Commission opened the public hearing and voted (4/0) to APPROVE Architectural Review No. 19-02 consisting of a request to construct a new multi-tenant retail/office center proposing two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of vacant land totaling 1.9 acres in the C-G (General Commercial) zone. (APN 778-280-001, and 002), with the findings and conditions referenced in the staff report. The condition below has been modified to reflect the addition of street trees as conditioned by the Planning Commission:

- 38. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The applicant shall work with City Staff to add additional street trees to the landscape plan along Cesar Chavez Street between access drives

By: Luis Lopez  
Luis Lopez, Development Services Director

Date: 8/8/19

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.

**CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-02:**

1. Architectural Review No. 19-02 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.
2. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
3. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
4. 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.
5. 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 6 feet high and it is only applicable to the east property line of the proposed project.
6. Any and all power lines below 50 KV shall be undergrounded and any other overhead utilities such as telephone lines and cable TV along the frontage of the proposed project.

7. The applicant shall build a decorative wall with pilasters at every 75 feet at a maximum height of 6 feet at the east property line.
8. The applicant shall process a lot-merger for the two existing lots, APN 778-280-001 and 002 prior to any building permit issuance.

**Engineering:**  
**Grading and Drainage**

9. 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.
10. 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.
11. 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.

12. Applicant shall submit for review and approval by the City Engineer civil plans related to any existing utility easements in the property on-site and off-site, if any, that may affect the development of the site.
13. 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.
14. Applicant shall obtain approval of site access and circulation from Fire Marshall.
15. 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.
16. Plans shall show if there are any easements for public utilities within the property boundaries.

### **Street Improvements**

17. 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 %.
18. 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.
  - a. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

### **Sewer and Water Improvements**

19. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.

20. 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.
21. A separate fire connection is required as per standard W-1, W-4, W-7, W-10 (Above ground) for the new construction with the following criteria: if a building exceeds 3,600 square feet and/or has more than 100 seating area. Fire hydrants are required within 250 feet minimum from the closest building point to the hydrant. Pipe type c-900-CLS-200.

### **General**

22. Underground or relocation of utility power lines is required along the project's frontage on Valley Road and Harrison Street. Previous to construction of offsite improvements; applicant shall contact utility company IID to contemplate alternatives. Applicant shall obtain a letter from IID for this purpose and submit to the city with IID's recommendations.
23. 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.
24. The applicant shall process a lot-line-adjustment between the two parcels to comply with the requirements of the proposed development.
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. 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.
29. Prior to issuance to 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.

### **Development Services – Landscaping:**

30. 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.
31. 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.
32. 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.
33. 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.

34. 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.
35. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
36. 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.
37. 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.
38. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The applicant shall work with City staff to add additional street trees to the landscape plan along Cesar Chavez Street between access drives.
39. 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:**

40. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-02 the projects construction plans and elevations, and subject to review and approval.
41. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
42. 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.
43. 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.

44. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.
45. The applicant shall obtain all necessary easements and/or agreements to construct all access points to the site, from access drive to walkways to the proposed buildings, these includes the maintenance of landscaping along Valley Road.

**Imperial Irrigation District:**

46. 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).
47. 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.
48. 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.
49. 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:**

50. Submit water and sewer plans for approval from Utilities Manager-project required to connect to City public water and sewer system.
51. The project will require a Water Quality Management Plan (WQMP)-> 25 parking spaces.
52. Facility will be required to submit a source control survey.
53. Facility may require grease interceptor(s) if food service establishment is being considered.

54. Submit detailed plumbing and mechanical plans
55. Install above ground “double Check Detector Assembly” DCDA for fire system; to protect water supply from contamination or pollution.
56. Backflow devices will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
57. Install separate 4G-AMI metering system for each building.
58. Install separate 4G AMI metering system for irrigation system.
59. 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 potable water outside or microspray systems.

**Fees:**

60. 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.
61. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
62. The applicant shall pay all required water connection fees.
63. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
64. 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.
65. 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.

**Riverside County Fire Department:**

66. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
67. Fire Department water system(s) for protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
68. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

**Coachella Valley Unified School District**

69. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$.56 per square foot of all commercial/industrial development. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District. The fee will be required to be paid prior to the issuance of the building permit.

**Miscellaneous:**

70. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
71. 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.
72. 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.