



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

**October 07, 2020**  
6:00 PM

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Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

- You may submit your public comments to the Planning Commission electronically. Material may be emailed to [llopez@coachella.org](mailto:llopez@coachella.org), [jcarrillo@coachella.org](mailto:jcarrillo@coachella.org) and [ybecerril@coachella.org](mailto:ybecerril@coachella.org).
- Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.
- You may provide telephonic comments by calling the Planning Department at (760)-398-3102 **no later than 4:00 p.m.** the day of this meeting to be added to the public comment queue. At the appropriate time, you will be called so that you may provide your public testimony to the Planning Commission.
- The public shall have access to watch the meeting live using following link:  
<https://youtu.be/OA1WsURsMnQ>

## **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.”

## **WRITTEN COMMUNICATIONS:**

## **PUBLIC COMMENTS (NON-AGENDA ITEMS):**

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

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

1. Request for a 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 (Coachella Vineyards) to allow the subdivision of approximately 48 acres into an 188-space recreational vehicle (RV) park/subdivision and associated facilities including common recreational, parking and landscaping areas on a total of 48 acres of vacant land in the CT-PD (Tourist Commercial – Planned Development) zone located at the northeast corner of Vista Del Norte and Tyler Street.

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

**2. Cairo Casitas Project**

- 1) Change of Zone No. 20-2 to change the zoning from C-G (General Commercial) and R-M (Multiple Family Residential) to CN-PD (Neighborhood Commercial – Planned Development) and RM-PD (Multifamily Residential – Planned Development) on 0.49 acres of partially-developed land.
- 2) Conditional Use Permit No. 328 setting land use regulations and minimum development standards for the Cairo Casitas Planned Development Project located at 51-704 Cesar Chavez Street.
- 3) Architectural Review No. 20-08 to allow façade and parking lot renovations to an existing commercial / mixed use building and construction of a new two-story apartments building with carports accessed from a public alley, to include eight (8) new dwelling units ranging in size from 692 sq. ft. to 1,094 sq. ft. for a total area of 7,279 sq. ft. on a partially-developed 21,344 sq. ft. lot in the RM-PD (Multifamily Residential – Planned Development Overlay) zone.

**INFORMATIONAL:**

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection in the Planning Department at 53-990 Enterprise Way, Coachella, California, and on the City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**9/16/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Request for a 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 (Coachella Vineyards) to allow the subdivision of approximately 48 acres into an 188-space recreational vehicle (RV) park/subdivision and associated facilities including common recreational, parking and landscaping areas on a total of 48 acres of vacant land in the CT-PD (Tourist Commercial – Planned Development) zone located at the northeast corner of Vista Del Norte and Tyler Street.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant a 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 with the findings and conditions in City Council Resolution No. 2018-58 and City Council Resolution No. 2018-60, and establishing a new expiration date of September 26, 2021.

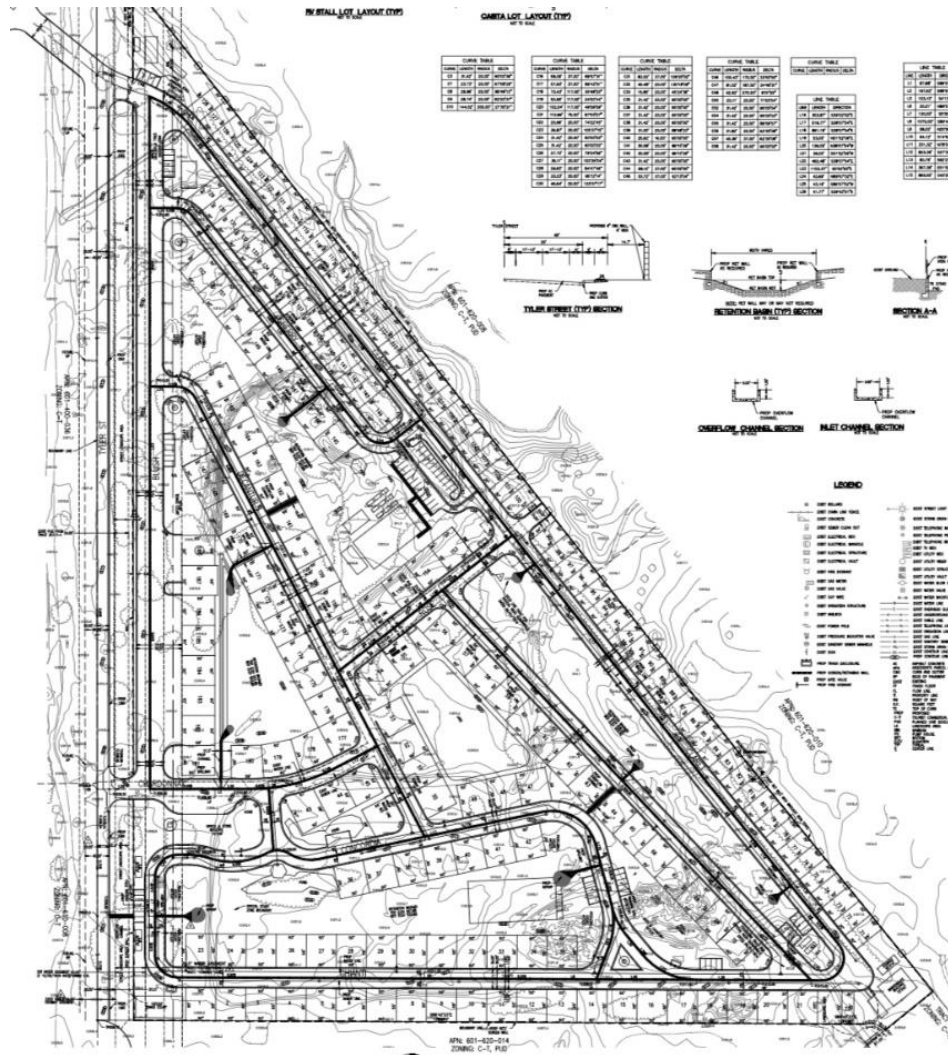
**BACKGROUND:**

The Planning Commission conducted a duly noticed public hearing on July 18, 2018 at which time the Commission voted to approve the Coachella Vineyards project. The Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well approval of Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review No. 16-03 as part of the overall proposed development of an RV Subdivision / Resort n the subject property.

Pursuant to the Subdivision Map Act, and Title 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. The Planning Commission may grant up to three 12-month time extensions if a timely request is submitted stating the reasons for the project delays. On September 26, 2018 the City Council approved Resolution No. 2018-58 which adopted a Mitigated Negative Declaration pursuant to CEQA guidelines (Environmental Assessment No. 16-01) and approved Tentative Tract Map No. 37040. Similarly, the CUP and AR approvals run concurrent with the Tentative Map under State law, because they were associated with the subdivision map. The applicant has also requested a 12-month time extension on these approvals.

**DISCUSSION/ANALYSIS:**

As illustrated below, TTM 37040 proposes to subdivide approximately 29 acres into 188 lots for recreational vehicles. Of the 188 lots, 113 lots include an RV with a casita, while 75 lots are for RV's only. The lots that do not include a casita are located within the building restriction zone that traverses the project sites eastern boundary. Access for the RV project will be from a Dillon Road and from Tyler Street.



The Coachella Vineyards Project proposes the overall development of the 48-acre site that includes a 188-space RV Park/Subdivision, 100 two-bedroom townhouses and an 11-story, 200-room hotel and associated facilities. The hotel and townhouses are part of the “remainder” parcel left over from TTM 37040 to the south and which was further subdivided with a Parcel Map. The Project will be developed over two phases with the RV park as phase 1 and the townhouse and hotel project as phase 2. The proposed site plan is illustrated below:





Staff recommends that the Planning Commission approve the 12-month time extension for Tentative Tract Map No. 37040 and the related CUP and AR actions, subject to the findings and conditions of approval in City Council Resolution No. 2018-58 and City Council Resolution No. 2018-60, establishing a new expiration date of September 26, 2021.

- Attachments:
- Aerial Photo
  - Time Extension Request Letter
  - TTM 37040 Exhibit
  - Conditions of Approval
  - City Council Resolution No. 2018-58
  - City Council Resolution No. 2018-60







August 5<sup>th</sup>, 2020

To:

City of Coachella  
Planning Department  
Attn: Luis Lopez  
53990 Enterprise Way  
Coachella, CA 92236

RE: Extension request for TTM 37040, CUP 266, AR 16-03& EA 16-01

Mr. Lopez,

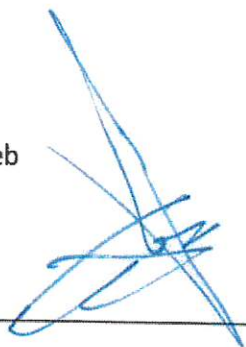
We are asking for a one-year extension of the Tentative Tract Map 37040 Coachella Vineyards Recreational Vehicle Subdivision. Also for the extension of the Conditional Use Permit CUP 266, Architectural Review AR 16-03 approval and Environmental Assessment No. 16-01.

The pandemic contributed a delay for obtaining financing, and created the need of the extension.

Sincerely,

Abrahaam Gottlieb  
Manager

X \_\_\_\_\_



Date 8/5/2020

Coachella Vineyard Luxury RV Park, LLC  
18325 Domingo St.  
Reseda, CA 91335  
818-758-6500







**RESOLUTION NO. 2018-58**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY COACHELLA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 16-01) FOR ARCHITECTURAL REVIEW NO. 16-03, CUP 266, AND TENTATIVE TRACT MAP 37040, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. COACHELLA VINEYARD ESTATES LLC, APPLICANT.**

**WHEREAS**, the Coachella Vineyard RV Resort and Townhouse/Hotel Project, as set forth in Architectural Review No. 16-03, CUP 266 and TTM 37040, consists of the above referenced applications on approximately 48 acres of land located at the northeast corner of Tyler Street and Vista Del Norte. (APN 601-620-012 and 601-620-014), and the Project includes the following requests: 1) Conditional Use Permit (CUP 266) for the development of 188 RV/casitas on 29.4 acres and the development of 100 condominium/townhouses on 10.5 acres and the development of an 11 story, 200 room hotel and associated facilities on 10.5 acres and common recreational areas, parking and landscaping. 2) Architectural Review 16-03 that addresses the proposed architecture for CUP 266 and establishes design guidelines for the entire project; and 3) Tentative Tract Map No. 37040 that proposes the subdivision of approximately 29.4 acres into 188 lots for RV's, some of which include a casita. The Project will be developed in two phases, and,

**WHEREAS**, the City completed Environmental Assessment/Initial Study No. 16- 01 for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

**WHEREAS**, based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, the City Council has made a determination that the Project will not have a significant impact on the environment and has prepared a Mitigated Negative Declaration for this Project; and,

**WHEREAS**, a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project was posted with the County Clerk on April 13, 2018 and duly noticed and published in the Desert Sun Newspaper, a local newspaper of general circulation, on April 13, 2018; and,

**WHEREAS**, the proposed Mitigated Negative was made available for a 30-day public review period commencing on Friday, April 13, 2018 ending on Monday, May 14, 2018; and,

**WHEREAS**, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Mitigated Negative Declaration; and,

**WHEREAS**, on July 18, 2018 the Planning Commission held a duly noticed public hearing at 1515 6<sup>th</sup> Street, Coachella, California to review the project and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project; and,

**WHEREAS**, findings of the Initial Study indicated that the proposed project would not

create any significant impacts to air quality, biological resources, cultural resources, geology and soils, traffic and transportation and noise provided certain mitigation measures were incorporated into the project; and,

**WHEREAS**, the Proposed Project has been conditioned to include recommended mitigation measures of the environmental analysis as set forth in a Mitigation Monitoring and Reporting Program (Exhibit A); and,

**WHEREAS**, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

**SECTION 2. Compliance with the Environmental Quality Act (“CEQA”).** As the advisory body for the Project, the City Council has reviewed and considered the information contained in the draft Mitigated Negative Declaration, Initial Study, comments received, and other documents contained in the administrative record for the Project. The City Council finds adequacy in the CEQA documents and recommends that the Mitigated Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The City Council finds that the Mitigated Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

**SECTION 3. Findings on Environmental Impacts.** Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the City Council, the City Council finds adequacy in the documents and finds that all environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the Mitigated Negative Declaration, the Initial Study and the Mitigation Monitoring and Reporting Program. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The City Council finds that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

**SECTION 4. Wildlife Resources.** Pursuant to Fish and Game Code Section 711.4(c), all project applicants and public agencies subject to CEQA shall pay a filing fee for each Proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a “no effect” finding is made by the California Department of Fish and Game. This fee is due and payable as a condition precedent to the County Clerk’s filing of a Notice of Determination.

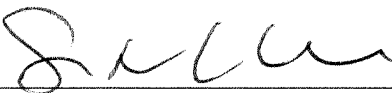
**SECTION 5. Recommendation Regarding Adoption of the Mitigated Negative Declaration.** The City Council hereby adopts the Mitigated Negative Declaration and adopts a Mitigation Monitoring Program.

**SECTION 6. Adoption of Mitigation Monitoring and Reporting Program.** The City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project, attached hereto as Exhibit "A".

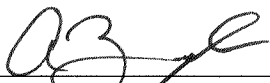
**SECTION 7. Location and Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella City Hall. The Development Services Director is the custodian of the record of proceedings.

**SECTION 8. Execution of Resolution.** The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.


**PASSED, APPROVED and ADOPTED** this 26<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
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. 2018-58 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26<sup>th</sup> day of September, 2018 by the following vote of Council:

AYES: Councilmember Bautista, Councilmember Brown, Councilmember Martinez, Mayor Pro Tem Sanchez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.

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



**“EXHIBIT A”**

**CONDITIONS OF APPROVAL FOR THE COACHELLA VINEYARDS PROJECT  
INCLUDING CONDITIONAL USE PERMIT (CUP 266) AND ARCHITECTURAL  
REVIEW (AR 16-03)**

**General Conditions**

1. Conditional Use Permit No. 266 hereby approves the development of the following: 1) Development of a 188 space recreational vehicle park/subdivision; 2) Development of 100 condominium/townhomes; 3) Development of an 11-story, 200 room hotel and associated facilities including common recreational, parking and landscaping areas.
2. Architectural Review 16-03 hereby approves the architectural plans for Phase 1 of the Coachella Vineyards Project consisting of the 188 space RV park/subdivision.
3. Architectural Review applications for the proposed 100-condominium/townhouse component and the proposed 11-story hotel and associated facilities shall be submitted and approved by the Planning Commission prior to the issuance of grading and/or building permits for the building(s) in question.
4. This project shall be developed in accordance with the memo dated February 14, 2018 from Lilburn Corporation to Luis Lopez, Development Services Director. Any planned larger or heavier structures (generally greater than 2 stories in height) shall require further geotechnical evaluation and additional recommendations for ground improvement or deep foundations.
5. Architectural Review (AR 16-03) and Conditional Use Permit (CUP 266) shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Architectural Review and Conditional Use Permit.
6. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Design Guidelines for the Coachella Vineyards Project and conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Vineyards Development applications.
  - b. Conditional Use Permit No. 266 hereby approves the development of an RV

park/subdivision, townhome/condominium project and 11-story hotel with a maximum height of 152 feet including all mechanical equipment and appurtenances, as shown on the submitted plans.

- c. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
  - d. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
  - e. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the Design Guidelines, as shown in Attachment 10, subject to review by the Development Services Director, and subject to the City's Building Codes.
7. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 16-03, including architectural features, materials, and sitelayout.
  8. 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 U.B.C., U.P.C., U.M.C., N.E.C., 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.
  9. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter. The applicant shall execute an indemnification agreement, in a form acceptable to the City Attorney, within five days of the effective date of this approval.
  10. All plan submittals are the responsibility of the developer; this includes plan submittals

to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

**Mitigation Measures – Air Quality:**

11. As required by SCAQMD for all development projects in the Salton Sea Air Basin that would disturb one-acre or greater, Best Available Control Measures (BACMs) will be incorporated into a PM-10 Dust Control Plan prepared for the project prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. BACMs are listed at the end of the MMRP.

**Mitigation Measures – Hazards and Hazardous Materials:**

12. Prior to any land disturbance, including grading or construction, the following mitigation measures shall be implemented:
  - a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
  - b) In the event any onsite structures are demolished, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
  - c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:

1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
  2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
  3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).
- e) During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.
- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.
- i. The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are

necessary.

- ii. The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

**Mitigation Measures – Cultural Resources:**

- 13. Approved Native American monitor(s) from the Twenty-Nine Palms Band of Mission Indian shall be present during any ground disturbing activities. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.
- 14. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

**Mitigation Measures – Traffic and Transportation:**

- 15. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.
- 16. 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.
- 17. The applicant shall pay plan check fees of \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

**Engineering-Final Map**

- 18. The Final Map shall comply with the Subdivision Map Act and City of Coachella

Subdivision Ordinance.

19. All public streets shall be dedicated to The City of Coachella.
20. 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.

**Engineering – Grading and Drainage:**

21. 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. □
22. 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. □
23. Civil plans shall include all utilities easements inside or around the property and location of services within the easement. □
24. 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 be complete, report provided has missing the section of calculations.
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 the Fire Marshall.
27. 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 nine (9) feet as measured from an average of the ground elevations on either side

**Engineering – Street Improvements:**

28. 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 streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.
29. 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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
30. Dedication of land along Vista del Norte Street is required for right-of-way purposes, including construction of half of width improvements. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.
31. Dedication of land along Tyler Street is required for right-of-way purposes, including construction of half of width improvements and one lane to the west as minimum. Street improvements shall reflect continuation to future street at north along Tyler Street. Interim turnaround on Tyler requires approval by the City meanwhile street improvements are complete for the length of the street. This street is classified as Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.
32. Relocation or underground of utility power line that runs northerly on the proposed area for parking lot is required previous construction of improvements; applicant shall contact utility company IID and coordinate the process. The applicant shall submit to the City a letter from IID during the process of this request.
33. Applicant shall contact utility company CVWD for potential abandonment of irrigation line if required. The applicant shall submit to the City a letter from CVWD if there is any issue on this matter.
34. Conceptual grading plan shows a series of easements that runs north-south on the westerly portion along Tyler Street and on the proposed area of parking lot, applicant shall identify all easements inside and offsite the property.
35. Applicant shall obtain an encroachment permit for any improvements constructed within the public right-of-way including alleys.

#### **Engineering-Sewer, Water and Storm Drain Improvements**

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

37. Applicant shall construct all off-site along Tyler Street and on-site water improvements and any other incidental works necessary to complete the improvements for water and sewer services. Size and location of sewer and water improvements shall be approved by the City Engineer.
38. Sewer and Water systems shall be extended and connected to Tyler street and Vista del Norte, plans shall be submitted for engineering plan check and City Engineer approval. □

**Engineering – General:**

39. 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 document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation 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 relocation plans.
40. 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 amount of \$2,000 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 and the original plans are in the engineering department at the City of Coachella.
41. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
42. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
43. 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**



44. "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.
45. Prior to the issuance of a certificate of occupancy, all public improvements, including landscaping and lighting of retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

**Development Services – Landscaping:**

46. 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 and Design Guidelines, as part of the subject Architectural Review, and as conditioned herein.
47. 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.
48. 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.
49. 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.
50. Landscaped areas 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.
51. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
52. 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.

53. 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.
54. 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.
55. 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 ground coating.

**Development Services – Project Design:**

56. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-03 the projects construction plans and elevations, and subject to review and approval.
57. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
58. 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.
59. 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.
60. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

**Riverside County Fire Department:**

61. The Fire Department requires the listed fire protection measures be provided in accordance with the City of Coachella Municipal Code and/or the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete building

plans are reviewed.

### **Access**

62. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Municipal Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. All portions of structures shall be within 150 feet of the approved 24-foot wide fire lane or Municipal Street.

### **Water**

63. The Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans shall be submitted to the Fire Department for review and approval prior to building permit issuance.
- a. The required water system including fire hydrants shall be installed and accepted by the appropriate water agency prior to combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval. Hydrants shall be located at corners and space 350-500 feet apart, depending on the subdivision (per Coachella City).
  - b. Fire sprinklers are required in all areas.
  - c. Any building constructed on lots created by this project shall comply with the special California Building Code and Riverside County Fire Department information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
  - d. 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:**

64. 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).

65. 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:**

66. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.
67. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.
68. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
69. Adequate fire protection shall be included and the public water supply shall be protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.
70. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
71. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
72. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
73. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
74. Fire hydrants must be at the end of each dead end for flushing.
75. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
76. Above ground DCDA backflows must be installed for all fire line services.
77. Master-metered, radio-read water meters shall be utilized for the project.
78. Domestic and fire service backflow meter devices must be in utility right of way.

### **Utilities – Environmental Compliance**

79. The applicant shall submit water and sewer plans for approval from Utilities Department. The project shall be required to connect to City public sewer and water system.
80. The project will require a Water Quality Management Plan (WQMP)-priority project
81. The proposed facility will be required to submit a source control survey.
82. The applicant shall install an above ground “Double Check Detector Assembly” DCDA for fire system to protect water supply from contamination or pollution.
83. Backflow devices; will require Reduced Pressure Principle Device (RP) at least 12 inches within all water meters servicing landscape, commercial and or industrial facilities.
84. The applicant shall install separate AMI metering system for each building, and install separate AMI metering system for the irrigation system.
85. The project shall implement the State’s drought mandate, which prohibits irrigation with potable water outside newly constructed homes, and buildings that is not delivered by drip or micro-spray systems.
86. The facility may be required to install a discharge meter on sewer line to determine “return to sewer” from water use.
87. A grease interceptor will be required if food service establishment is proposed
88. This facility may be required to enroll in industrial an industrial wastewater program
89. The applicant will be required to submit detailed plumbing and mechanical plans
90. The project shall install separate 4T-AMI metering system for each building
91. The project shall install separate 4G AMI metering system for the irrigation system
92. 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 drop potable water outside or micro spray systems.

### **Fees:**

93. 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.
94. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
95. The applicant shall pay all required water connection fees.
96. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
97. 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 (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
98. The project is subject to payment of all development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

#### **Desert Sands Unified School District**

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

#### **Miscellaneous:**

100. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
101. 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.
102. The subdivider or successor in interest shall submit Covenants, Conditions, and Restrictions (CC & R's) in a form acceptable to the City Attorney, for the proposed

subdivision, prior to the recordation of any CC & R's on the subject property. The CC & R's shall be submitted for review by the Planning Director and City Engineering prior to the recordation of the final map. The applicant or successor in interest shall submit a deposit of \$1,000 to cover legal costs incurred by the City in its review of CC & R's and related documents prior to their recordation. The CC & R's shall include provisions to form a Property Owner Association for the maintenance of the following:

- All interior and exterior common areas including driveways, gates, retention basins, perimeter walls, landscaping and irrigation.
  - Exterior landscape at gated entries and along the perimeter of the site's frontage along Tyler Street and Vista Del Norte.
  - Graffiti abatement for the interior and exterior of the premises.
  - Maintenance and operations of the streetlights.
  - Maintenance of all perimeter walls and fencing.
103. The Property Owners Association created by the CC&R's shall comply with the City of Coachella Insurance requirements.
104. 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.
105. Prior to the issuance of building permits for the townhouse/condominium component within Conditional Use Permit No. 266, a tentative tract map (TTM) for the "subdivision of condominium air parcels" shall be submitted, processed, approved and recorded.

**RESOLUTION NO. 2018-60**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 37040 FOR THE SUBDIVISION OF APPROXIMATELY 29 ACRES OF VACANT LAND INTO ONE HUNDRED EIGHTY EIGHT (188) LOTS FOR THE DEVELOPMENT OF A RECREATIONAL VEHICLE SUBDIVISION. THE SUBJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. COACHELLA VINEYARD ESTATES, LLC, APPLICANT.**

**WHEREAS**, Coachella Vineyard Estates, LLC, has filed an application for Tentative Tract Map No. 37040 to allow the subdivision of 29 acres of land into 188 lots on property located at the northeast corner of Tyler Street and Vista Del Norte (APN 601-620-012 and 601-620-014); and,

**WHEREAS**, the City has processed said application pursuant to the City Subdivision Ordinance, the Subdivision Map Act (commencing with Section 66400 of the Government Code) and the California Environmental Quality Act of 1970 as amended; and,

**WHEREAS**, on July 18, 2018, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, adopting the findings, conditions, and staff recommendations; and,

**WHEREAS**, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of Tentative Tract Map 37040 the City Council of the City of Coachella has approved Resolution 2018-58 adopting a mitigated negative declaration and mitigation monitoring program for the Coachella Vineyard Estates RV Park project approvals which includes the subject Tentative Tract Map, and,

**WHEREAS**, on September 2, 2018 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**, the City Council has previously considered and recommended adoption of the mitigated negative declaration (EA 16-01) for compliance with the California Environmental Quality Act; and,

**WHEREAS**, Tentative Tract Map No. 37040 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and,

**WHEREAS**, the City Council of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035 and meets the findings required by the Municipal Code;



**WHEREAS**, on September 26, 2018 the City Council of the City of Coachella held a duly noticed and published Public Hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Tentative Tract Map and at which time the City Council considered the Tentative Tract Map as presented by the applicant, together with the recommendations of the Planning Commission and Development Services Director.

**NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The City Council of the City of Coachella does hereby approve Tentative Tract Map 37040 as shown on the map attached herein as “Exhibit A” and subject to the findings listed below, and subject to the conditions of approval attached herein as Exhibit “B”.

**SECTION 2.** The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

**Findings for Approval of Tentative Tract Map No. 37040:**

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 General Neighborhood according to the General Plan 2035 Land Use Element that allows medium density residential. The subdivision is consistent with the development intensity permitted by the General Neighborhood Land Use category. Tentative Tract Map 37040 is in compliance with the standards of the Zoning Ordinance with respect to the C-T PUD (Commercial Tourist Planned Unit Development) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This District accommodates a variety of housing types and is consistent with the City’s vision for this planned development that historically has included RV subdivisions, and clustered housing projects. General Neighborhoods are intended to create walkable amenities such as parks, and services in close proximity to most residences.

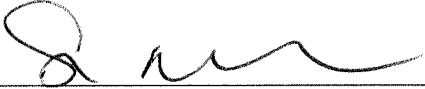
2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for future commercial development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development. Furthermore, the subject site is located within sub-area 12 of the General Plan. Subarea 12 includes policy guidance that allows for a final designation mix that is composed of up to 10% Neighborhood Center, 40% Suburban Retail District, 25% Regional Retail District, and 25% Resort development in addition to the single family residential uses. Therefore, the project will be able to use these “floater” designations to accommodate the build-out of future gated communities on the project site. The commercial hotel and related uses are further accommodated by the Regional Retail opportunities within Sub-Area #12.

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.

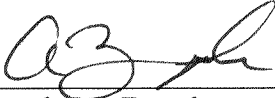
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of commercial uses intended and identified in the General Plan and the zoning code. All future development would be reviewed 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 two lots for future commercial development with adequate street frontage, access, and utility connections to all properties. There are no known easements that would conflict with the proposed subdivision.


**PASSED, APPROVED and ADOPTED** this 26<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
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. 2018-60 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26<sup>th</sup> day of September, 2018 by the following vote of Council:

AYES: Councilmember Bautista, Councilmember Brown, Councilmember Martinez, Mayor Pro Tem Sanchez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.

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



**“EXHIBIT B”****CONDITIONS OF APPROVAL FOR TTM 37040 FOR THE COACHELLA VINEYARDS  
RECREATIONAL VEHICLE SUBDIVISION (TTM 37040)****General Conditions**

1. Tentative Tract Map No. 37040 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 (attached) is approved herein by reference.
2. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to recordation of Tentative Tract Map 37040 and prior to the issuance of any building permits for construction of off-site improvements or residential buildings.
3. The subdivider or successor in interest shall install “purple pipe” for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the subdivision including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. The “purple pipe” water lines shall be installed along the street frontages according to City standards.
4. Prior to recordation of the final map, the subdivider or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new lots created as part of Tentative Tract Map No. 37040. The amount paid for supplemental water supplies shall be based on CVWD’s Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, if approved by the City, by collection of the SWSC through an approved phasing plan that is comparable to CVWD fee- collection policies in effect at that time consistent with the MOU between CVWD and the City of Coachella.

**Final Map**

5. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
6. All public streets shall be dedicated to City of Coachella.
7. 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.

8. 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.

### **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. Civil plans shall include all utilities easements inside or around the property and location of services within the easements.
12. 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.

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.

### **Street Improvements**

16. 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 streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
17. 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.
18. Dedication of land along Vista Del Norte Street is required for right-of-way purposes, including construction of half of width improvements. This street is classified as a Collector with Bike Lanes with 90 feet of right-of-way as per the City of Coachella General Plan.
19. Dedication of land along Tyler Street is required for right-of-way purposes, including construction of half of width improvements and one lane to the west as minimum. Street improvements shall reflect continuation of Future Street to the north of Tyler Street. Interim turnaround on Tyler Street requires approval by the City Engineer while street improvements are complete for the length of the street. This street is classified as a Collector with Bike Lanes with 90 feet of right-of-way as per City of Coachella General Plan.
20. Underground of utility power lines is required along vista Del Norte prior to construction of offsite improvements. The applicant shall contact utility company, IID, during the process of this condition.

21. Applicant shall contact utility company CVWD for potential abandonment of irrigation lines if required. The applicant shall submit to the City a letter from CVWD if there is any issue on this matter.
22. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

### **Sewer, Water and Storm Drain Improvements**

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

### **General**

25. 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.
26. 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.
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. 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

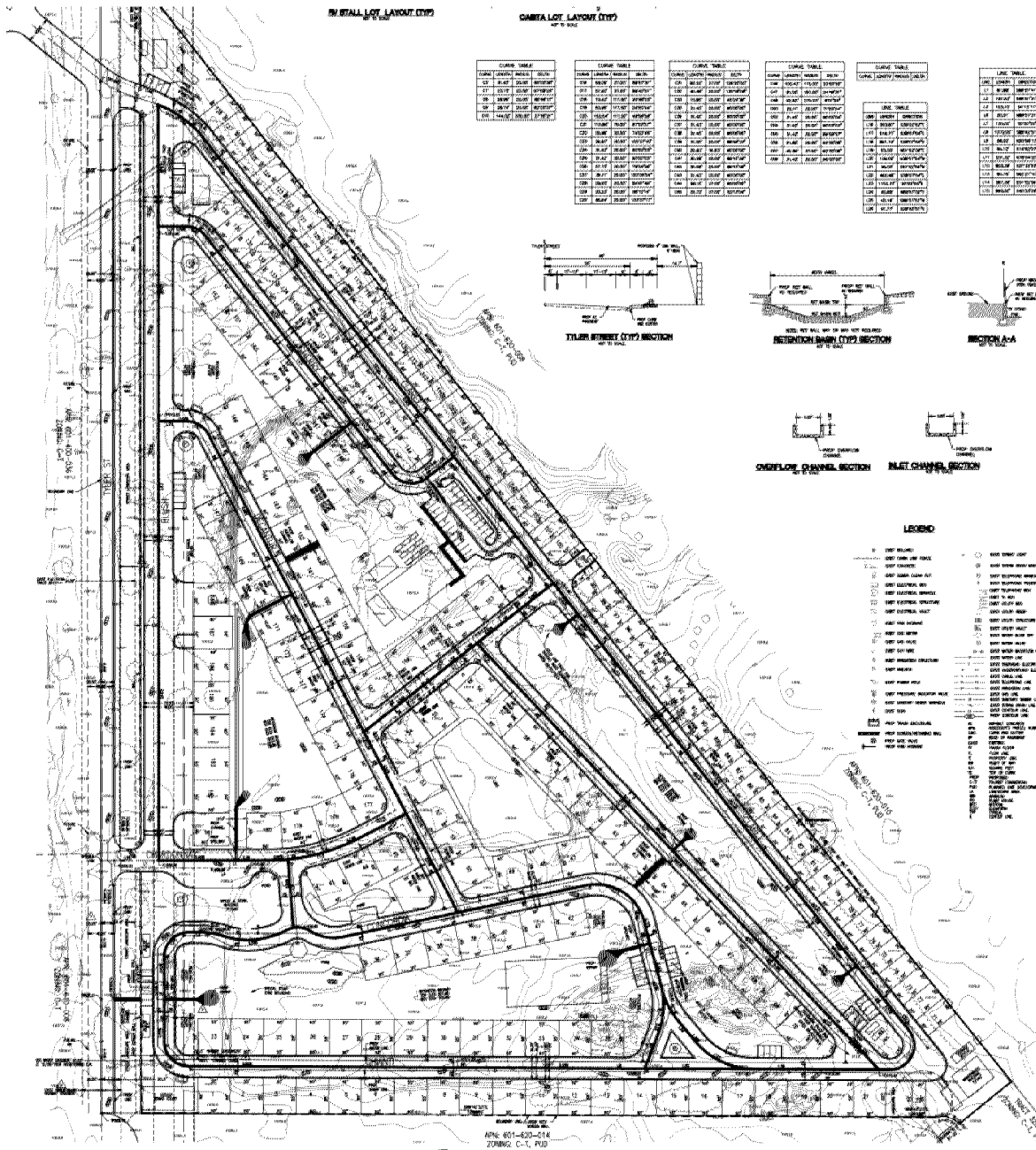


applicant upon approval of the Final WQMP.

**Completion**

29. "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.
  
30. 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.

# Exhibit 1 Tentative Tract Map 37040





**STAFF REPORT**  
**10/7/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Cairo Casitas Project

**SPECIFICS:**

- 1) Change of Zone No. 20-2 to change the zoning from C-G (General Commercial) and R-M (Multiple Family Residential) to CN-PD (Neighborhood Commercial – Planned Development) and RM-PD (Multifamily Residential – Planned Development) on 0.49 acres of partially-developed land.
- 2) Conditional Use Permit No. 328 setting land use regulations and minimum development standards for the Cairo Casitas Planned Development Project located at 51-704 Cesar Chavez Street.
- 3) Architectural Review No. 20-08 to allow façade and parking lot renovations to an existing commercial / mixed use building and construction of a new two-story apartments building with carports accessed from a public alley, to include eight (8) new dwelling units ranging in size from 692 sq. ft. to 1,094 sq. ft. for a total area of 7,279 sq. ft. on a partially-developed 21,344 sq. ft. lot in the RM-PD (Multifamily Residential – Planned Development Overlay) zone.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the "Cairo Casitas " project by adopting the attached draft Resolutions:

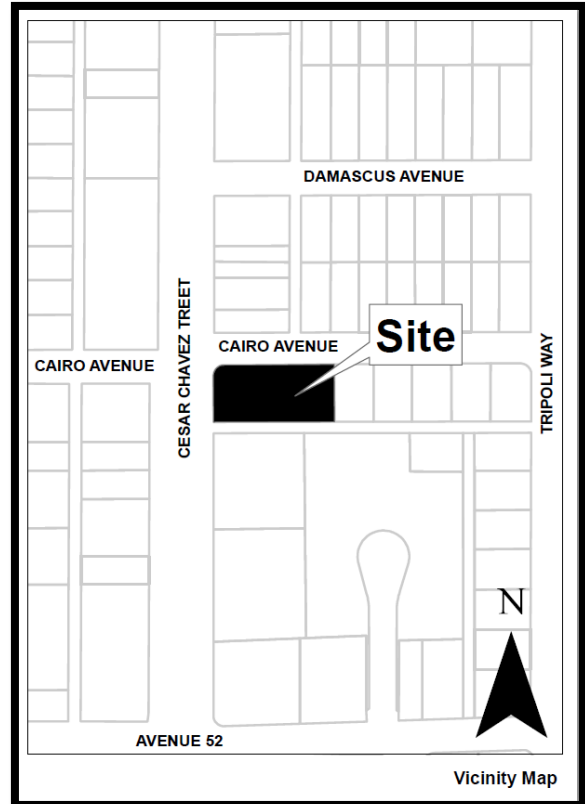
- 1) Resolution No. PC 2020-09 recommending to the City Council approval of Change of Zone (CZ 20-02) from C-G (General Commercial) and RM (Multiple Family Residential) to CN-PD (Neighborhood Commercial – Planned Development Overlay) and RM-PD (Multiple Family Residential – Planned Development Overlay) zones for 0.489 acres of partially-developed land located at 51-704 Cesar Chavez Street (Southeast Corner of Cesar Chavez Street and Cairo Avenue, APN: 778-150-001)
- 2) Resolution No. PC2020-10 recommending to the City Council approval of Conditional Use Permit (CUP 328) to set land use regulations and set minimum development standards in the PD-Overlay Zone, and approval of Architectural Review (AR 20-08) to allow façade and parking lot renovations to an existing commercial/mixed-use building and a new 7,279 square foot two-story apartments building with eight (8) new dwelling units ranging in size from 692

square feet to 1,094 square feet with carports accessed from a public alley, on a 21,344 square foot partially-developed parcel in the CN-PD (Neighborhood Commercial – Planned Development Overlay) and RM-PD (Multiple-Family Residential – Planned Development Overlay) zones, located at 51-704 Cesar Chavez Street. Tomer Tzadok, Applicant.

### **BACKGROUND:**

The property known as 51-704 Cesar Chavez Street (located at the southeast corner of Cairo Avenue and Cesar Chavez Street) is a 0.489-acre site with an existing two-story commercial building constructed in 1965 that was historically used as a multi-tenant building with a laundromat and pub/bar (The Keg). The building has had two residential apartments on the second floor, and there is access from a public alley on the south side of the property.

In the late 2000's the laundromat was planned for an expansion on the north side but the project was abandoned, leaving a 1,300 square foot "storage room" addition to the building. Within the past 10 years the commercial space previously occupied by the pub/bar was converted into a beauty salon and a snack shop (La Mangoneada), and the laundromat space was converted into two retail/office suites (Botanica and Office Services). Additionally, in the late 2000's, the rear of the property accessed from Cairo Avenue and the public alley was paved and fenced, and has been used periodically for outdoor storage.



### **DISCUSSION/ANALYSIS:**

The applicant/owner, Mr. Tomer Tzadok, submitted a development application to renovate the existing commercial building, and to construct a new two-story apartments building on the rear portion of the property. The existing building is a multi-tenant retail building with ground-floor commercial businesses and two dwelling units on the second floor. The easterly 11,392 square feet of the property (east side) contains an open paved area, which is being proposed for a new two-story apartments building will consist of eight (8) dwelling units designed in a "garden apartment" layout with detached carports to be accessed from the public alley on the south side of the property.

The project requires a change of zone from C-G (General Commercial), in the front portion of the property, to CN-PD (Neighborhood Commercial – Planned Development) in order to be consistent with the City's General Plan. Additionally, the rear of the site will be re-zoned from

R-M (Multiple-Family Residential) to RM-PD (Multiple Family – Planned Development Overlay) in order to allow flexible land use regulations and development standards for the project. Additionally, architectural review is required under the Zoning Code for review of the site plan, exterior building materials and colors, and the landscaping / fencing/ signage improvements.

Environmental Setting:

The subject site is a 0.489-acre partially-developed site with a split-zoning of commercial zoning (C-G) in the front, and multiple-family residential (R-M) in the rear. The site abuts a 20-foot wide public alley that runs east-to-west and which connects Cesar Chavez Street to Tripoli Way. There are existing apartment buildings that use the alley for parking and carport access.

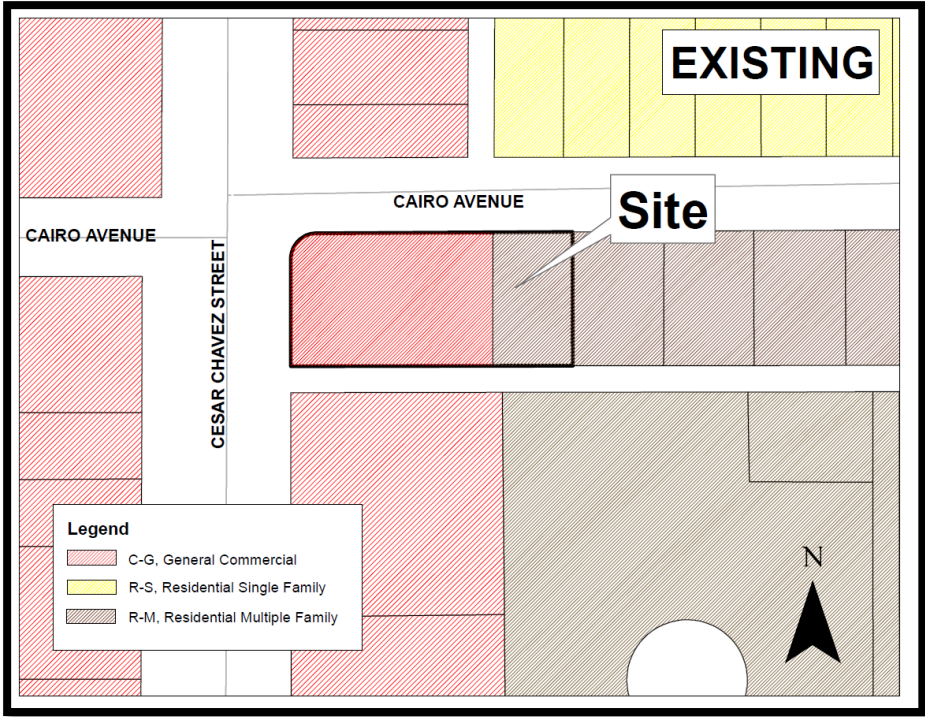
The site is designated as “Neighborhood Center” along Cesar Chaves Street on the 2035 Coachella General as illustrated in the light purple designator, and “Urban Neighborhood” in the orange designator below:



Surrounding properties are designated “Neighborhood Center” to the north, south and west along Cesar Chavez Street and “Suburban Neighborhood” to the northeast along the north side of Cairo Avenue. There is an “Urban Neighborhood” designation to the east along the south side of Cairo Avenue where the Plaza Miranda Apartments are located. The Urban Neighborhood designation allows very high-density residential ranging from 0-38 dwelling units per acre. The proposed eight apartments will be situated on the rear 0.26-acre portion of the site. This would equal a

density of 30.7 units per acre for that portion of the site, which is consistent with the density envisioned by the General Plan.

As previously stated, the site is currently split-zoned with C-G (General Commercial) zoning in the front and R-M (Multiple-Family Residential) zoning in the rear, as illustrated below:



Existing Conditions:

The aerial photograph of the site and vicinity, and some Google image photographs are shown below:





Aerial Photograph:



Cesar Chavez Street Frontage



*Cesar Chavez Street Frontage*



*Cairo Avenue Frontage*





### *Cairo Avenue Frontage*

The existing commercial building has existing businesses on the ground floor (Snack Bar, Beauty Salon, Office uses) and two apartments on the second floor. There was a “storage room” addition on the north side of the ground floor that will be converted into one of the eight apartments as part of the development. A trash enclosure area on the south side of the commercial building will be accessed from the service alley and will serve all tenants. Currently the existing one-way angled parking lot along Cesar Chavez Street is in disrepair and is nonconforming as it does not provide the required landscaping. The proposed project will renovate the parking lot and add landscaping.

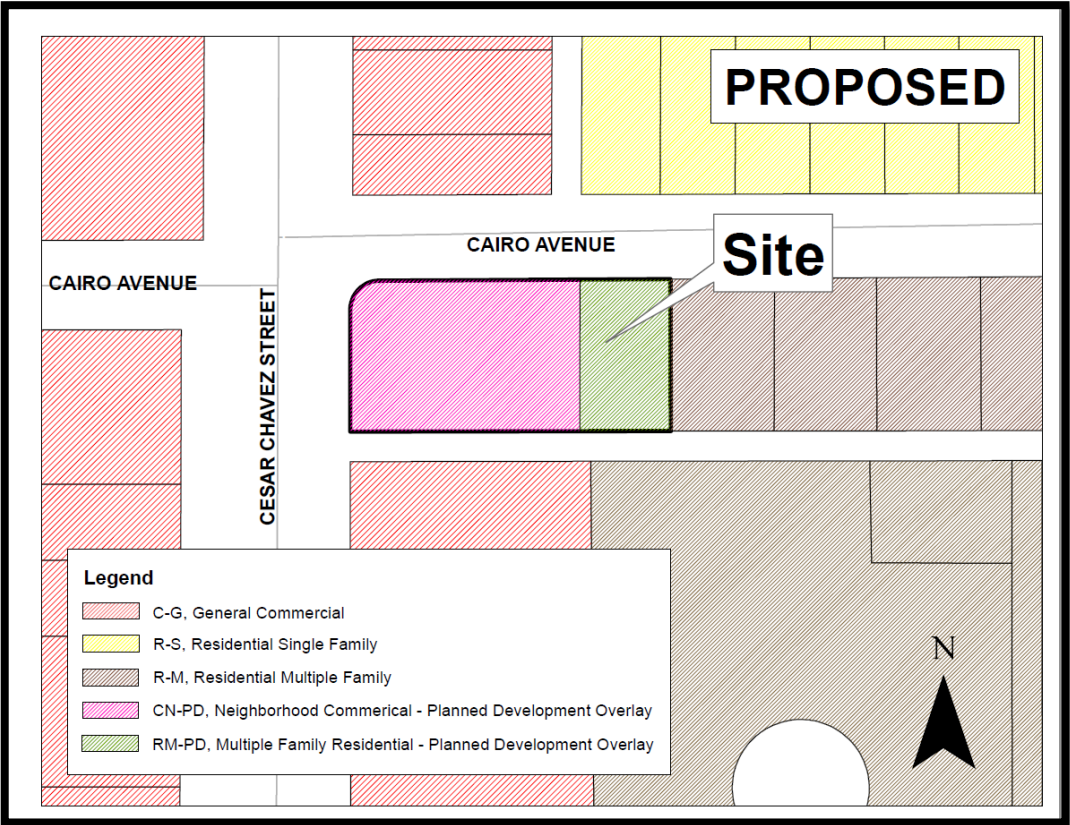
Surrounding properties to the east are zoned R-M and have one-story apartments on the south side of Cairo Avenue. The buildings along the south side of Cairo Avenue have a reduced setback of approximately five feet. There are single family residences on the north side of Cairo Avenue with a standard 15-20 foot deep front yard, and there are commercial uses to the north, west, and south along Cesar Chavez Street. The building at the southwest corner of Cairo Avenue and Cesar Chavez Street is an abandoned warehouse/office building with unimproved parking in the front.

Change of Zone:

Because the City has not created a “mixed-use zoning” district for this type of development envisioned in the General Plan to have neighborhood commercial uses mixed with high-density multifamily residential, staff has recommended the use of the “PD” (Planned Development Overlay) zone which allows for flexible land use regulations and development standards. Although the PD Overlay is mostly intended for larger development sites that incorporate multiple parcels of land, staff finds that the flexibility provided in the Code is a feasible way to allow mixed-use development until the City updates the Zoning Code in the future. This same approach was used to entitle the Pueblo Viejo Villas project, and the Tower Market/Borrego/Ravella project in the City.

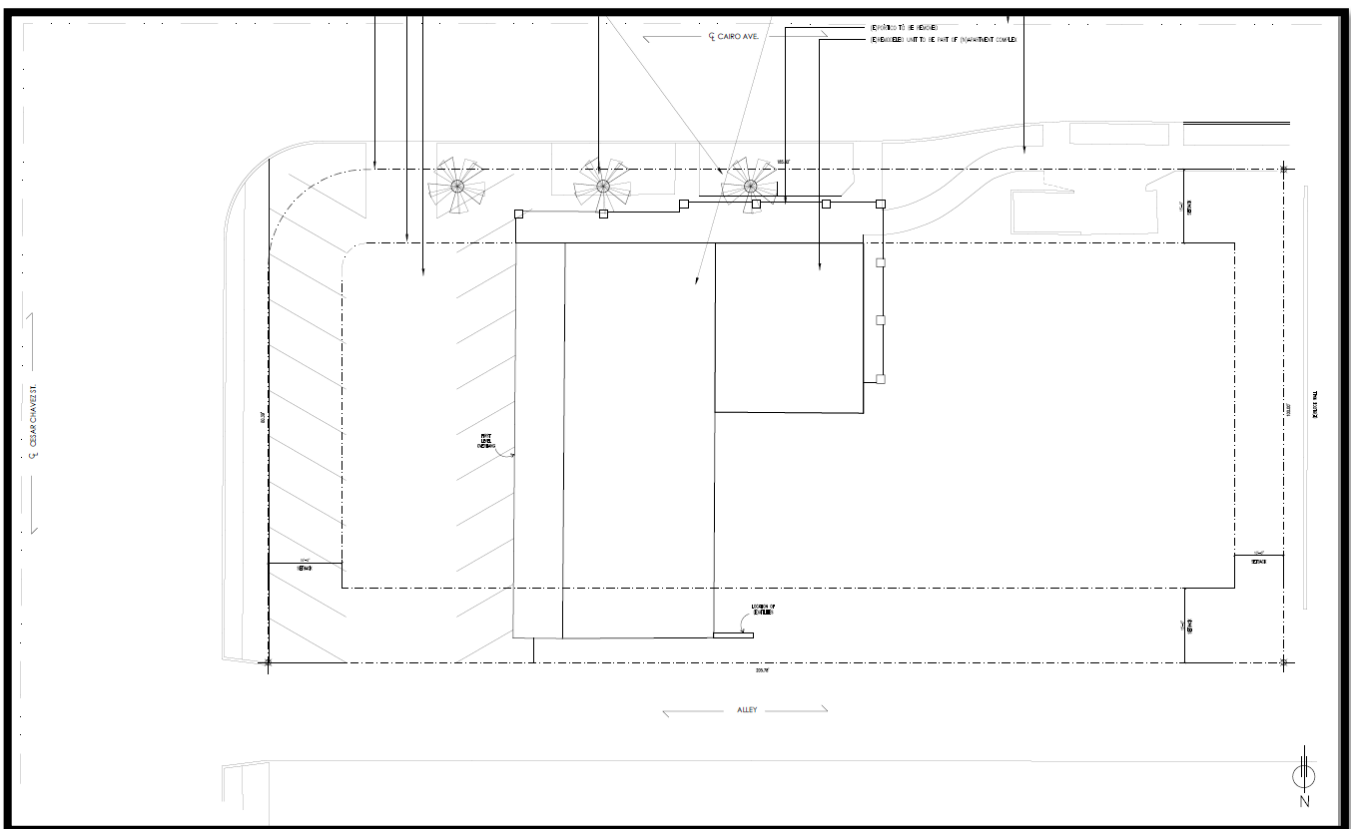
The “PD” Overlay Zone requires the adoption of “design guidelines” to include a master circulation plan, landscape plan, building massing plan, architectural theming and signage plan for all common areas and for the various building types. This project will use a streamlined “Architectural Review” approach because the renovation and apartments will be built in one phase and the site is a small infill property.

The “change of zone” exhibit below shows how the PD Overlay zone will be incorporated on the City’s Official Zoning Map.



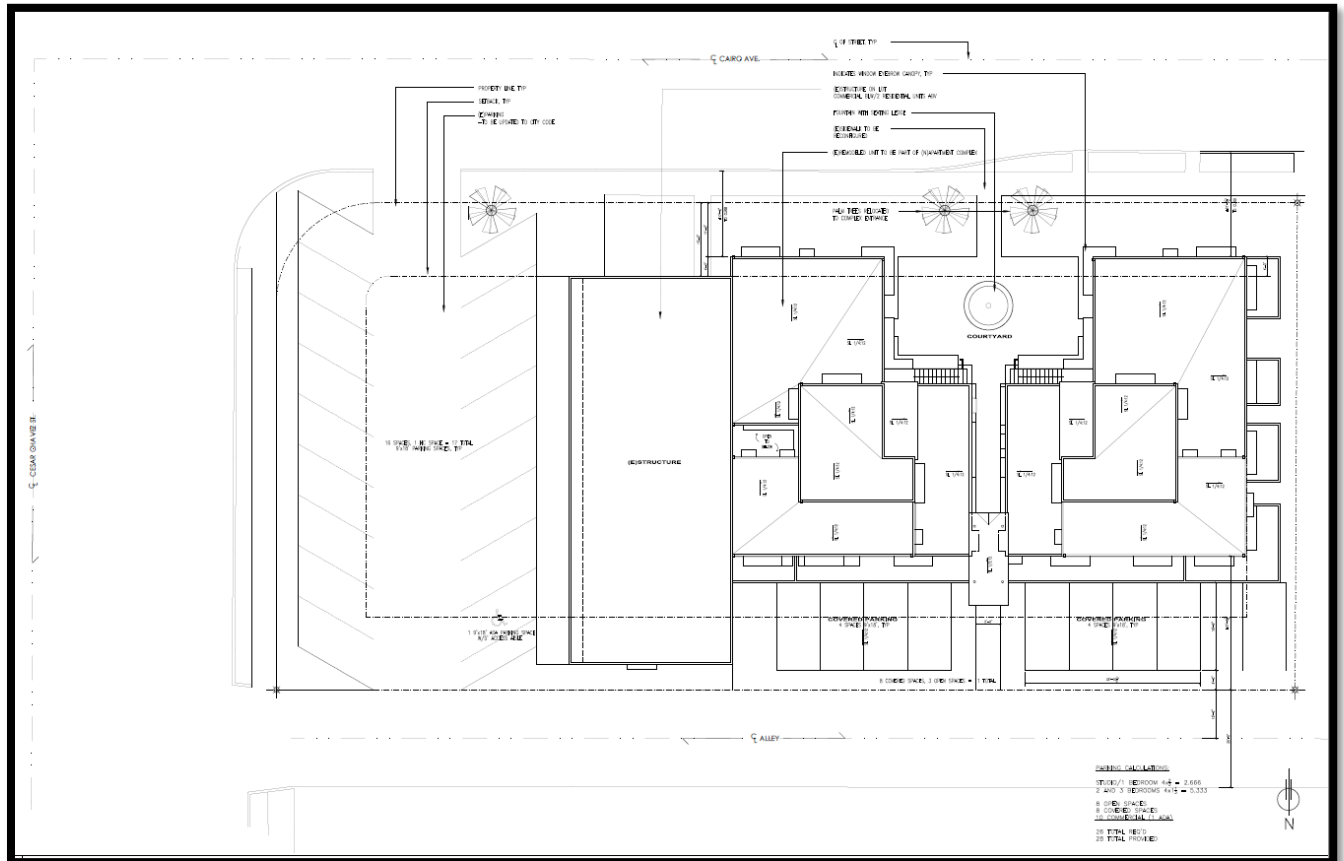
### Site Plan Review:

The exhibit below shows the “existing site plan” conditions:



As shown above, there was a “storage room” addition on the northeast side of the commercial building is oriented towards Cairo Avenue, while all the existing storefronts are oriented towards Cesar Chavez Street. The parking lot is accessed from the south side at the public alley entrance from Cesar Chavez Street. The apartments on the second floor of the commercial building are accessed from a door near the alley and along Cairo Avenue. There is minimal landscaping on the site with just palm trees located along Cairo Avenue. The rear portion of the site is fully paved, but will require some mitigation for on-site retention/drainage pursuant to current Engineering requirements.

The applicant submitted the overall site plan that shows the project at build out. The existing commercial building would have a converted “storage area” and the new apartments building on the east side of the property, as shown below:



The exhibit above shows a garden courtyard apartment design with a central garden/fountain at the front entrance to the apartments along Cairo Avenue. During the Pre-Application Review for this project, staff encouraged the owner to orient the front doors into the apartments to be towards the central garden, and to use balconies and window elements to further add a human scale to the garden as viewed from the street. The front garden will have a view corridor to the street, and a covered breezeway area that leads to the carports and the alley on the south.

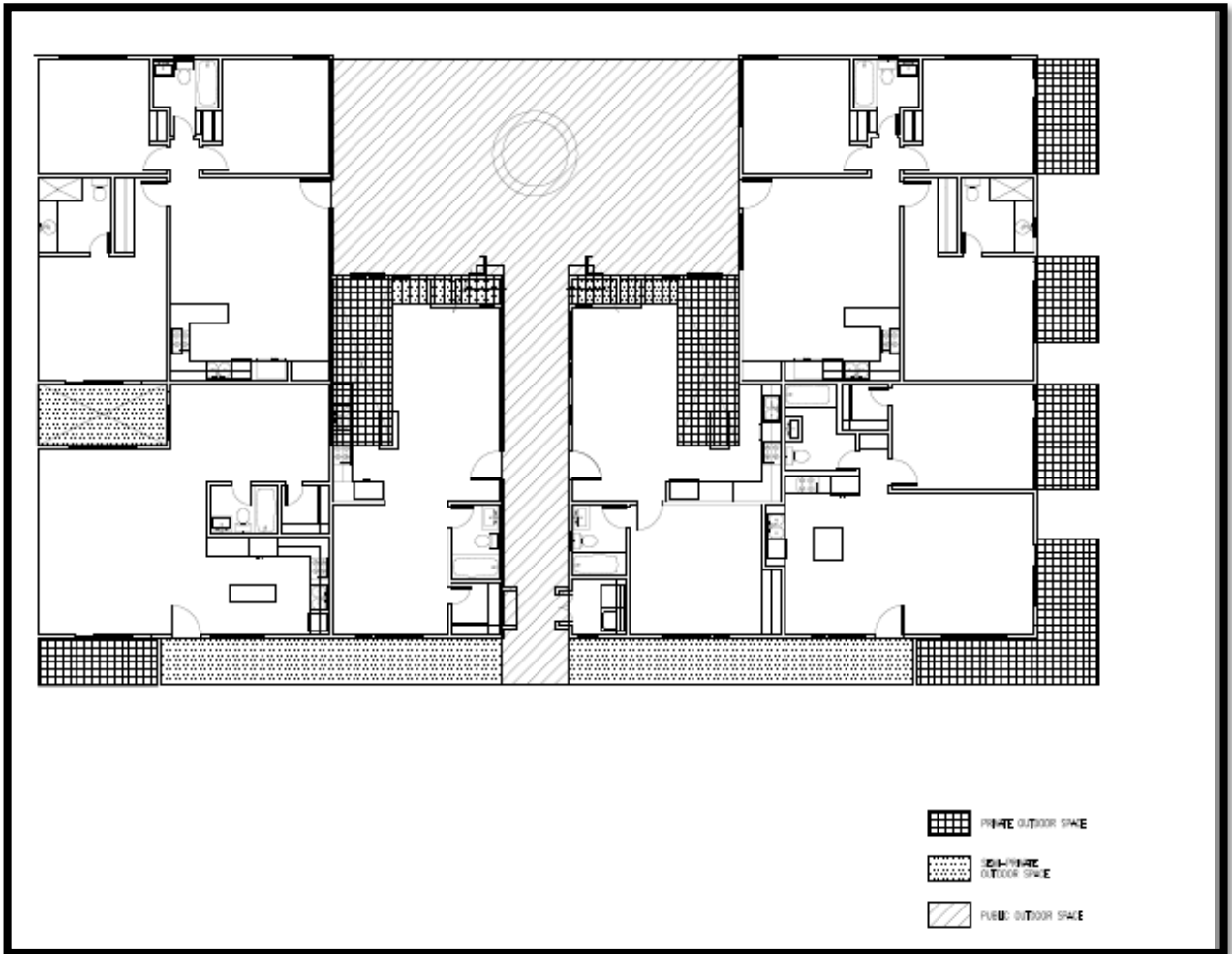
The carports and guest parking will be accessed from the 20-foot public alley and will provide a 24-foot turning radius with a 90-degree parking orientation. By placing all the parking in the rear of the apartments, the front of the apartments will have a traditional design theme with the central garden, and no vehicle parking or driveways visible from Cairo Avenue in front of the apartments.

Floor Plans / Unit Mix:

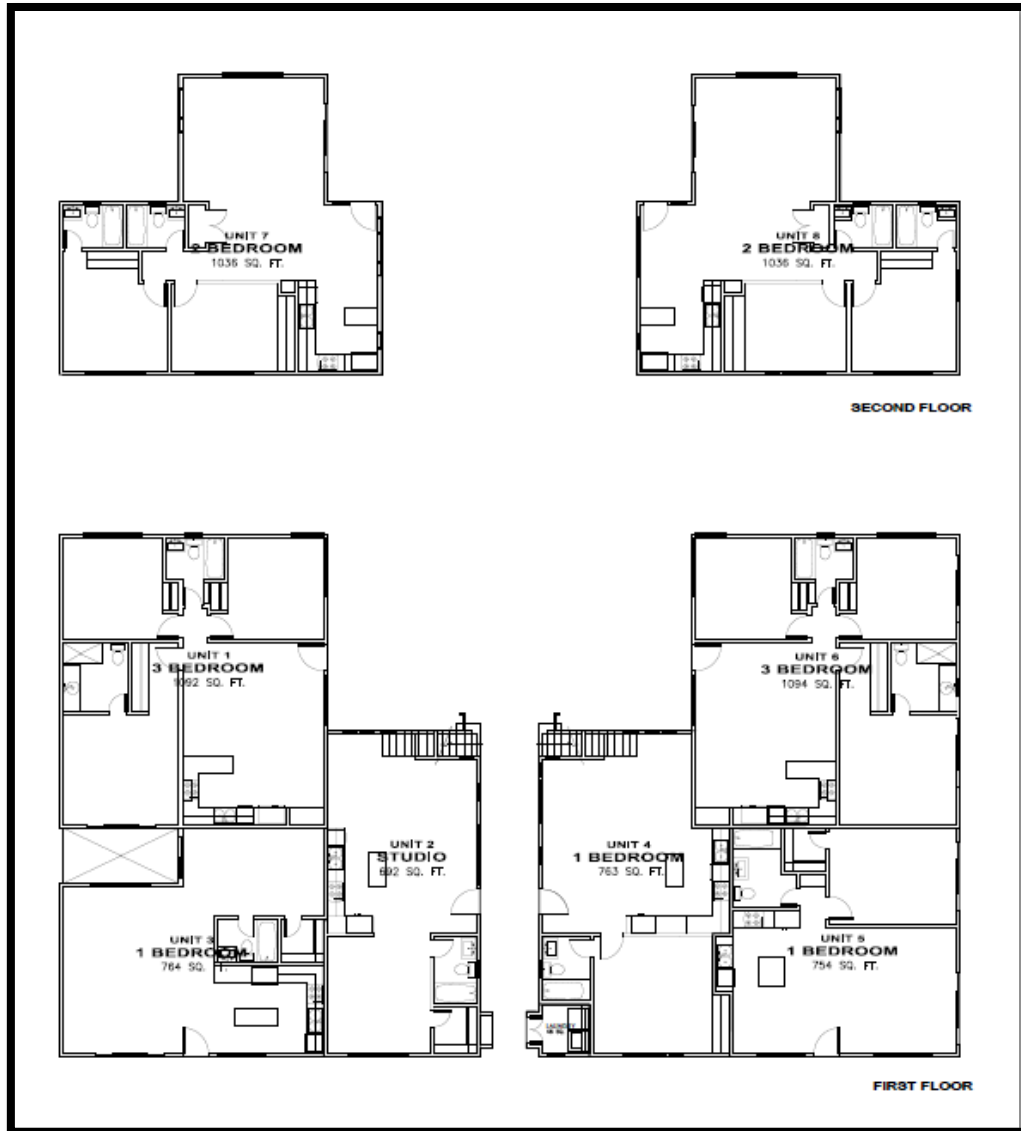
The applicant has submitted floor plans showing the following unit mix and minimum unit sizes:

- Studio Unit .....692 square feet (1 Unit)
- 1 Bedroom Unit .....754 square feet (3 units)
- 2 Bedroom Unit .....1,036 square feet (2 units)
- 3 Bedroom Unit.....1,092 square feet (2 units)

The exhibits below show the orientation of the various apartment dwellings, and the individual floor plans for each unit:



The above exhibit shows private and common open space areas for each dwelling. Each apartment will have a private patio area and access to the central garden area with fountain.



The above exhibit shows the front door entries into each apartment unit. Two ground floor units will have front doors facing the garden, and two will be accessed from the breezeway area, and two accessed from the rear. The upper floor units are two-bedroom units that will be accessed via a staircase that leads to a covered porch/balcony area.

Consistency with General Plan/Zoning / Proposed Flexible PD Overlay Standards:

The existing commercial building is a non-conforming structure in that it does not comply with current land use regulations and development standards. The standards in effect in 1965, or any exceptions granted by the City at that time, indicate that the parking lot was built with minimal landscaping and the public improvements including sidewalks, and drive approaches do not comply with current city standards. By virtue of the expansion of floor area and the addition of new dwelling units, the owner will be required to upgrade the existing non-conforming conditions and bring the commercial project up to City standards. Therefore, new commercial drive approaches will be installed and the existing sidewalks will be removed and replaced as needed to comply with current ADA path-of-travel requirements.

The PD Overlay zone allows the Planning Commission (through approval of a Conditional Use Permit) to set flexible land use regulations and development standards. The original ordinance was intended to encourage “clustered housing” where a large open space amenity is provided. For this project, the PD regulations can provide the ability to use smaller dwelling unit sizes, reduced setbacks and reduced parking ratios that would allow for a more urban character as envisioned in the General Plan for the “Neighborhood Center” and “Urban Neighborhood” designations.

However, this ordinance has also served the City as a zoning tool to allow mixed-use developments by creating mixed-use standards and reduced setbacks for urban infill projects. Accordingly, the CN-PD zone that is proposed for the commercial building will allow “multifamily residential” uses on the upper floors of the commercial building. Additionally, it will vest the parking lot to have reduced landscaping, and allow for loading to occur on parking stalls themselves instead of having a dedicated commercial loading area.

Setbacks and Parking:

The apartments will utilize flexible standards in that the front yard setback requirement which would normally be 15 feet along Cairo Avenue is being proposed at 11 feet. This would be compatible with the adjoining apartments to the east which have a reduced front yard setback of approximately five feet along Cairo Avenue. The interior side yard setback of 10 feet can be provided along the eastern property line.

Similarly, the off-street parking requirements for the project would be flexible as shown below:

Required Parking:

- 9 “commercial” stalls (2,212 sq. ft. bldg.)
- 10 Covered “residential” Parking Spaces
- 9 Uncovered “residential” Parking Spaces
- 28 Total Required

Parking Provided:

- 17 spaces
- 8 Covered Parking Spaces
- 3 Uncovered residential stalls
- 28 Total Provided



The summary above shows that the City’s Parking regulations require 28 parking stalls and the project can provide 28 parking stalls. However, there are two existing residences within the commercial building that would share parking in the commercial parking lot. Additionally, six of the required uncovered parking stalls would be shared with the commercial stalls. In addition to the off-street parking there is public parking allowed along Cairo Avenue that would mitigate the need for parking during peak hour use of the commercial uses.

Unit Mix/Dwelling unit sizes:

The new apartments building will have one Studio apartment, three 1-Bedroom apartment units, two 2-Bedroom apartment units, and two 3-Bedroom apartment units. The units will have the following sizes, which comply with minimum standards in the RM zone:

<u>Minimum Dwelling Unit Size:</u>	<u>Proposed Unit Size:</u>
<i>Studio Unit- 600 sq. ft.</i> .....	<i>692 sq. ft.</i>
<i>1 Bedroom Unit- 750 sq. ft.</i> .....	<i>754 sq. ft.</i>
<i>2 Bedroom Unit- 900 sq. ft.</i> .....	<i>1,036 sq. ft.</i>
<i>3 Bedroom Unit- 1,050 sq. ft.</i> .....	<i>1,092 sq. ft.</i>

Architectural Theming:

The PD Overlay zone requires that design guidelines showing theming for all common areas and architectural themes be provided as part of the change of zone request. Because this project will be developed in one phase and represents a small infill project, the architect submitted all the architectural exhibits for the buildings, showing the parking lot and façade renovations for the old building, signage plan, architectural and landscape exhibits for the new apartments, and a pictorial representation of a “Contemporary Art Deco” architectural theming that is proposed as shown below.







The images above show the inspiration style of architecture, and the bright color schemes, to be used in the proposed for the new apartments building. The style of architecture includes mono-color smooth plaster walls with flat roofs, strong horizontal banding, glass block windows, simple rooflines and cornice trims. These element which is a modernistic, and modern streamlined architectural forms. The architect designed the building in order to complement the existing commercial / mixed-use building which has a similar design motif, but that will be renovated significantly with this project.

The color schemes shown in the colored elevation drawings below depict what is being proposed for the commercial building, and the apartments building as viewed from the street:

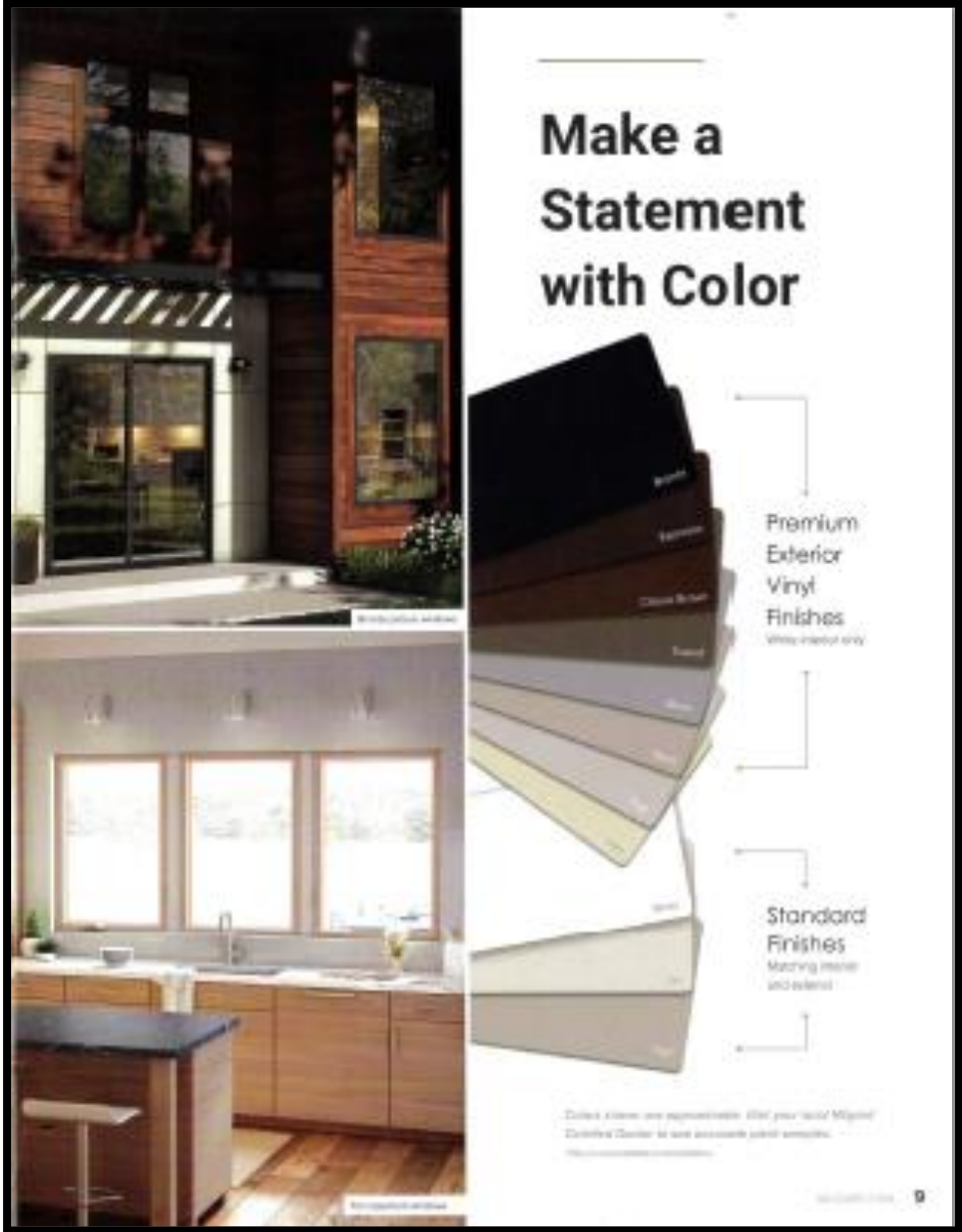


The existing commercial building has a flat-roof design with a bold awning structure along the storefronts where signs are currently placed. The submitted plans show that the awning structure will be removed and replaced with canvas awnings.

The colored elevation drawing shows a soft white field color for all exterior walls of the buildings, with bronze window trims and bronze horizontal banding on the apartments. Glass block will be used in combination with vinyl windows on the apartments. The commercial building will use espresso window trims and espresso-colored vertical wood cladding. Turquoise fascia trims on the commercial building and Turquoise canvas awnings will be used over all the

storefront windows and side facades. A new sign program shows wall signs attached flat against the wall of the new building, with goose-neck lighting over each sign area.

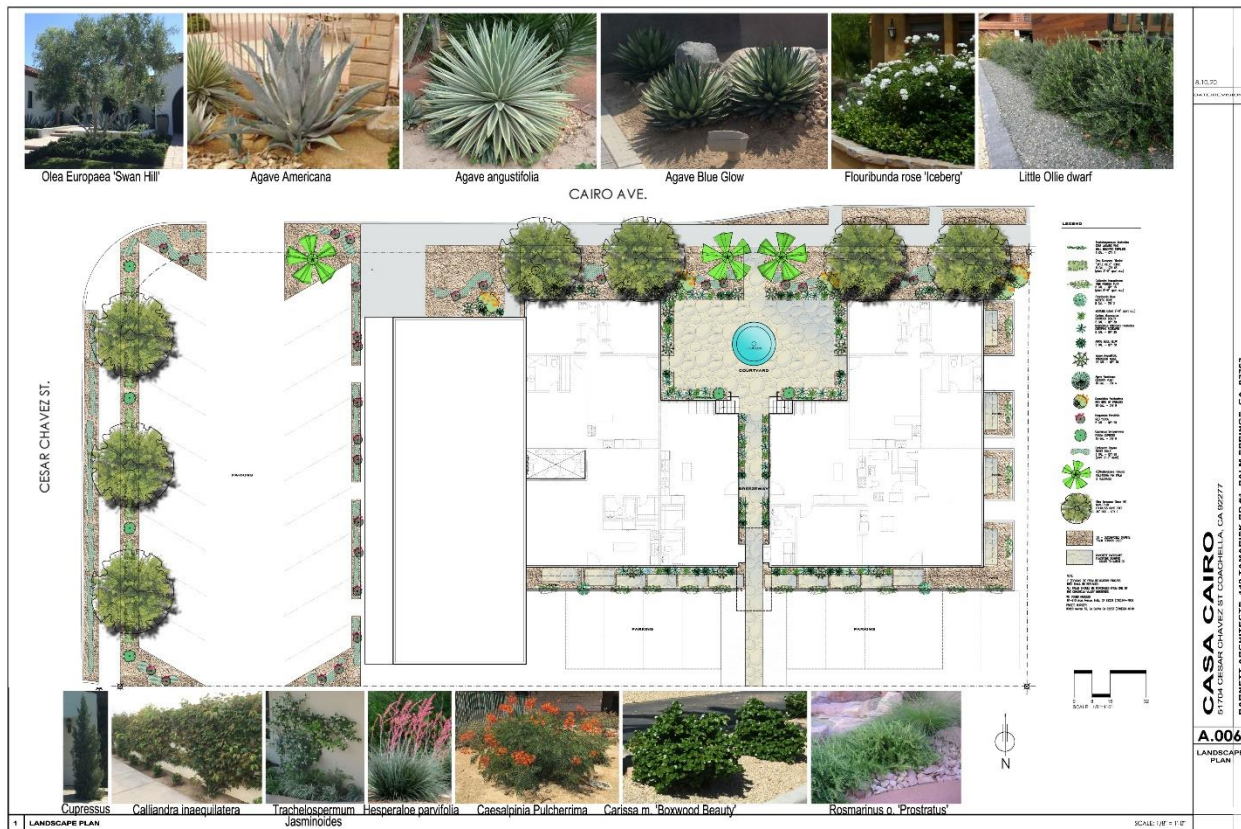
The brochure below shows the vinyl window material, and a sample image of the vertical wood cladding.



Landscaping:



The applicant submitted conceptual landscaping plans for the project showing new “fruitless olive trees” along the Cairo Avenue street frontage and in the parking lot perimeter planters along Cesar Chavez Street. New linear landscaping planters will be installed around the parking stalls and in front of the retail storefronts with desert-friendly plantings. The central garden will have stamped concrete and a fountain that is visible to the street, in addition to perimeter plantings in all walkway areas with a variety of shrubs, succulents, accent palm trees, and espalier/ vines as shown in the exhibit below.



Environmental Review:

Staff found that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Infill Development” (CEQA Guidelines, Section 15332). The proposed project is consistent with the general plan designation and all applicable general plan policies and current zoning designations and will comply with the PD Overlay zoning regulations. The subject site is less than five acres in size and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species since it is improved with buildings and hardscape. The approval of the project

would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

**ALTERNATIVES:**

1. Adopt the attached Resolutions recommending to City Council approval of the Cairo Casitas Project.
2. Adopt the attached Resolutions recommending to City Council approval of the Cairo Casitas Project with modified conditions.
3. Continue this matter and provide staff direction.
4. Make findings for denial of the Cairo Casitas Project.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 or #2 as noted above.

Attachments:

Resolution No PC2020-09 Change of Zone  
Resolution No. PC2020-10 CUP 328 and AR 20-08

**RESOLUTION NO. PC2020-09**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CHANGE OF ZONE (CZ 20-02) FOR THE CAIRO CASITAS PROJECT FROM C-G (GENERAL COMMERCIAL) AND R-M (MULTIPLE-FAMILY RESIDENTIA) TO CN-PD (NEIGHBORHOOD COMMERCIAL - PLANNED DEVELOPMENT OVERLAY) AND R-M (MULTI-FAMILY RESIDENTIAL – PLANNED DEVELOPMENT OVERLAY) ZONES ON 0.489 ACRES LOCATED AT 51-704 CESAR CHAVEZ STREET (APN: 778-150-001). TOMER TZADOK (APPLICANT).**

**WHEREAS**, Mr. Tomer Tzadok has filed an application for Change of Zone (CZ 20-02) on 0.489 acres of partially-developed land located at the southeast corner of Cesar Chavez Street and Cairo Avenue in order to allow the renovation of an existing commercial/mixed-use building and the construction of a new 7,279 square foot apartments building with eight dwelling units ranging in size from 692 square feet to 1,094 square feet and detached carports; and,

**WHEREAS**, the Proposed Project is in full compliance with the City of Coachella General Plan’s “Land Use and Community Character Element” because the site has a split designation of Neighborhood Center where a mixed-use building will be renovated, and the rear portion of the site is designated Urban Neighborhood requiring high-density residential uses, and the proposed multifamily apartments building will have a density of 30 units per acre; and,

**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development project because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, is not suitable as habitat for any sensitive plant or animal species, and can be served with public utilities; and,

**WHEREAS**, the Planning Commission held a public hearing to consider CZ 20-02 and the attendant entitlement requests (CUP 328 and AR 20-08) at a regular Planning Commission meeting held on October 7, 2020 wherein the applicant and the public was given an opportunity to testify, in the Coachella Permit Center located at 53-990 Enterprise Way, Coachella, California; and,

**WHEREAS**, the Project is permitted pursuant to Chapters 17.20, 17.24 and 17.28 of the Coachella Municipal Code, as proposed with this Change of Zone to allow the Project; and,

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

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

development; and,

**WHEREAS**, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby recommend to the City Council approval of Change of Zone 20-02 subject to the findings listed below.

**Findings for Change of Zone 20-02:**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035 in that the front portion of the site along Cesar Chavez Street has a “Neighborhood Center” land use designation which encourages mixed-use developments and the existing building has mixed commercial/residential land uses that will be preserved and renovated. The project has a neighborhood-serving commercial building with two apartments on the second floor. The site has an “Urban Neighborhood” land use designation in the rear portion of the site where high-density multifamily residential uses are required. The new apartments building will occupy the rear portion of the site and will create a residential density of 30 units per acre, which is consistent with the General Plan vision for this site.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code as allowed in the CN-PD and RM-PD zoning districts, with the included design criteria of the attendant development applications for the project. The Project is in compliance with the form and character policies of the applicable sections of the General Plan and the development standards of the City’s Zoning Code.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses and multifamily residential uses.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. Surrounding properties to the project site include one-story and two-story buildings including commercial, and a mixture of single-family and multi-family residential land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Infill Development” (CEQA Guidelines, Section 15332). The proposed project is consistent with the general plan

designation and all applicable general plan policies and current zoning designations and will comply with the PD Overlay zoning regulations. The subject site is less than five acres in size and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species since it is improved with buildings and hardscape. The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As such, no environmental review is required for this project.

**PASSED APPROVED** and **ADOPTED** this 7<sup>th</sup> day of October 2020.

\_\_\_\_\_  
Javier Solis, Chairperson  
Coachella Planning Commission

**ATTEST:**

\_\_\_\_\_  
Yesenia Becerril  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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



I HEREBY CERTIFY that the foregoing Resolution No. PC2020-08, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15<sup>th</sup> day of July 2020 by the following roll call vote:

AYES:

NOES:

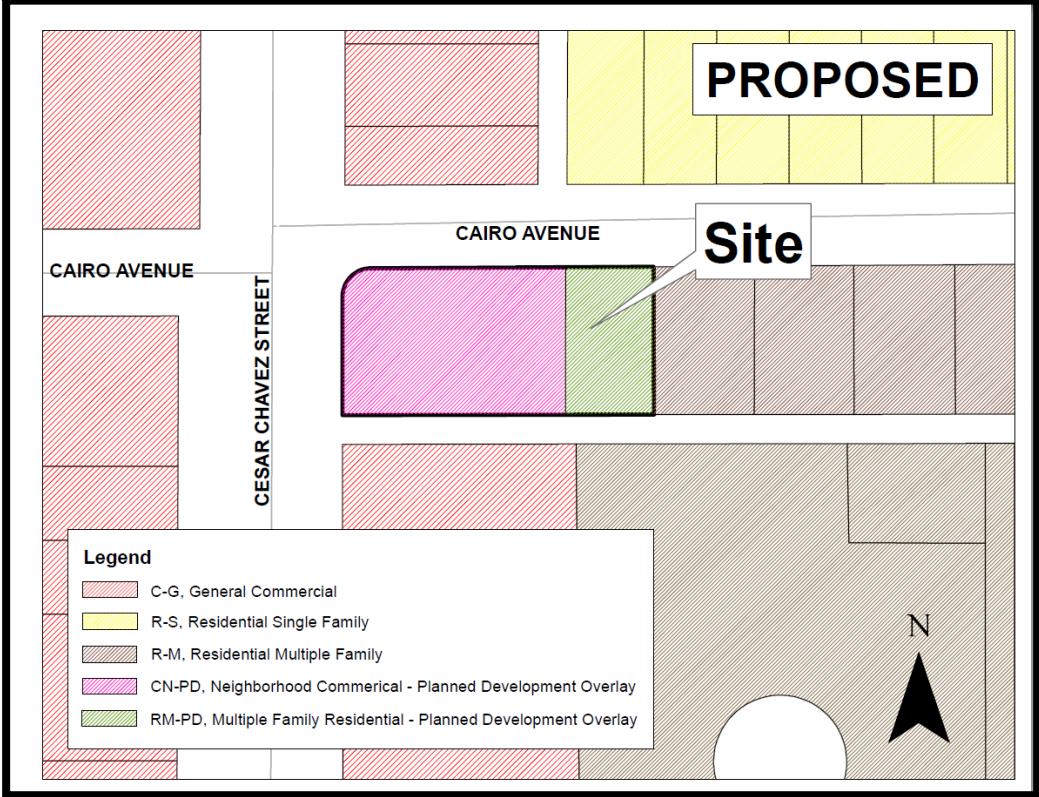
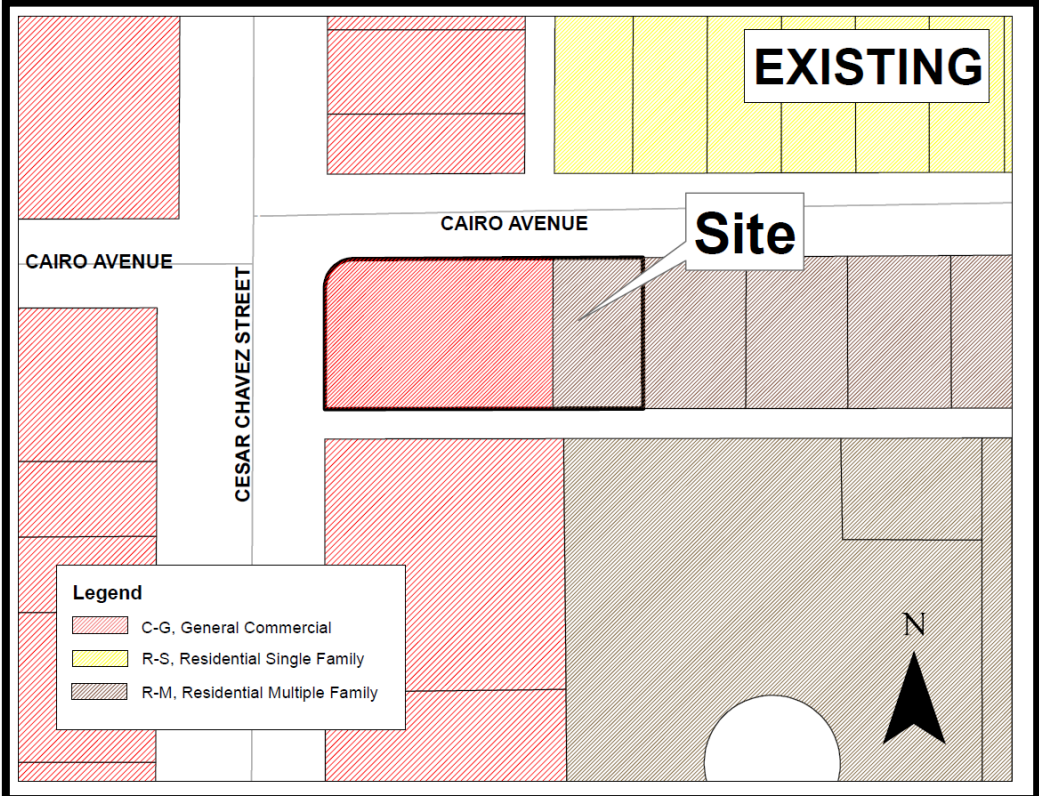
ABSENT:

ABSTAIN:

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Yesenia Becerril  
Planning Commission Secretary

# EXHIBIT "A" CHANGE OF ZONE EXHIBIT



**RESOLUTION NO. PC2020-11**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT NO. 328 SETTING LAND USE REGULATIONS AND MINIMUM DEVELOPMENT STANDARDS FOR THE CN-PD (NEIGHBORHOOD COMMERCIAL – PLANNED DEVELOPMENT OVERLAY) AND RM-PD (MULTIPLE FAMILY RESIDENTIAL – PLANNED DEVELOPMENT OVERLAY) ZONES AND APPROVING ARCHITECTURAL REVIEW 20-08 TO ALLOW PARKING LOT AND FAÇADE RENOVATIONS OF AN EXISTING COMMERCIAL/MIXED-USE BUILDING AND CONSTRUCTION OF A NEW 7,279 SQUARE FOOT TWO-STORY APARTMENTS BUILDING WITH EIGHT DWELLING UNITS AND CARPORTS ON 0.489 ACRES OF PARTIALLY-DEVELOPED LAND LOCATED AT 51-704 CESAR CHAVEZ STREET (APN 778-150-001). TOMER TZADOK (APPLICANT)**

**WHEREAS**, Mr. Tomer Tzadok (applicant) has filed an application for Conditional Use Permit (CUP 328) and Architectural Review (AR 20-08) to allow for the renovation of an existing commercial/mixed-use building and the construction of a new 7,279 square foot apartments building with eight dwelling units ranging in size from 692 square feet to 1,094 square feet and detached carports on 0.489 acres of partially developed land located at 51-704 Cesar Chavez Street; and,

**WHEREAS**, on September 27, 2020 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within 300 feet of the project and publishing a 10-day public notice in the Desert Sun newspaper regarding the public hearing at which the project would be considered; and,

**WHEREAS**, the Planning Commission held a public hearing to consider CUP 328, and AR 20-08 at a regular Planning Commission meeting held on October 7, 2020 wherein the applicant and the public was given an opportunity to testify, 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 policies and objectives 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 project because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, is not suitable as habitat for any sensitive plant or animal species, and can be served with public utilities; and,

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

**NOW, THEREFORE**, be it resolved, that the Planning Commission of the City of Coachella, California does hereby recommend that the City Council of the City of Coachella, California APPROVE Conditional Use Permit No. 328 and Architectural Review No. 20-08, subject to the findings and conditions of approval listed below.

**FINDINGS FOR CUP NO. 328 AND ARCHITECTURAL REVIEW NO. 20-08:**

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the policies and objectives of the Coachella General Plan 2035, in that the front portion of the site along Cesar Chavez Street has a “Neighborhood Center” land use designation which encourages mixed-use developments and the existing building has mixed commercial/residential land uses that will be preserved and renovated. The project has a neighborhood-serving commercial building with two apartments on the second floor. The site has an “Urban Neighborhood” land use designation in the rear portion of the site where high-density multifamily residential uses are required. The new apartments building will occupy the rear portion of the site and will create a residential density of 30 units per acre, which is consistent with the General Plan vision for this site.
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 as proposed with the attendant Change of Zone No. 20-02 request to create a CN-PD and RM-PD split zoning designation. There are multi-family residential uses immediately adjacent to the east of the property and adjoining commercial uses to the north, south and west, which make the project compatible with surrounding uses.
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 commercial/mixed-use building that provides neighborhood-serving commercial and service uses to City residents. The proposed apartments will be compatible in scale with the commercial buildings along Cesar Chavez Street and will have alley access to minimize vehicular movements along Cairo Avenue.
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 consist of neighborhood commercial, and multifamily residential uses which are compatible with the neighboring properties and are not uses known to create any potentially hazardous or disturbing impacts to

surrounding property owners. The plans submitted for this project propose buildings with enhanced architectural features and compliance with city parking regulations which will be compatible with adjoining commercial developments and apartments in the immediate vicinity of the site. The surrounding properties to the east, north and south can provide for similar commercial / mixed use developments and 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 project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Infill Development” (CEQA Guidelines, Section 15332). The proposed project is consistent with the general plan designation and all applicable general plan policies and current zoning designations and will comply with the PD Overlay zoning regulations. The subject site is less than five acres in size and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species since it is improved with buildings and hardscape. The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As such, no environmental review is required for this project.

**CONDITIONS OF APPROVAL:**

1. Conditional Use Permit No. 328 and Architectural Review No. 20-08 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. The renovated commercial / mixed-use building and construction of the new multifamily residential building and carports shall be in conformance with construction drawings and landscaping plans designed in accordance with the exhibits submitted for the Cairo Casitas Planned Development and conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Cairo Casitas Planned Development applications and the Design Guidelines. Windows for the apartments shall be a combination of divided light with bronze vinyl trim and metal eyebrow awnings above each window. Glass block accent windows may be flush to the wall with no trim or awning. The commercial storefront windows shall incorporate a turquoise angled canvas awning at least 48 inches in depth.
  - b. Conditional Use Permit No. 328 hereby approves a 4,656 square foot mixed-use commercial building with ground-floor commercial and two dwelling units on the second floor, with shared open parking in the CN-PD (Neighborhood Commercial-Planned Development Overlay) zone. The land use regulations in the City’s Municipal Code for the C-N (Neighborhood Commercial) zone will govern the commercial uses for the

property. The land use regulations in the City's R-M (Multiple-Family Residential) zone will govern the residential apartment portion of the site.

- c. Conditional Use Permit No. 328 hereby approves a new 7,279 square foot, two-story multifamily garden apartments building with detached carports and common area improvements with one covered parking space per unit, and shared open parking with the adjacent commercial/mixed use building, with a minimum front yard setback of 11 feet along Cairo Avenue, and five feet along the east property line, in the RM-PD (Multiple Family Residential -Planned Development Overlay) zone.
  - d. The multifamily residential building shall have a minimum 11-foot landscaped front yard setback area along Cairo Avenue with no fencing. The central garden may have open, wrought-iron fencing up to 6 feet in height at the front setback line. The central garden must maintain a clear view corridor to the street with no physical obstructions for the full width of the garden.
  - e. A minimum of two front entry doors to the multifamily apartments building shall be oriented towards the central garden.
  - f. Fencing for private patios in the side and rear yard area of the apartment building shall consist of decorative masonry walls.
  - g. Carports shall be painted to match the apartments building field colors and fascia trim colors.
  - h. Signage for the property may consist of business identification wall signs over each commercial storefront, not to exceed 2 square feet of sign area for every lineal foot of tenant occupancy frontage or 50 square feet (whichever is less), with a goose-neck lamp for illumination. One freestanding pylon sign identifying the center and/or the commercial tenants may be erected along the Cesar Chavez Street frontage, within a landscaped planter area, up to 12 feet in height and a maximum size of 75 square feet in size. The eight-unit apartment building may have one identification sign placed on a wall surface not to exceed 30 square feet.
3. 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. 20-08, including architectural features, materials, and site layout.
  4. 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 C.B.C., C.P.C., C.M.C., N.E.C., including all requirements of the Riverside County Fire Marshal's Office.

5. 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.

## **ENGINEERING**

6. All existing & proposed public and private improvements including right of way and/or easements shall be clearly identified on the site plan including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, surface drainage patterns, sewer and water, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for residential driveways.
7. 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.
8. 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.
9. A submittal 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.
10. 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.
11. The applicant shall pay all necessary plan check, permit and inspections fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
12. 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.

**Precise Grading:**

13. 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.
14. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
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.

**Street Improvements**

16. 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.
17. 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.
18. 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.

**Sewer and Water Improvements**

19. Sewer and 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.

**Engineering - Prior to Issuance of Building Permits**

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



22. 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.

**Engineering - Prior to Release of Occupancy Permits/Acceptance of Public Improvements**

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

**Riverside County Fire Department (Fire Marshall's Office):**

24. Prior to the issuance of building permits, the applicant shall confirm that the existing fire hydrant provides the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. Reference 2016 California Fire Code (CFC) 507.5.1 Appendices B and C.
25. Prior to building permit issuance, the applicant shall provide a fire access site plan pursuant to CFC 503.1.1.
26. Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
27. Fire Sprinkler System: An automatic fire sprinkler system shall be provided throughout all buildings with a Group R fire area. CFC 903.2.8
28. The applicant may be required, through the review and approval process, to install a water flow monitoring system and/or fire alarm system pursuant to CFC 903.4, CFC 907.2 and NFPA 72.
29. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01.

**Imperial Irrigation District:**

30. 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).
31. 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:**

32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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 Unified School District:**

39. 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

\$4.08 per square foot for all residential construction, and subject to change without prior notice.

**Utilities - Environmental Compliance:**

40. The applicant shall submit detailed plumbing plans for sewer and water improvements for review by the Utilities Division staff, prior to issuance of building permits.
41. Prior to issuance of building permits, the applicant shall submit a plan showing a summary of the plumbing fixture count for the new apartment building.
42. The owner shall submit a completed survey from the tenant in the existing food service establishment on the commercial building. A grease removal device shall be required if criteria is met.

**Landscaping:**

43. 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.
44. 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.
45. The landscape plans shall provide for minimum 24-inch box trees, 5-gallon groundcover plants, 5-gallon shrubs, and 5-gallon espalier vines for all plantings shown on the submitted plans. All new plantings and all existing plants and trees shall be irrigated with an automatic and durable drip irrigation system.
46. The applicant shall submit a lighting plan for all exterior parking, landscape and driveway areas during plan check.

**Project Design:**

47. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 20-08 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
48. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
49. 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

cover shall be incorporated on trash enclosures.

50. 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 7<sup>th</sup> day of October 2020.

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Javier Solis, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Yesenia Becerril  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2020-08, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15<sup>th</sup> day of July 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Yesenia Becerril  
Planning Commission Secretary