



Civic Center  
53990 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**November 01, 2023**  
6:00 PM

<p>In-Person Meeting Location:</p> <p>Civic Center 53990 Enterprise Way, Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09">https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</a></p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084#</p> <p>Or Telephone: US: +1 669 900 6833</p> <p><b>Webinar ID: 845 4425 7915</b> <b>Passcode: 380084</b></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the **“raise hand”** function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.
  - **In Writing:**

Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the **"Watch Council Meetings"** tab located on the home page, and then clicking on the "live" button.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

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

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes - October 18, 2023

**WRITTEN COMMUNICATIONS:**

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

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

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

2. Pre-Approved ADU Plans Review of draft Accessory Dwelling Unit (ADU) plans for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant: City-Initiated

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

**INFORMATIONAL:**

3. Development Services Department Future Agenda

**ADJOURNMENT:**

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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# AGENDA

DE UNA REUNIÓN ESPECIAL DE  
LA  
COMISIÓN DE PLANIFICACIÓN  
PLANNING COMMISSION

**1ro de Noviembre, 2023**  
6:00 PM

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<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZl1pqUm0zQT09>

O one tap mobile:

Us: +16699006833,, 84544257915#,,,,\* 380084# US

O teléfono:

Us: +1 669 900 6833

**ID del webinar: 845 4425 7915**

**Código de acceso: 380084**

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

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

## **En vivo:**

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

## **Por escrito:**

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

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

**LLAMADO AL ORDEN:**

**JURAMENTO A LA BANDERA:**

**PASE DE LISTA:**

**ORDEN DEL DÍA ESPECIAL**

**APROBACIÓN DE LA AGENDA:**

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

**APROBACION DE LAS ACTAS:**

1. Borrador de las Actas de la Comisión de Planificación – 18 de Octubre, 2023.

**COMUNICACIONES ESCRITAS:**

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

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

**INFORMES Y SOLICITUDES:**

**PUNTOS QUE NO SON DE AUDIENCIA:**

**CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):**

2. TTM Revisión de planos de unidades de vivienda accesorias. Este proyecto es un proyecto iniciado por la ciudad para proporcionar el diseño de los planes de unidad de vivienda accesoria para uso público para agilizar la revisión de verificación de planos y reducir los costos para los residentes de Coachella para promover el desarrollo de más unidades de vivienda. Iniciado por la ciudad.

**INFORMATIVO:**

3. Agenda futura de servicios de Desarrollo

**SE SUSPENDE LA SESIÓN:**

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

**ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD**





Civic Center  
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# MINUTES

OF THE CITY OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 18, 2023**  
6:00 PM

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

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**In writing:**

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

**CALL TO ORDER: 6:01 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Ramirez

**ROLL CALL:**

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

Commissioners Absent: Commissioner Arvizu

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Jason Stevens, Information Technology Manager.  
\*Jesus Medina, Information Technology Tech.

**APPROVAL OF AGENDA:**

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

**APPROVAL OF THE MINUTES:**

- 1. Draft Planning Commission Minutes – October 4, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**WRITTEN COMMUNICATIONS:**

None.

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

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

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

None.

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

2. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street\_(APN# 778-020-007 and 778-010-017) Continued from October 4, 2023. Applicant: Panda Express, Inc.

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

Public Comment Opened at 6:20 pm by Chair Gonzalez.

Ruben Rodela, with GAW Architecture representing Panda Express, made himself available for questions and provided comments.

Lizzandro Diaz, Building Official, made himself available for questions and provided comments.

Public Comment Closed at 6:35 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO ADOPT RESOLUTION NO. PC2023-24 APPROVING ARCHITECTURAL REVIEW NO. 23-12 WITH THE FINDINGS AND CONDITIONS WITH THE MODIFCATION THAT RED LED STRIP LIGTHING BE PERMITTED AS PROPOSED BY THE APPLICANT TO THE LOWEST LEVEL OF BRIGHTNESS.

Approved by the following roll call vote:

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

NOES: Vice Chair Hernandez.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

3. Sevilla II Project

Change of Zone No. 22-05, Tentative Tract Map No 38557, Conditional Use Permit No. 372, Architectural Review No. 23-13, Environmental Assessment No. 22-06 a proposal to subdivide 39 acres into 204 single family lots with a minimum lot size of 5,000 square feet with three single family residential production model homes with 3 elevation options located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001; Applicant: The Pulte Group

Ron Goldman, Consulting Planner for the City of Coachella, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Lizzandro Diaz, Building Official, made himself available for questions and provided comments.

Jacob Zepeda, Engineering Consultant for Pulte Homes, made himself available for questions and provided comments.

Public Comment Opened at 7:22 pm by Chair Gonzalez.

David Dewegeli, with Pulte Homes made himself available for questions and provided comments.

Bob Malkasian, Resident of Coachella, presented himself to the commission with concerns regarding children's safety when walking to and from school.

Public Comment Closed at 7:47 pm by Chair Gonzalez.

IT WAS MOVED BY VICE-CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO ADOPT RESOLUTION NO. PC2023-28 RECOMMENDING THE CITY COUNCIL APPROVE CHANGE OF ZONE NO. 22-05, TENTATIVE TRACT MAP NO. 38557, CONDITIONAL USE PERMIT NO. 372, ARCHITECTURAL REVIEW NO. 21-12 AND ENVIRONMENTAL ASSESSMENT NO. 22-06 SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL AS MODIFIED BY THE FOLLOWING ADDED CONDITIONS BY THE PLANNING COMMISSION:

- ALL IMPERIAL IRRIGATION DISTRICT (IID) VAULTS BE PLACED IN A MANNER THAT DOES NOT REDUCE OR INTERFERE WITH ANY OF THE PROPOSED LOTS.
- CC&RS INCLUDE THE CITY AS A THIRD PARTY BENEFICIARY.
- SHORT TERM RENTALS BUSINESS LICENSE CANNOT BE ISSUED UNTIL TWO YEAR AFTER PROJECT COMPLETION.
- WORK WITH SCHOOL DISTRICT AND PROPERTY OWNERS ON A SIDEWALK SOLUTION TO CORAL MOUNTAIN ACADEMY.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

### **INFORMATIONAL:**

#### **3. Director's Development Update**

- Event for Tacos, Tequila, and Chavelas at Veterans Park on Saturday, October 21, 2023.
- Visit from Strategic Growth Council a Statewide agency that the City of Coachella submitted a grant to for the Transformative Climate Communities (TCC) grant.

**ADJOURNMENT:** 7:54 P.M.

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





**STAFF REPORT**  
**11/1/2023**

**TO:** Planning Commission

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Pre-Approved ADU Plans Review of draft Accessory Dwelling Unit (ADU) plans for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant: City-Initiated

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**STAFF RECOMMENDATION:**

Staff requests that Planning Commission review draft accessory dwelling units (ADU) plans and provide feedback.

**BACKGROUND:**

The City of Coachella received a grant award from the California Department of Housing and Community Development for the Local Early Action Planning (LEAP - \$150,000) and SB2 (\$160,000) Grant program for tasks that support cities and counties to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The tasks proposed by the City include support for the Housing Element Update, CEQA processing and rezoning, an electronic permitting system, electronic plan check software, and the development of pre-approved ADU plans. The Housing Element Update, CEQA processing/rezoning, and electronic plan check software tasks are complete. The electronic permitting system scope has shifted to a more robust citywide system beyond development review, which increased costs will be supported by American Rescue Plan (ARPA) funds.

In 2022, a request for proposal was made available to request qualified consultant design services to work collaboratively with city staff for the design and preparation of ADU architectural plans consistent with the City of Coachella's ADU development standards and incorporating compatibility with the existing architectural styles around the city. An accessory dwelling unit is a unit accessory to a primary residence on the same parcel and has complete independent living facilities which can be configured as a detached, attached, converted (space within existing home converted into ADU), and Junior ADU. RRM Design Groups was selected as the consultant to provide design services with the goal of creating pre-approved ADU plans to expedite the plan check process and to reduce the cost of building new ADU's in the City of Coachella. ADU

construction also assists the City in satisfying its Regional Housing Need Allocation (RHNA) of 7,886 units and more particularly the low-income housing category of which the City's share is 999 units.

**DISCUSSION/ANALYSIS**

The applicant has developed ADU prototypes with six (6) plan types incorporating architectural styles common within the City of Coachella that include Mission Revival, Desert Modern, and Spanish Colonial as identified below. Five (5) of the plans are proposed as detached units and one is a garage conversion prototype. The detached ADU plans are proposed with patios to provide an outdoor shaded area.



**Plan 1:**

480 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen.



**Plan 2:**

504 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen. This plan is design with a narrow configuration in order to accommodate narrow rear or side yards.

**Mission Revival**



**Desert Modern**



**Spanish Colonial**



**Plan 3:**

774 sq. ft. detached unit with 3 bedrooms, 1 bath, living room and kitchen.

**Mission Revival**



**Desert Modern**



**Spanish Colonial**



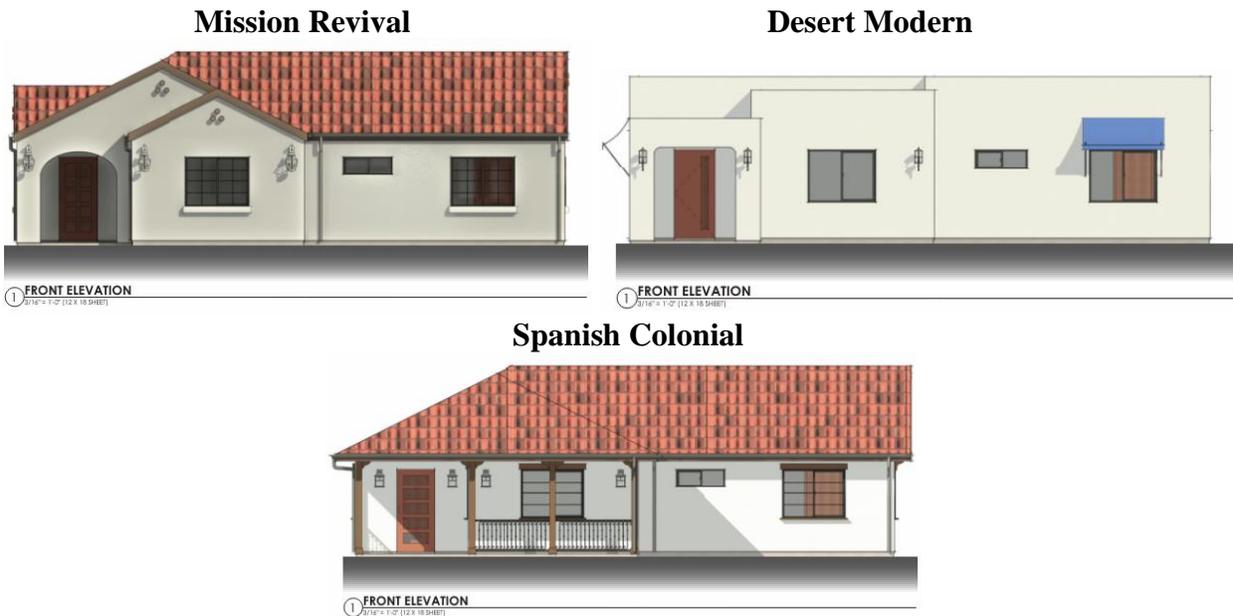
**Plan 4:**

806 sq. ft. detached unit with 2 bedrooms, 1 bath, living room and kitchen.



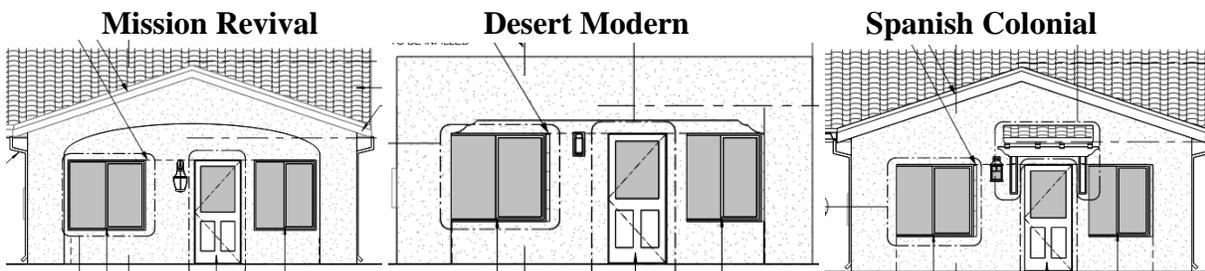
**Plan 5:**

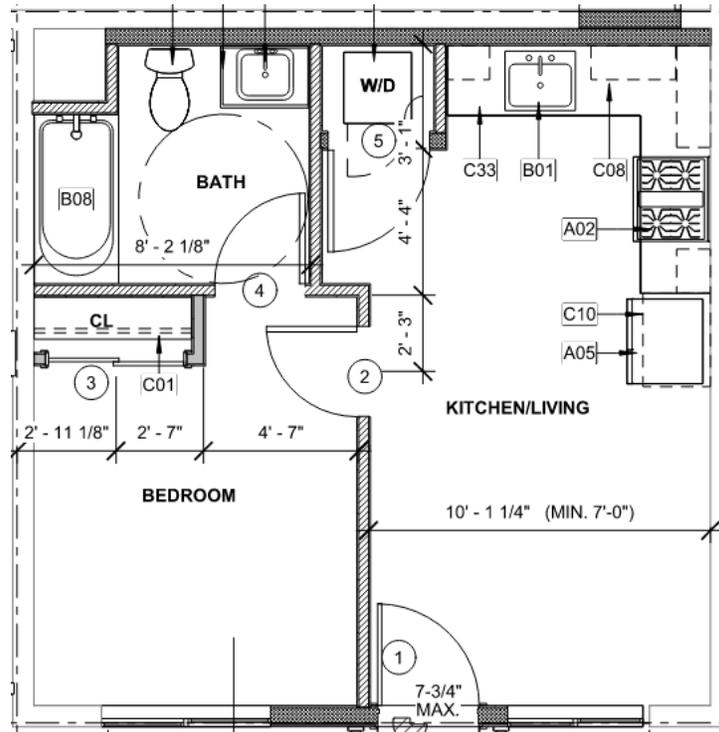
1,000 sq. ft. detached unit with 3 bedrooms, 2 bathrooms, living room and kitchen.



**Plan 6:**

400 sq. ft. garage conversion ADU with 1 bedroom, 1 bath, living room with kitchen.



**Plan 6 - Floor Plan:**

Staff has reviewed the plans and the designs incorporate quality design with the intent on reducing construction costs. Staff does recommend some minor modifications as follows and would like Planning Commission feedback:

- The Desert Modern architectural design for plan 1-3 include flat roof design rather than slope roof design that staff believes is more consistent with desert modern design.
- Redesign of the patio opening for Plan 3, Style A “Mission Revival” and Plan 4, Style A “Mission Revival” to ensure more maneuverability and functional use of the patio.
- Redesign of the front elevation for Plan 4., Style C “Spanish Colonial” for better interplay between the gable roof and patio roof.
- Include the patio structures and design options rather than a required plan component.

Planning staff will schedule this item for Planning Commission for final approval Wednesday, November 15, 2023. The final plans will need to be approved by the Planning Commission in November 2023 in order to satisfy the extended State grant deadlines. Once plans are approved by the Planning Commission full building plans including structural, foundation, roof, mechanical, electrical, door and window schedule, energy plan, and plumbing will be provided for each ADU plan type, including CAD files that will be made available to the public on a new ADU website on the Building Division website to be launched January 2024.

**ALTERNATIVES:**

- 1) Recommend that the proposed ADU plans return to the Planning Commission for final approval with staff recommended modifications.
- 2) Recommend that the proposed ADU plans return to the Planning Commission for final approval with modifications as request by the Commission.
- 3) Continue this item and provide staff and the applicant with direction.  
*Staff does not recommend this alternative due to a limited timeframe to complete full construction plans by State grant deadline in December 2023.*

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

1. Draft Schematic Plans for detached ADUs - Plans 1-5
2. Draft ADU Garage Conversion plans - Plan 6
3. City of Coachella Accessory Dwelling Unit Ordinance – C.M.C. Chapter 17.60.H



# ACCESSORY DWELLING UNIT SCHEMATIC DESIGN

## CONTACTS

CLIENT - CITY OF COACHELLA  
ADDRESS - 53990 ENTERPRISE WAY  
COACHELLA, CA 92236  
PHONE - 760.398.3502

ARCHITECT - RRM DESIGN GROUP  
ADDRESS - 3765 S. HIGUERA ST., SUITE 102  
SAN LUIS OBISPO, CA 93401  
PHONE - 805.543.1794  
CONTACT - RANDY RUSSOM  
RWRUSSOM@RRMDESIGN.COM

PREPARED FOR  
City of Coachella



PREPARED BY  
RRM Design Group





# ACCESSORY DWELLING UNIT

## SCHEMATIC DESIGN

### SHEET INDEX

T1	COVER SHEET
T2	SHEET INDEX
T3	FLOOR PLAN TYPES

#### PLAN 1

A1-4	PLAN 1   FLOOR PLAN
A1-5	PLAN 1   PLAN & PERSPECTIVE   STYLE A - MISSION REVIVAL
A1-6	PLAN 1   ELEVATIONS   STYLE A - MISSION REVIVAL
A1-7	PLAN 1   PLAN & PERSPECTIVE   STYLE B - DESERT MODERN
A1-8	PLAN 1   ELEVATIONS   STYLE B - DESERT MODERN
A1-9	PLAN 1   PLAN & PERSPECTIVE   STYLE C - SPANISH COLONIAL
A1-10	PLAN 1   ELEVATIONS   STYLE C - SPANISH COLONIAL

#### PLAN 2

A2-11	PLAN 2   FLOOR PLAN
A2-12	PLAN 2   PLAN & PERSPECTIVE   STYLE A - MISSION REVIVAL
A2-13	PLAN 2   ELEVATIONS   STYLE A - MISSION REVIVAL
A2-14	PLAN 2   PLAN & PERSPECTIVE   STYLE B - DESERT MODERN
A2-15	PLAN 2   ELEVATIONS   STYLE B - DESERT MODERN
A2-16	PLAN 2   PLAN & PERSPECTIVE   STYLE C - SPANISH COLONIAL
A2-17	PLAN 2   ELEVATIONS   STYLE C - SPANISH COLONIAL

#### PLAN 3

A3-18	PLAN 3   FLOOR PLAN
A3-19	PLAN 3   PLAN & PERSPECTIVE   STYLE A - MISSION REVIVAL
A3-20	PLAN 3   ELEVATIONS   STYLE A - MISSION REVIVAL
A3-21	PLAN 3   PLAN & PERSPECTIVE   STYLE B - DESERT MODERN
A3-22	PLAN 3   ELEVATIONS   STYLE B - DESERT MODERN
A3-23	PLAN 3   PLAN & PERSPECTIVE   STYLE C - SPANISH COLONIAL
A3-24	PLAN 3   ELEVATIONS   STYLE C - SPANISH COLONIAL

#### PLAN 4

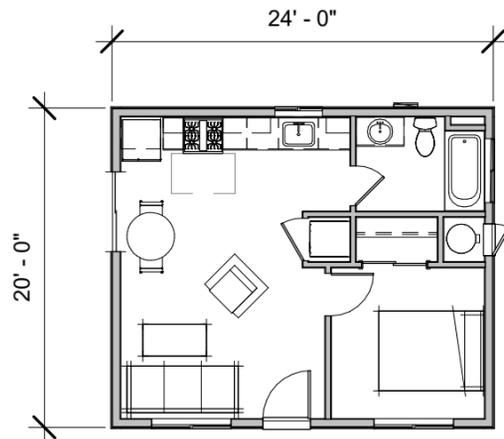
A4-25	PLAN 4   FLOOR PLAN
A4-26	PLAN 4   PLAN & PERSPECTIVE   STYLE A - MISSION REVIVAL
A4-27	PLAN 4   ELEVATIONS   STYLE A - MISSION REVIVAL
A4-28	PLAN 4   PLAN & PERSPECTIVE   STYLE B - DESERT MODERN
A4-29	PLAN 4   ELEVATIONS   STYLE B - DESERT MODERN
A4-30	PLAN 4   PLAN & PERSPECTIVE   STYLE C - SPANISH COLONIAL
A4-31	PLAN 4   ELEVATIONS   STYLE C - SPANISH COLONIAL

#### PLAN 5

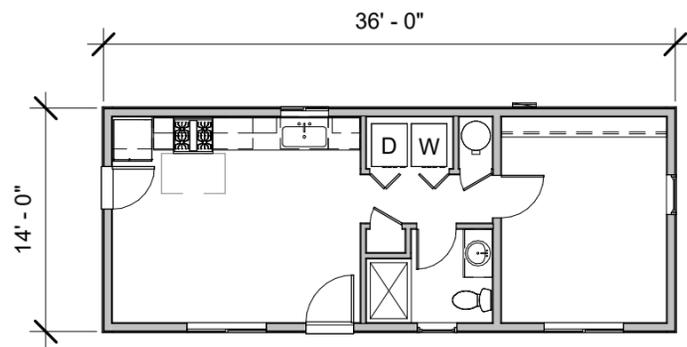
A5-32	PLAN 5   FLOOR PLAN
A5-33	PLAN 5   PLAN & PERSPECTIVE   STYLE A - MISSION REVIVAL
A5-34	PLAN 5   ELEVATIONS   STYLE A - MISSION REVIVAL
A5-35	PLAN 5   PLAN & PERSPECTIVE   STYLE B - DESERT MODERN
A5-36	PLAN 5   ELEVATIONS   STYLE B - DESERT MODERN
A5-37	PLAN 5   PLAN & PERSPECTIVE   STYLE C - SPANISH COLONIAL
A5-38	PLAN 5   ELEVATIONS   STYLE C - SPANISH COLONIAL



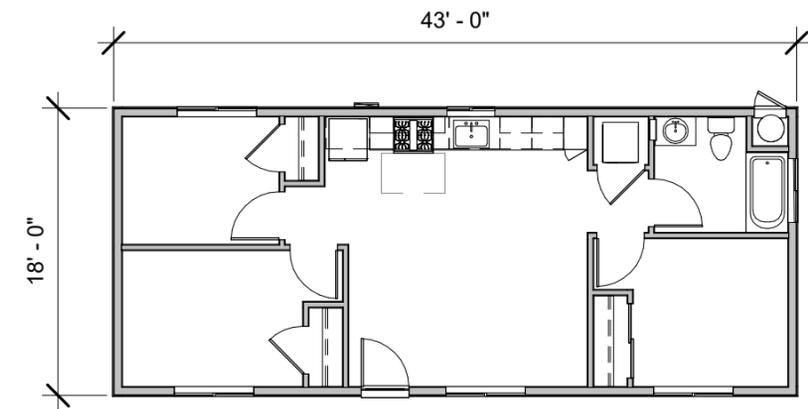
# FLOOR PLAN TYPES | SCHEMATIC DESIGN



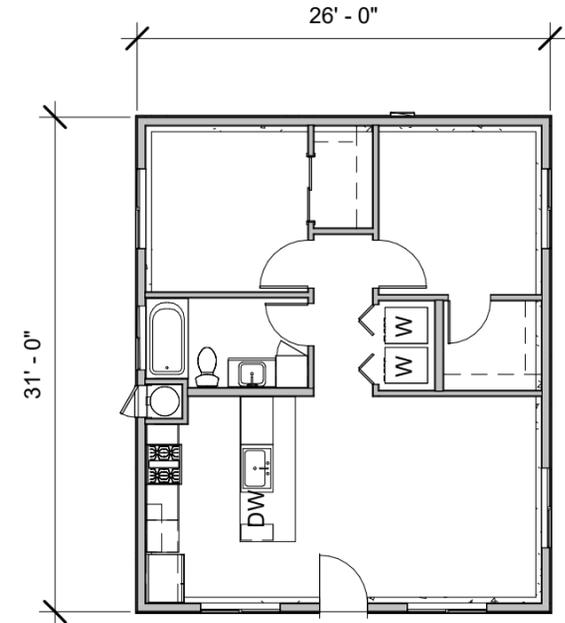
① **PLAN 1 | 480 FT<sup>2</sup> | 1 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)



② **PLAN 2 | 504 FT<sup>2</sup> | 1 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)

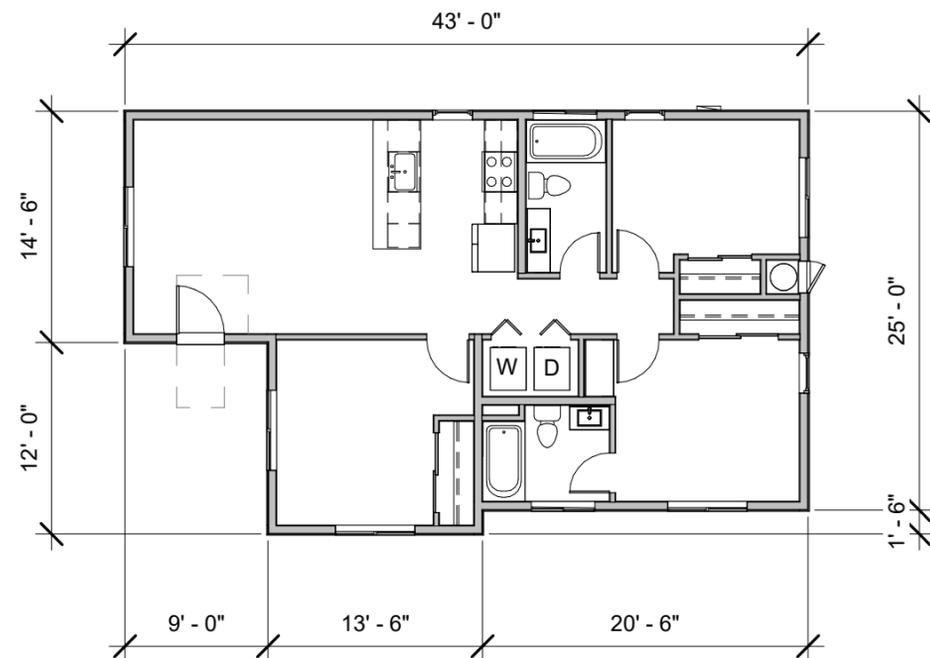


③ **PLAN 3 | 774 FT<sup>2</sup> | 3 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)



④ **PLAN 4 | 806 FT<sup>2</sup> | 2 BED / 1 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)

PLAN 3 - 1,000 SF



⑤ **PLAN 5 | 1,000 FT<sup>2</sup> | 3 BED / 2 BATH**  
3/32" = 1'-0" (12 X 18 SHEET)

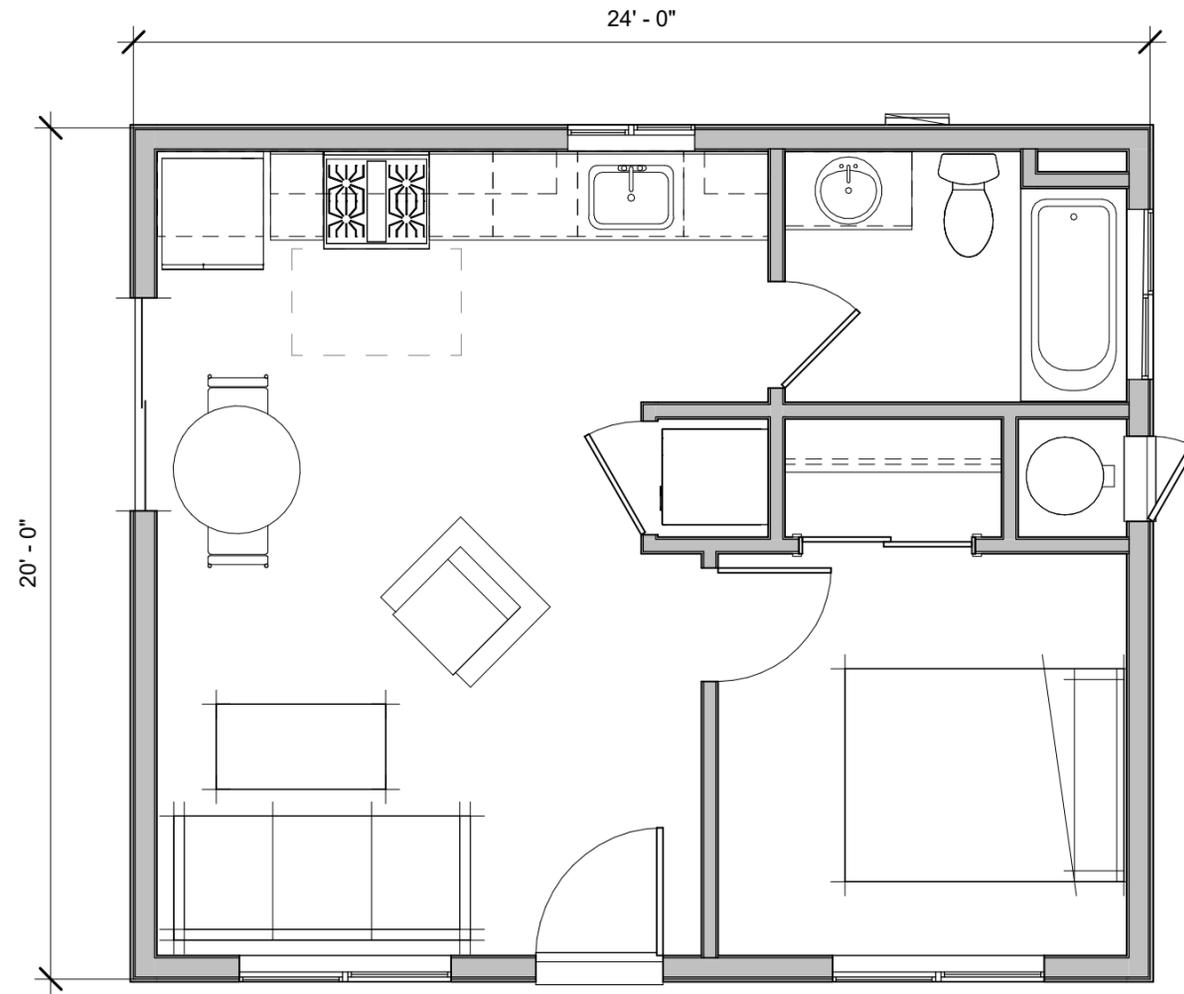


## FLOOR PLAN TYPES COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

2939-01-CU22

T 3



1 480 FT<sup>2</sup> | 1 BED / 1 BATH  
1/4" = 1'-0"



PLAN 1 | FLOOR PLAN  
COACHELLA ADU PROTOTYPES

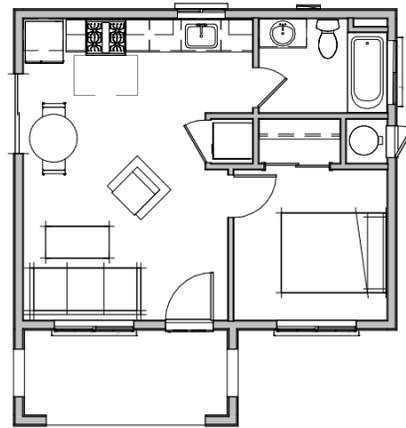
ISSUE DATE: 08/30/2023

2939-01-CU22

A1-4

# PLAN 1 | STYLE A

Item 2.



1 PLAN 1 | STYLE A | 480 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 1 | STYLE A - MISSION REVIVAL COACHELLA ADU PROTOTYPES

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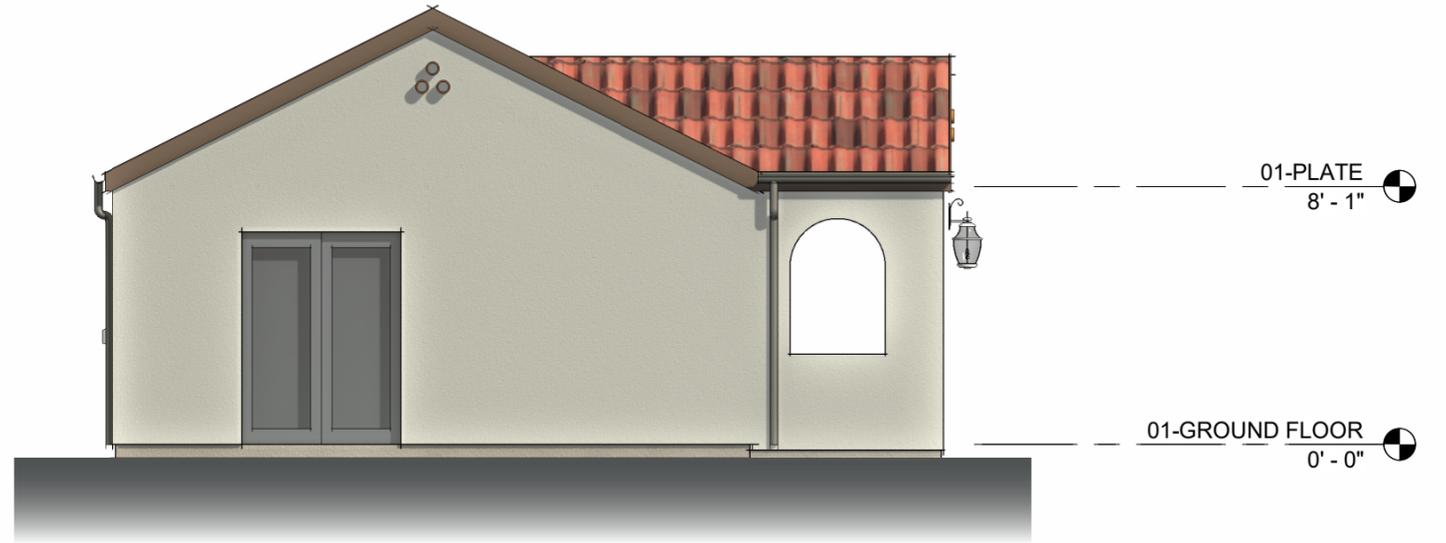
# A1-5

# PLAN 1 | STYLE A

Item 2.



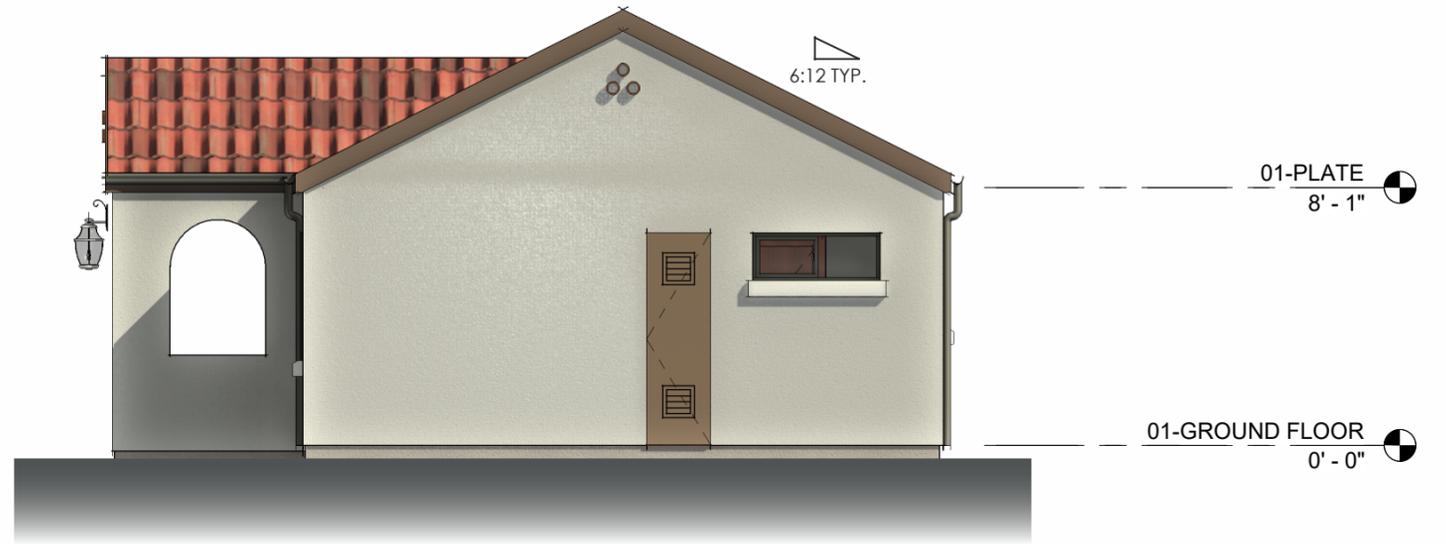
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 1 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

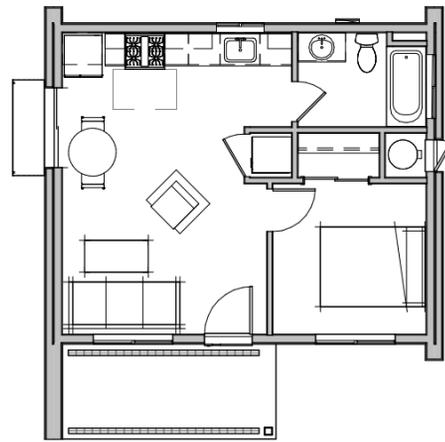
ISSUE DATE: 08/30/2023

2939-01-CU22

# A1-6

# PLAN 1 | STYLE B

Item 2.



1 PLAN 1 | STYLE B | 480 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 1 | STYLE B - DESERT MODERN COACHELLA ADU PROTOTYPES

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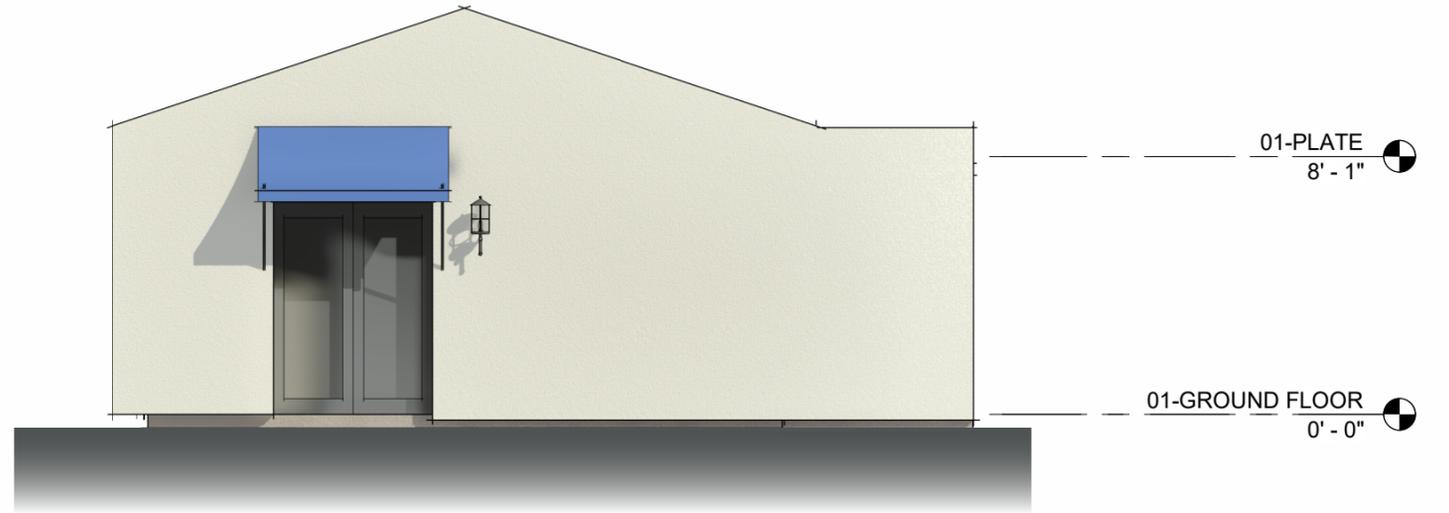
# A1-7

# PLAN 1 | STYLE B

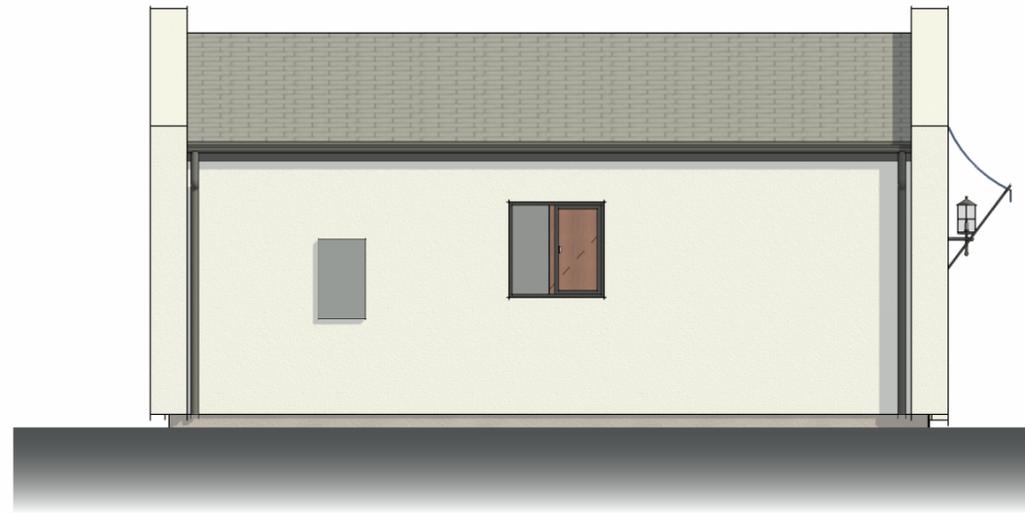
Item 2.



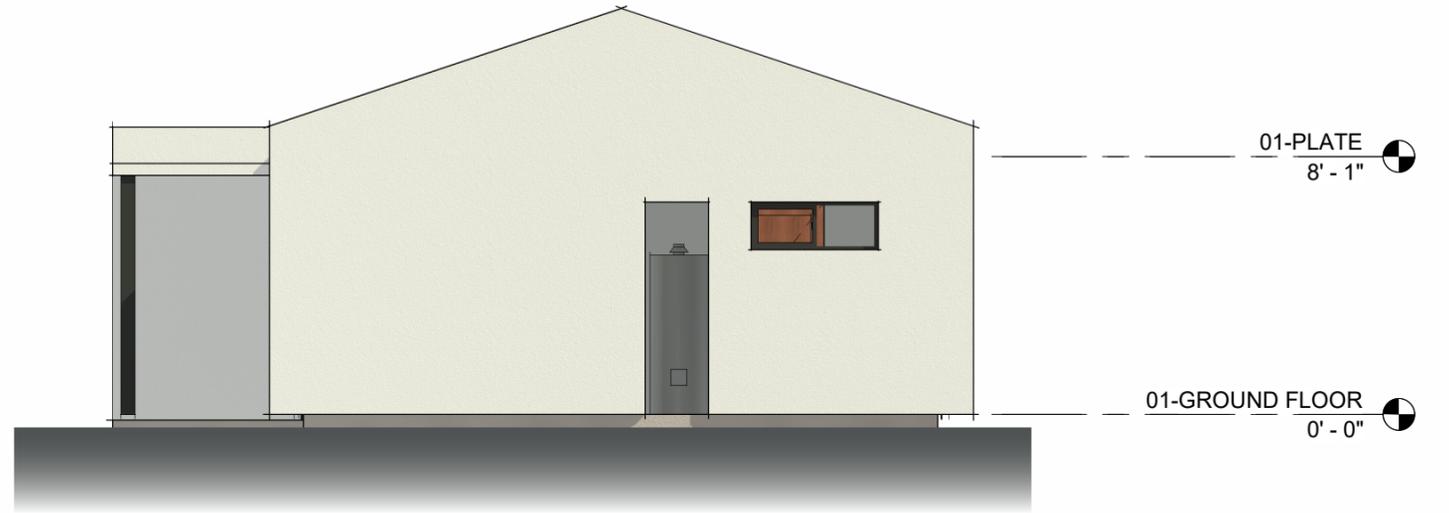
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)

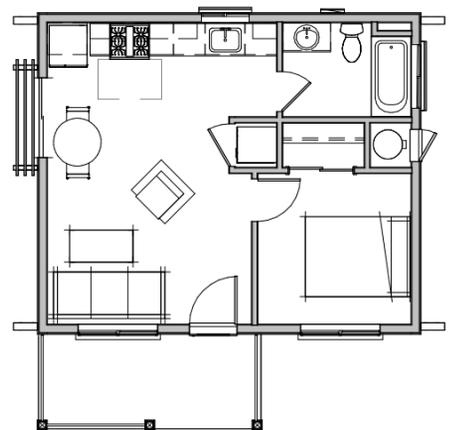


## PLAN 1 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

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2939-01-CU22

# A1-8



1 PLAN 1 | STYLE C | 480 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



PLAN 1 | STYLE C - SPANISH COLONIAL  
COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

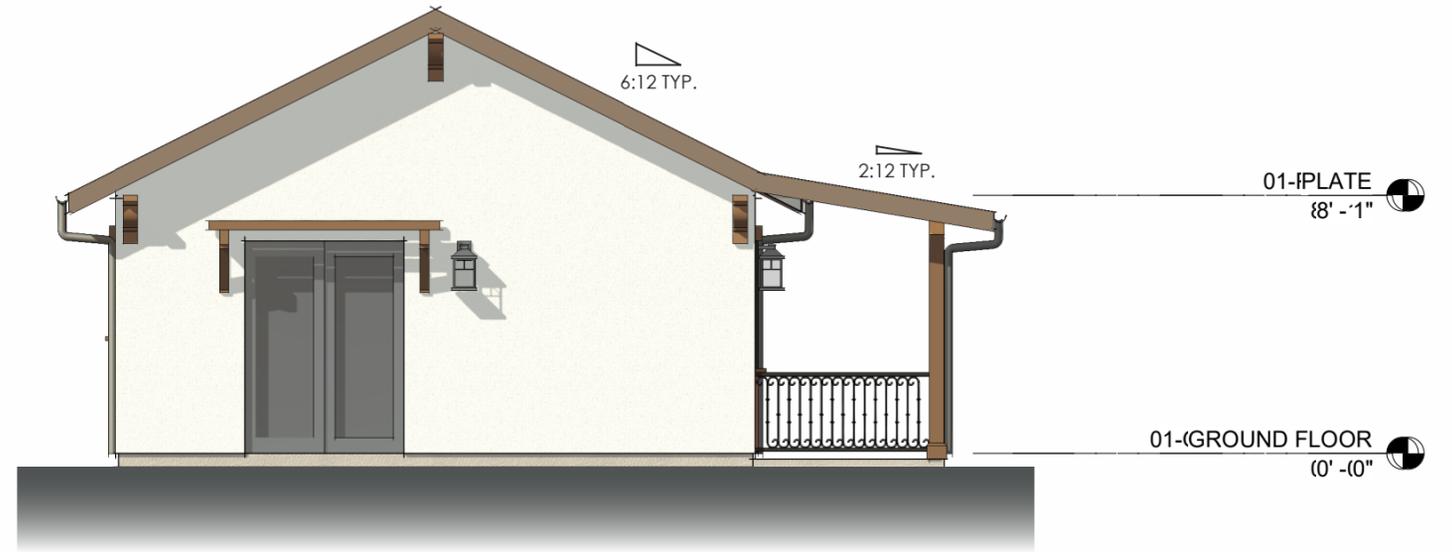
A1-9

# PLAN 1 | STYLE C

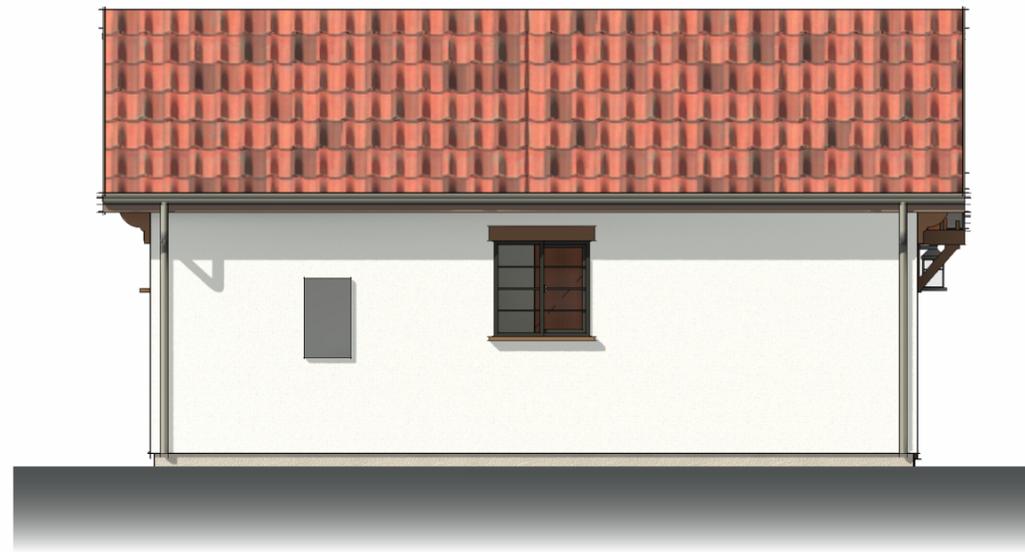
Item 2.



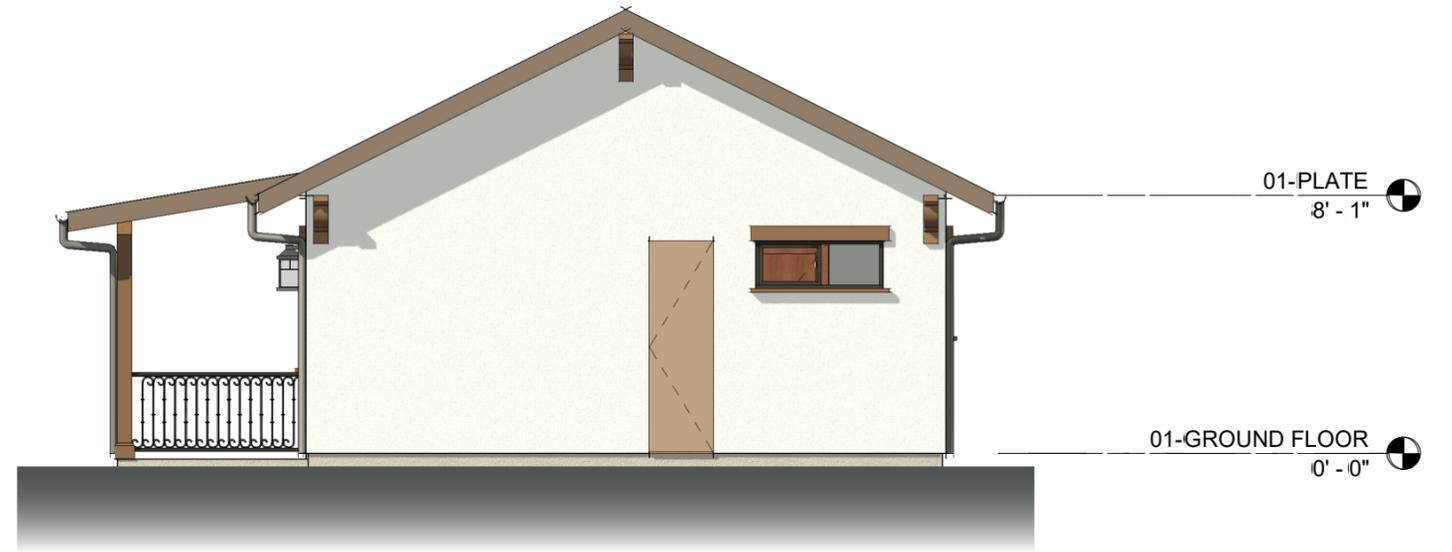
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



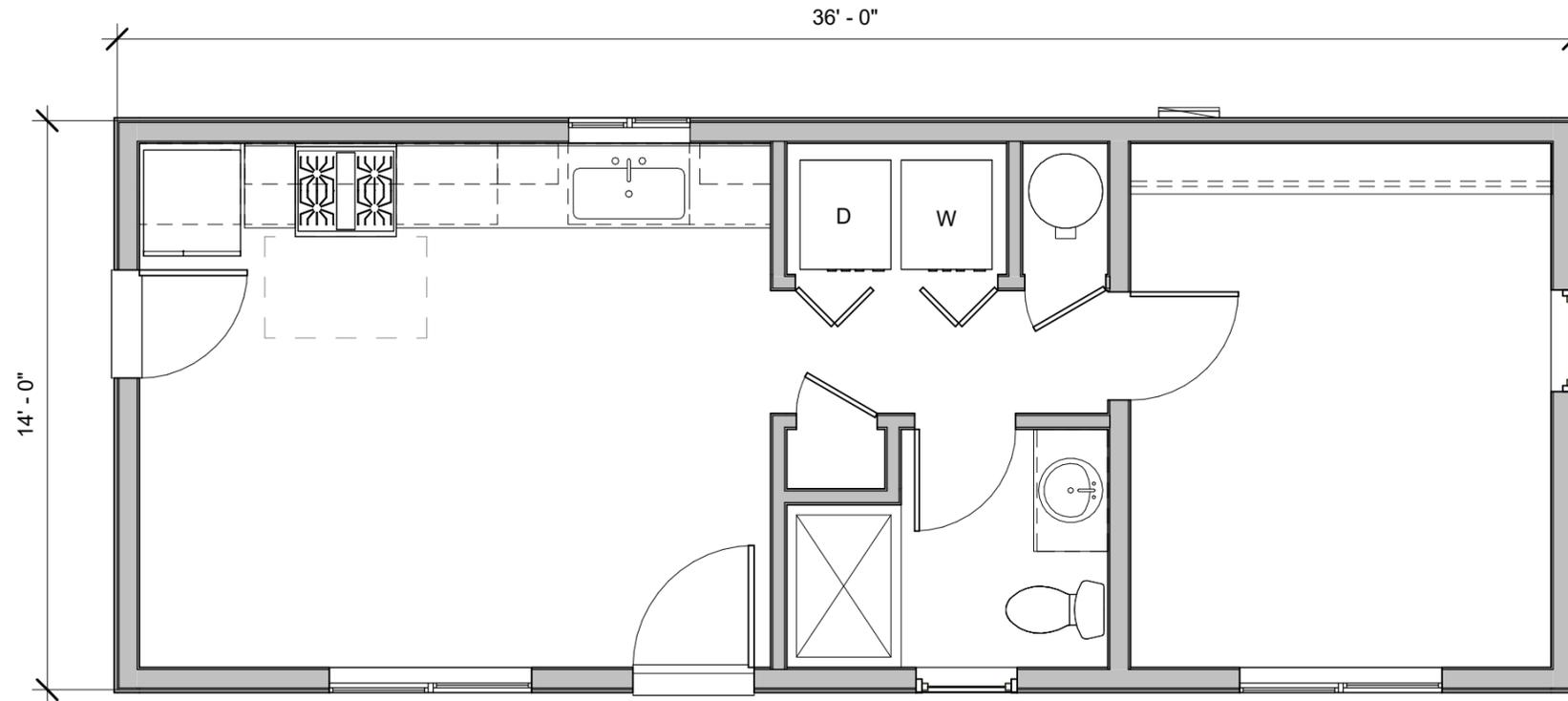
4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 1 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

# A1-10



2 504 FT<sup>2</sup> | 1 BED / 1 BATH  
1/4" = 1'-0"



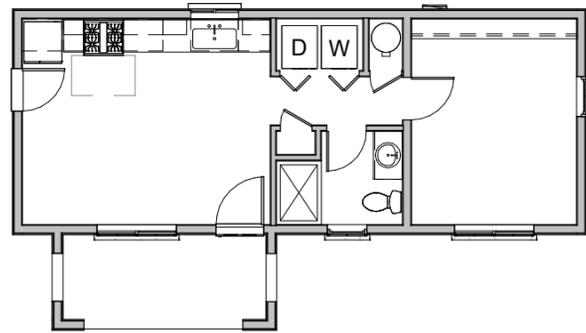
PLAN 2 | FLOOR PLAN  
COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

A2-11

# PLAN 2 | STYLE A

Item 2.



② PLAN 2 | STYLE A | 504 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 2 | STYLE A - MISSION REVIVAL COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

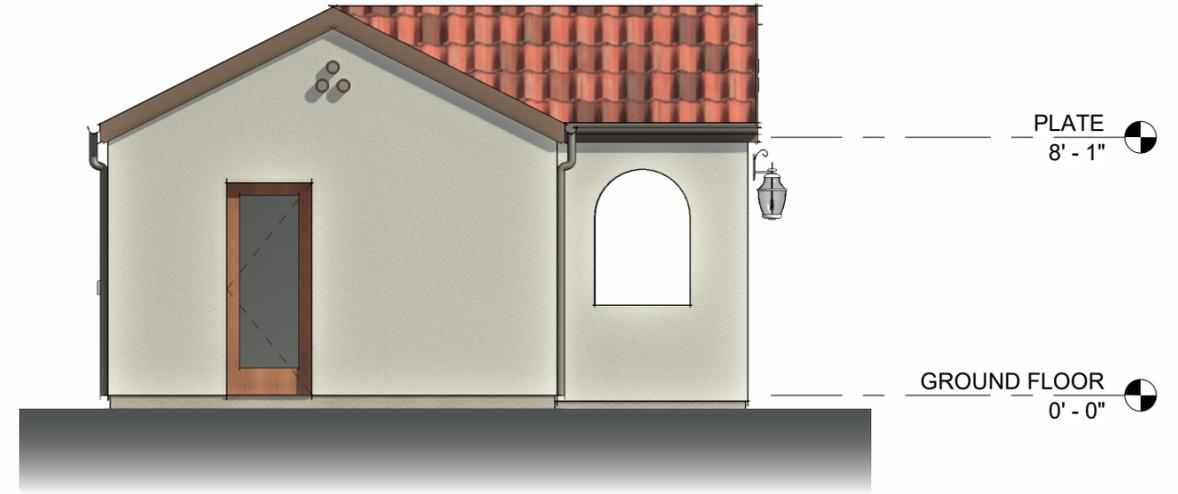
2939-01-CU22

# A2-12

# PLAN 2 | STYLE A



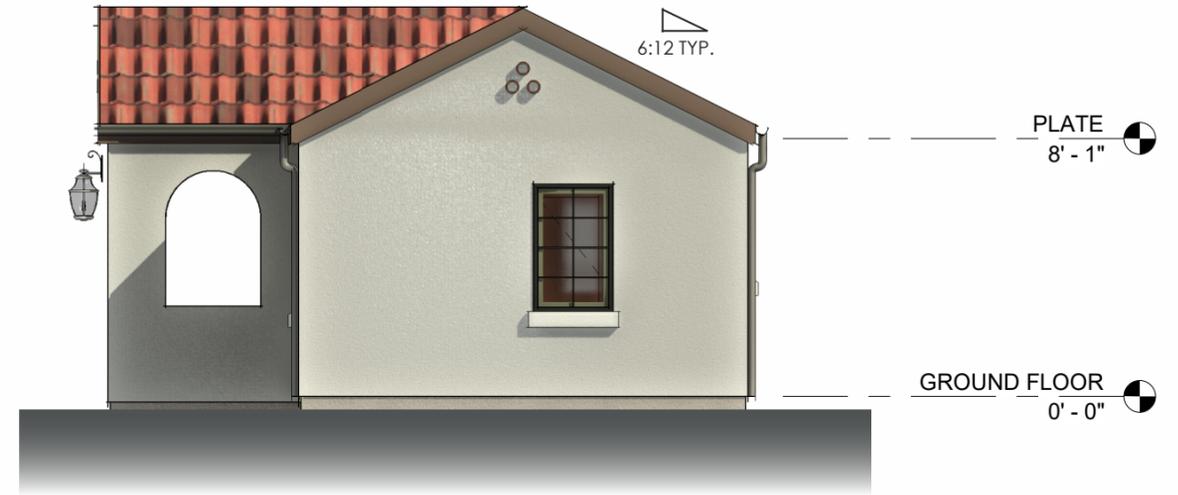
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 2 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

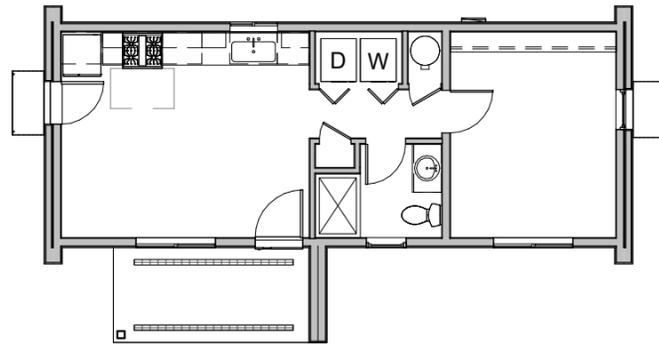
ISSUE DATE: 08/30/2023

2939-01-CU22

# A2-13

# PLAN 2 | STYLE B

Item 2.



② PLAN 2 | STYLE B | 504 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 2 | STYLE B - DESERT MODERN COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

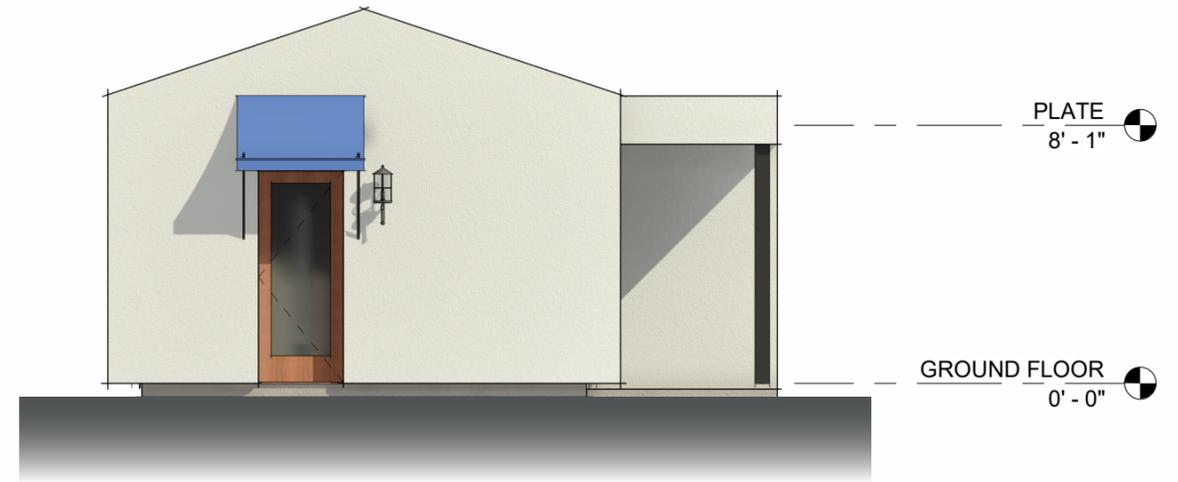
# A2-14

# PLAN 2 | STYLE B

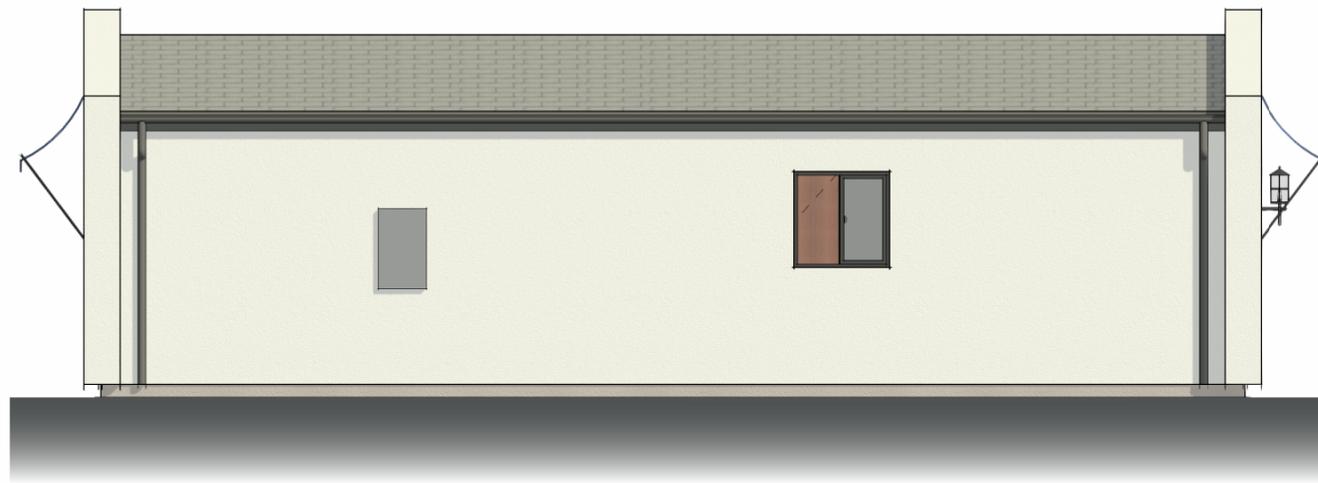
Item 2.



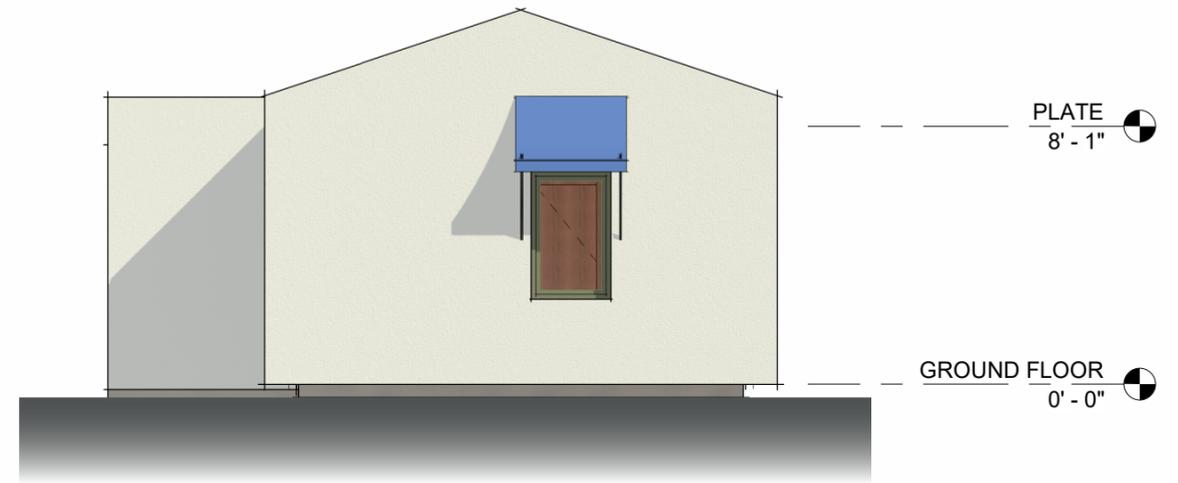
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)

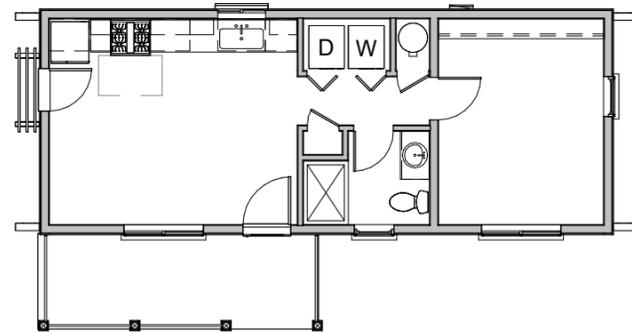


## PLAN 2 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

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# A2-15



2 PLAN 2 | STYLE C | 504 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



PLAN 2 | STYLE C - SPANISH COLONIAL  
COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

2939-01-CU22

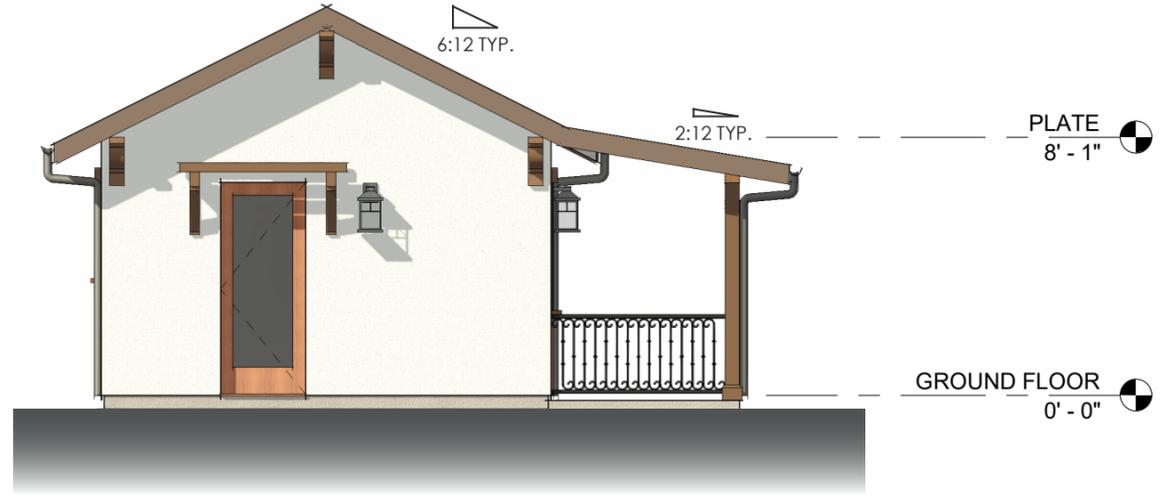
A2-16

# PLAN 2 | STYLE C

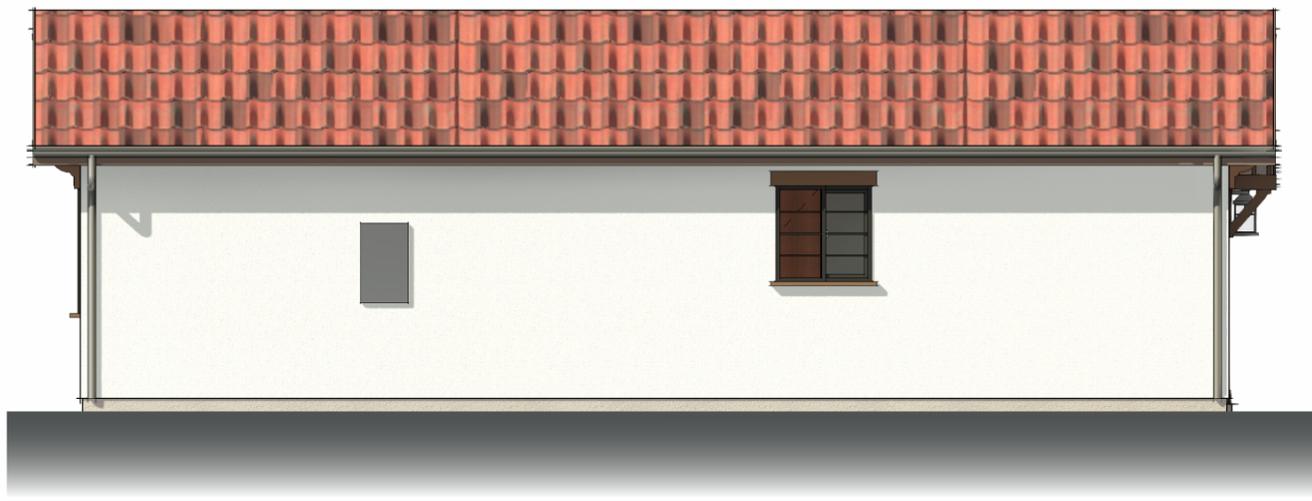
Item 2.



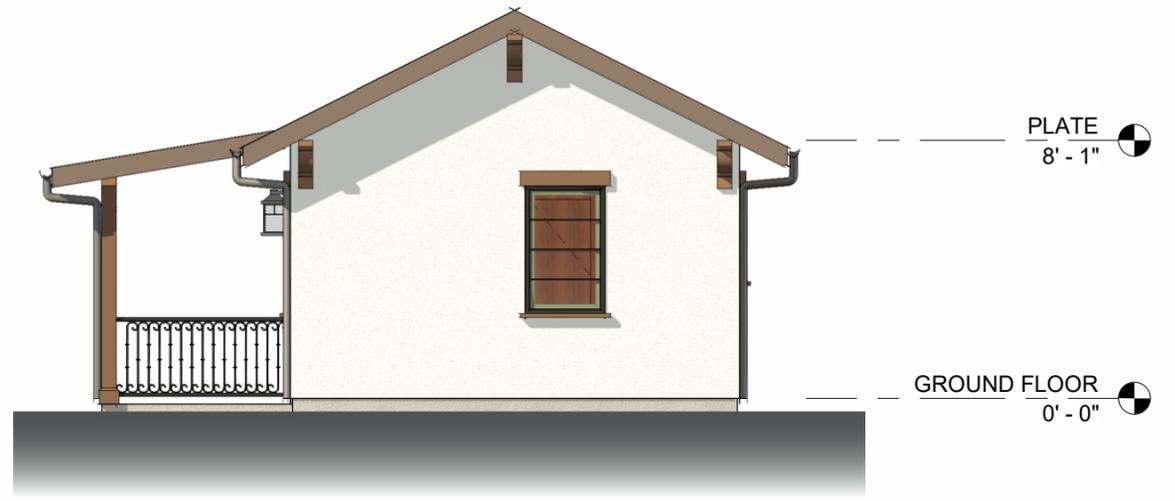
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



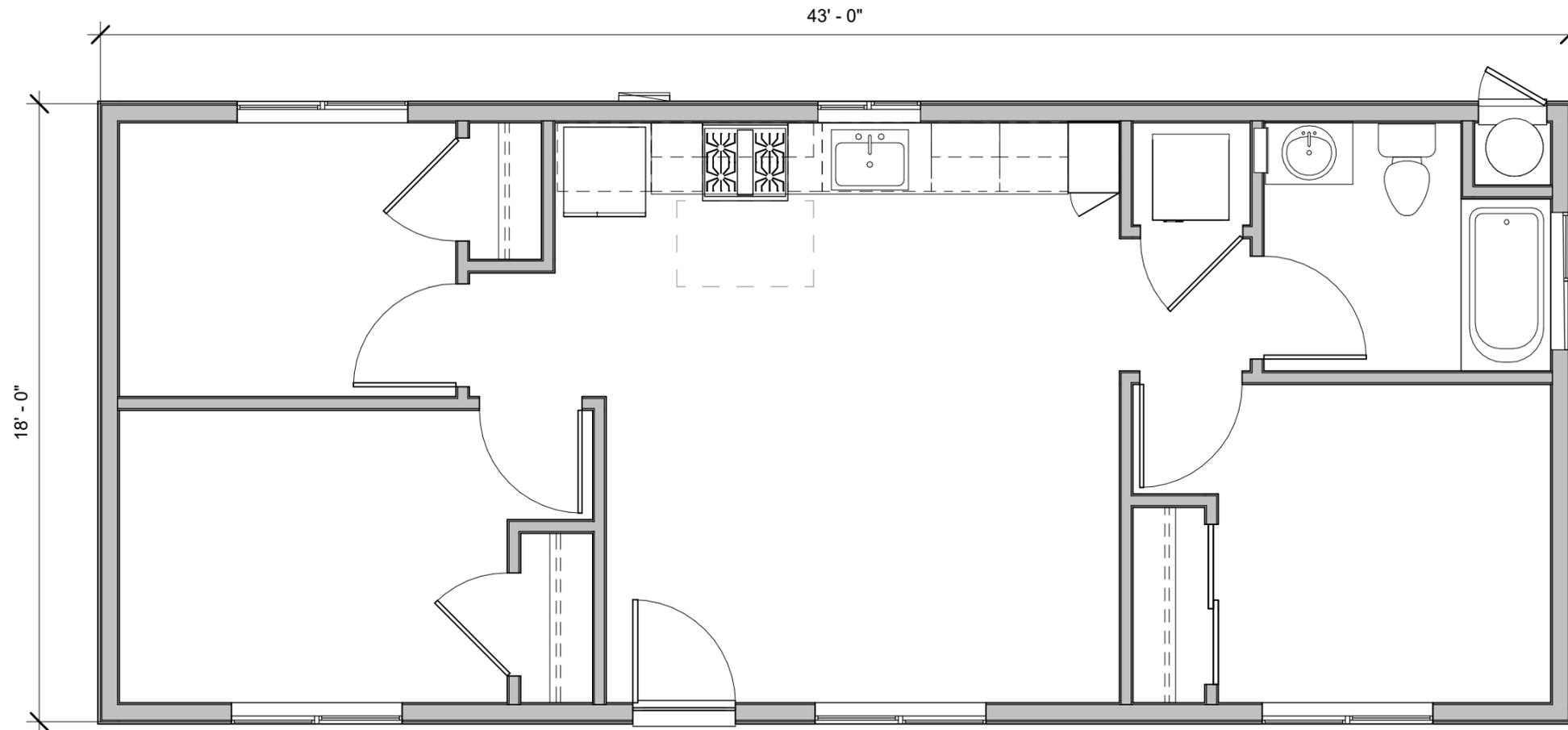
4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 2 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
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# A2-17



3 774 FT<sup>2</sup> | 3 BED / 1 BATH  
1/4" = 1'-0"

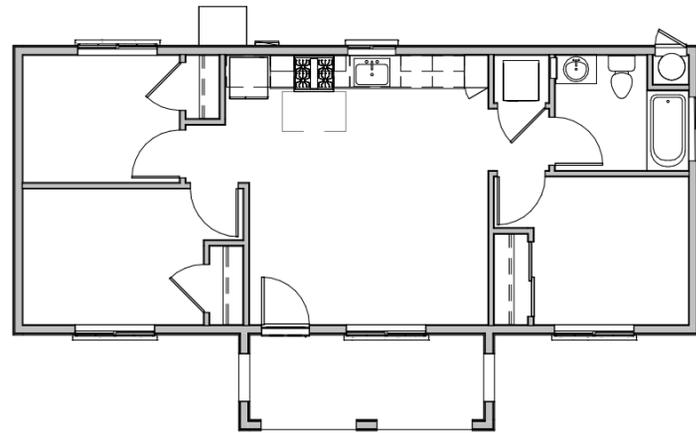


PLAN 3 | FLOOR PLAN  
COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

2939-01-CU22

A3-18

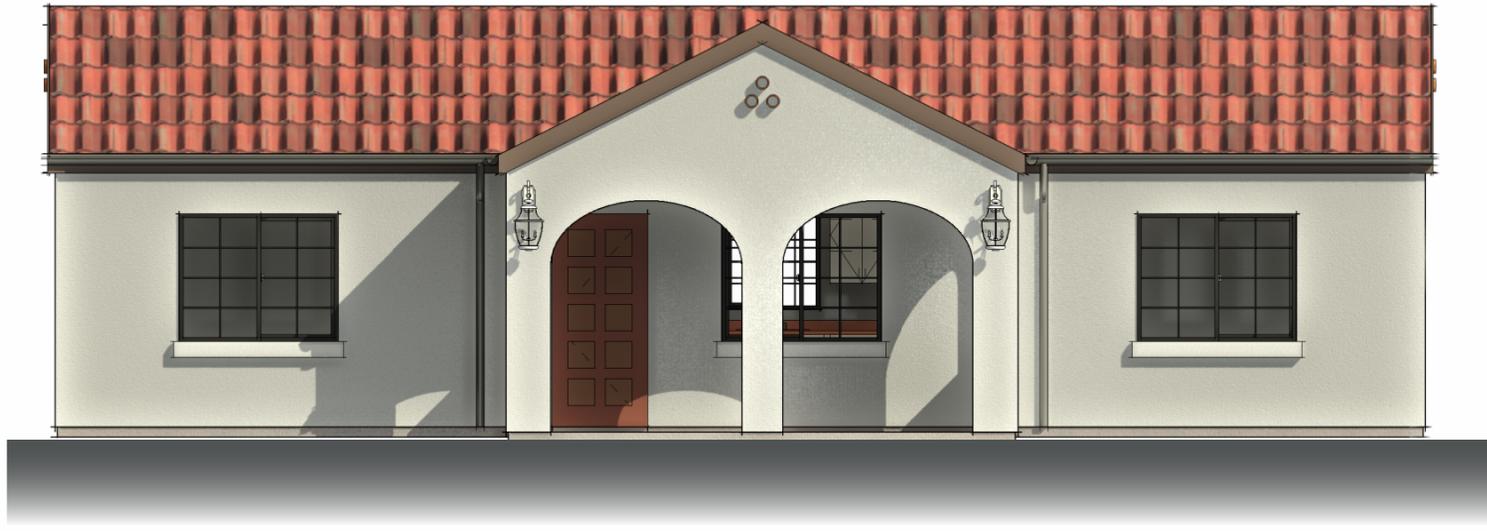


3 PLAN 3 | STYLE A | 774 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



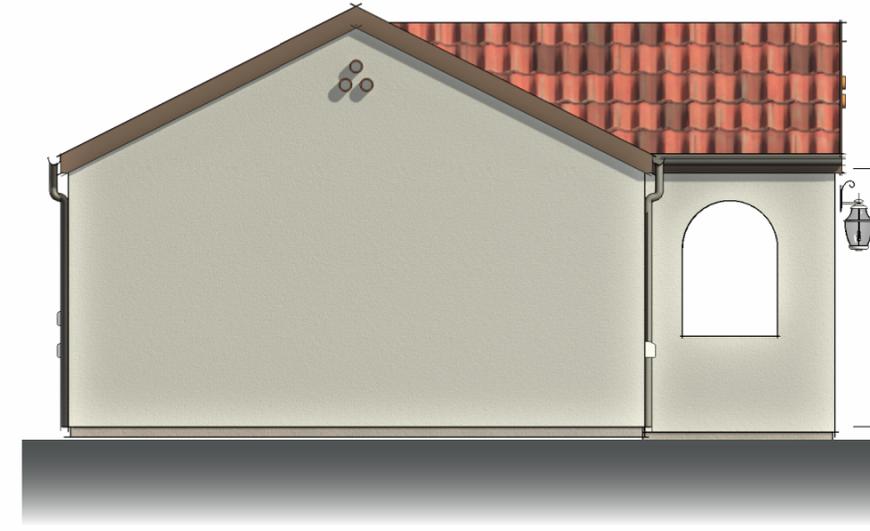
# PLAN 3 | STYLE A

Item 2.



1 FRONT ELEVATION

3/16" = 1'-0" (12 X 18 SHEET)



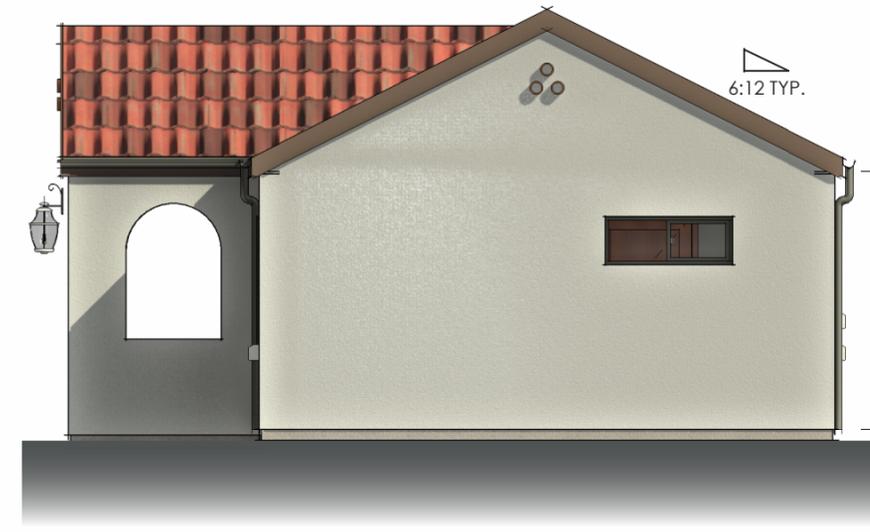
2 LEFT ELEVATION

3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION

3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION

3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 3 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

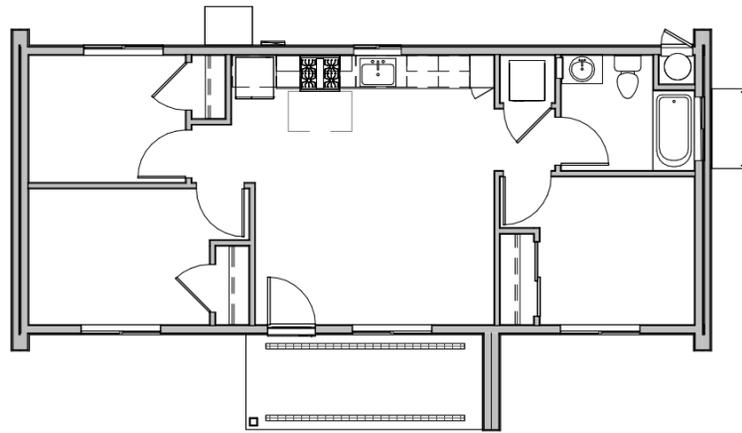
ISSUE DATE: 08/30/2023

2939-01-CU22

# A3-20

# PLAN 3 | STYLE B

Item 2.



3 PLAN 3 | STYLE B | 774 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 3 | STYLE B - DESERT MODERN COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

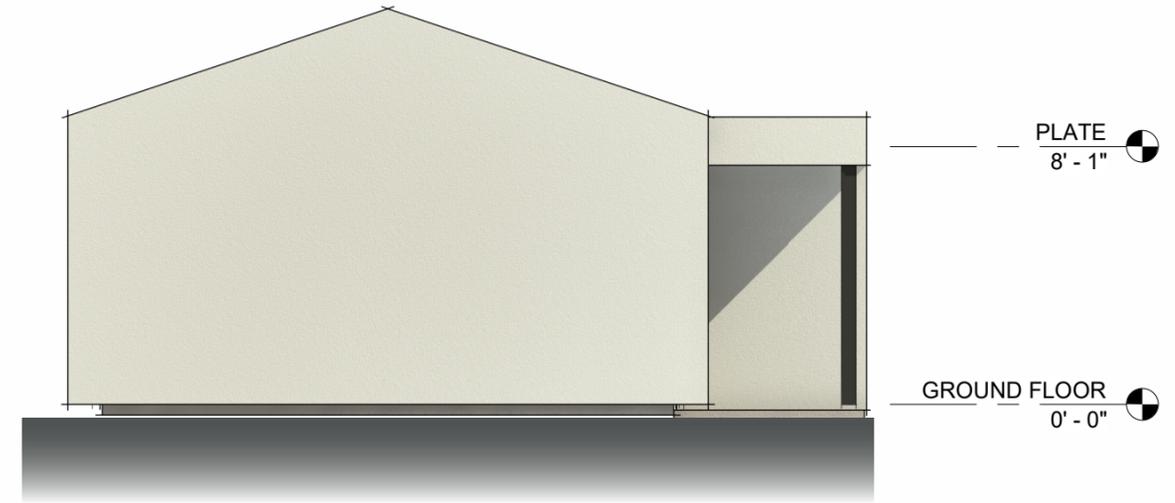
# A3-21

# PLAN 3 | STYLE B

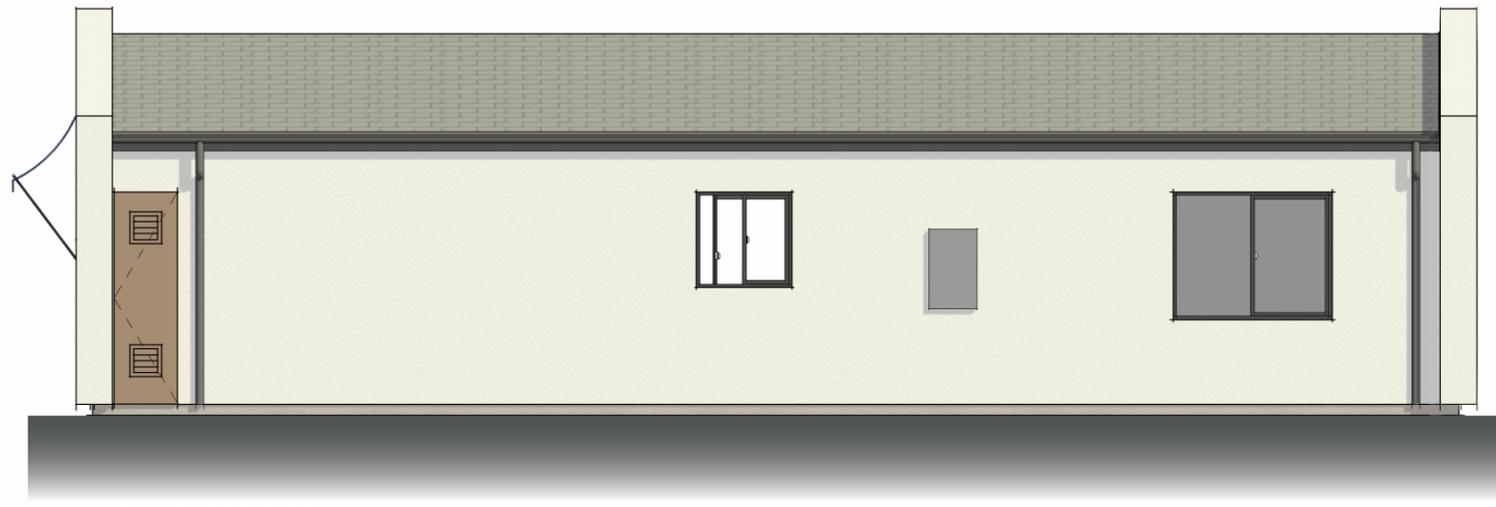
Item 2.



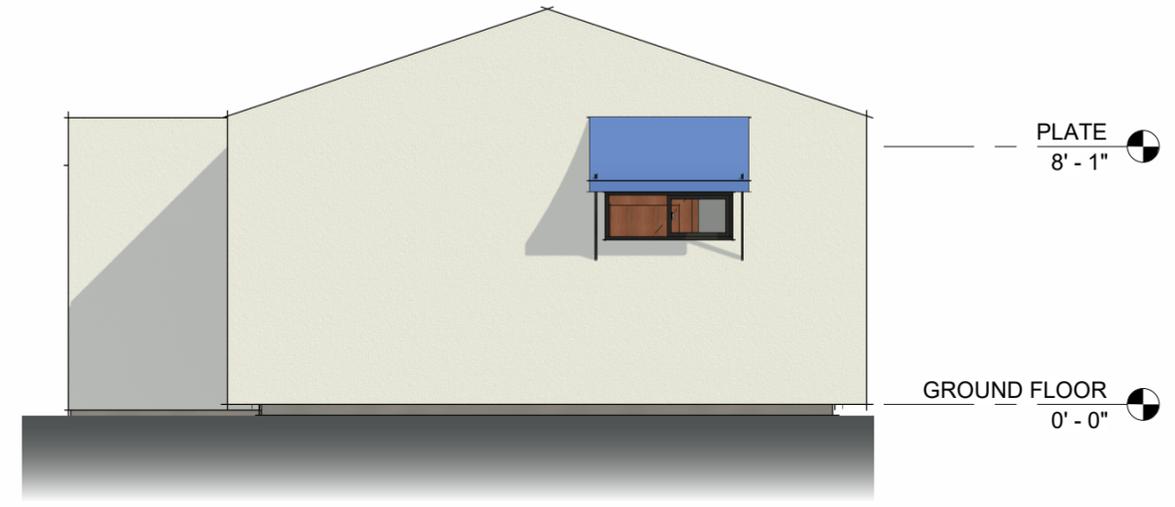
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)

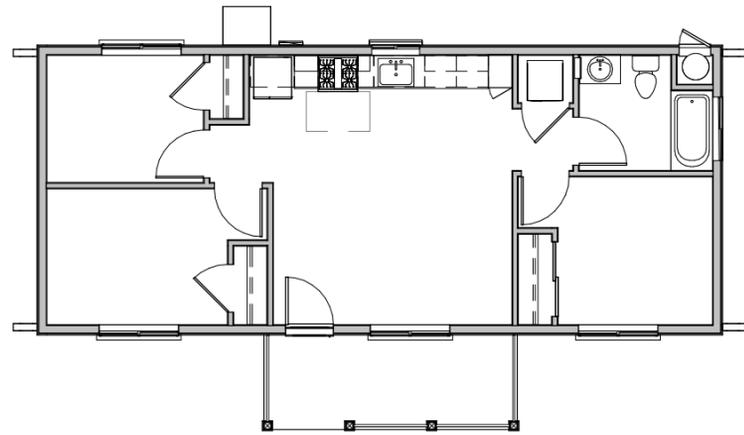


## PLAN 3 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

2939-01-CU22

# A3-22



3 PLAN 3 | STYLE C | 774 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



PLAN 3 | STYLE C - SPANISH COLONIAL  
COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

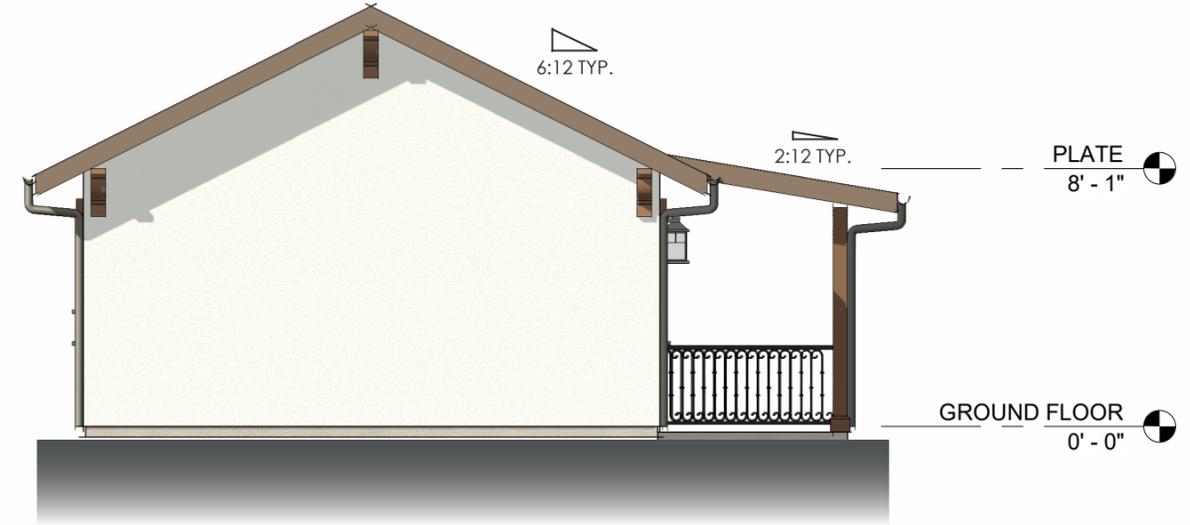
A3-23

# PLAN 3 | STYLE C

Item 2.



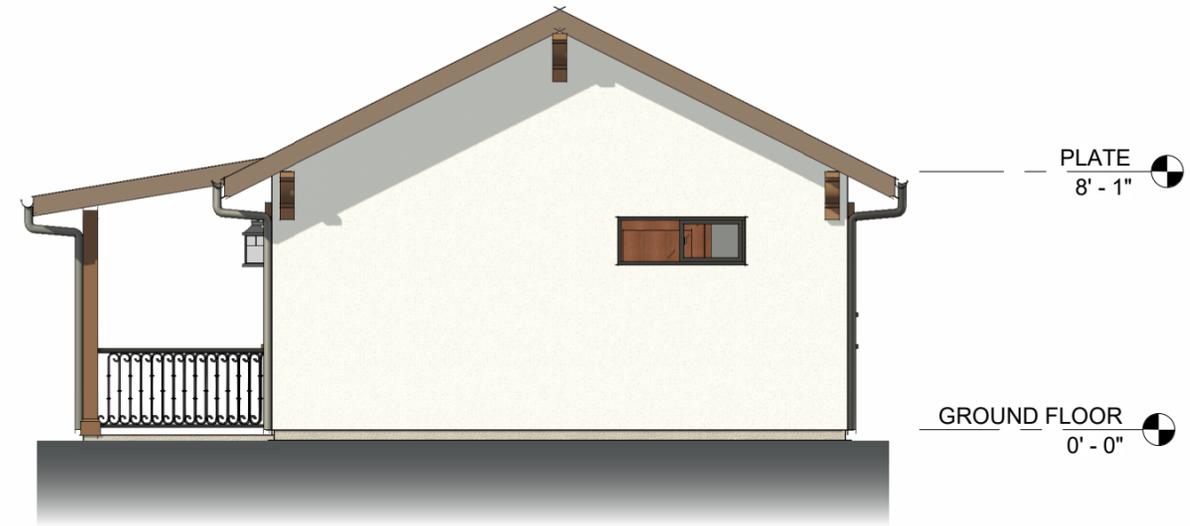
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 3 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

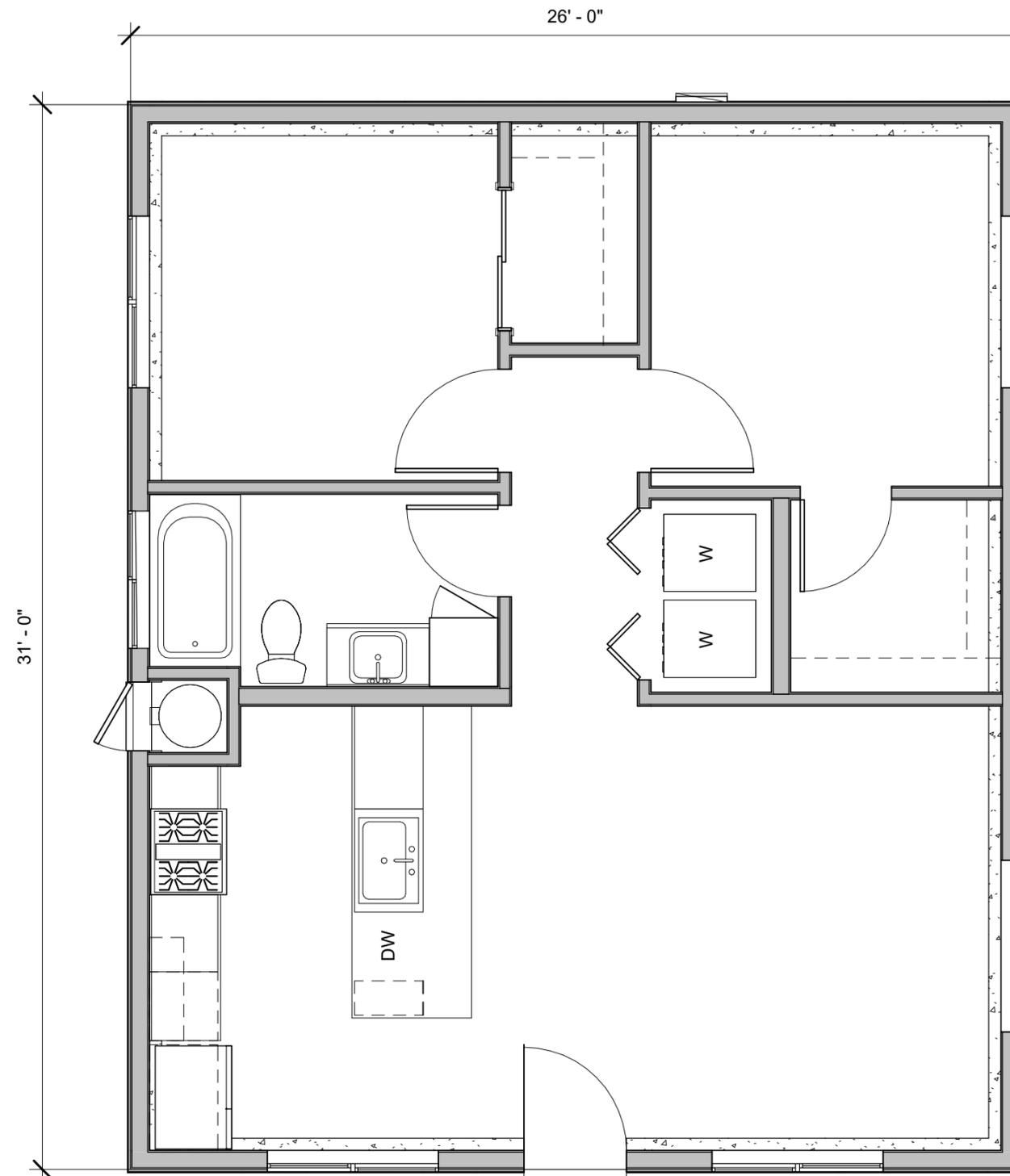
ISSUE DATE: 08/30/2023

2939-01-CU22

# A3-24

# PLAN 4 | SCHEMATIC DESIGN

Item 2.



4 806 FT<sup>2</sup> | 2 BED / 1 BATH  
1/4" = 1'-0"

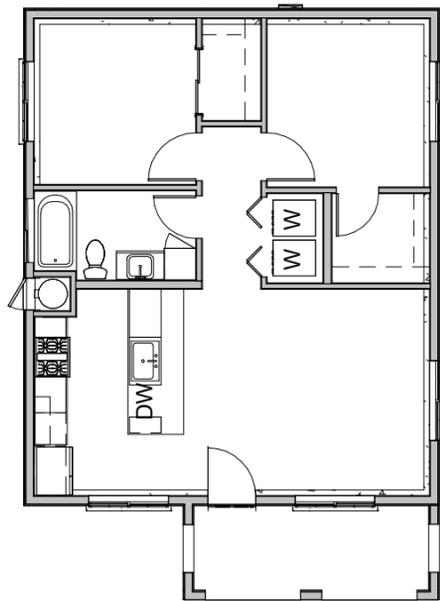


## PLAN 4 | FLOOR PLAN COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

2939-01-CU22

# A4-25

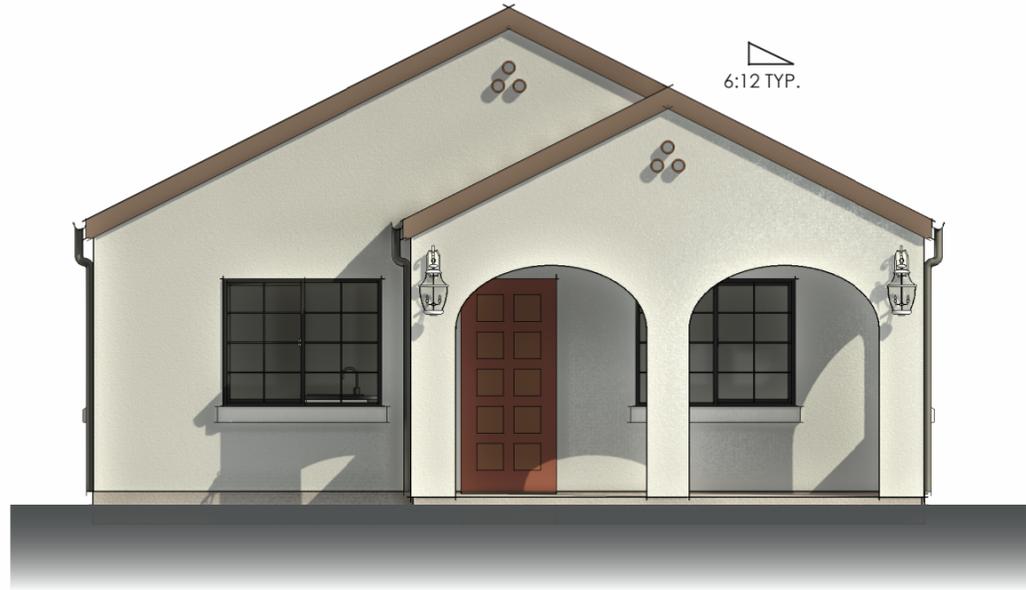


4 PLAN 4 | STYLE A | 806 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)

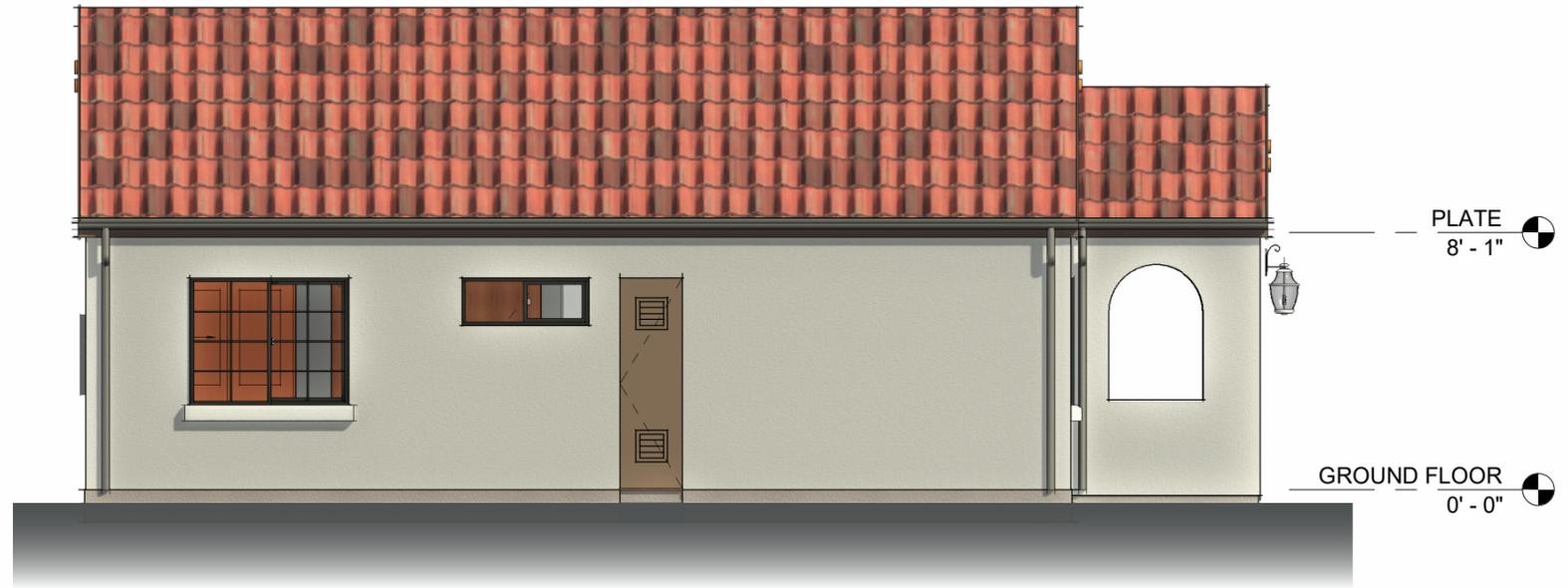


# PLAN 4 | STYLE A

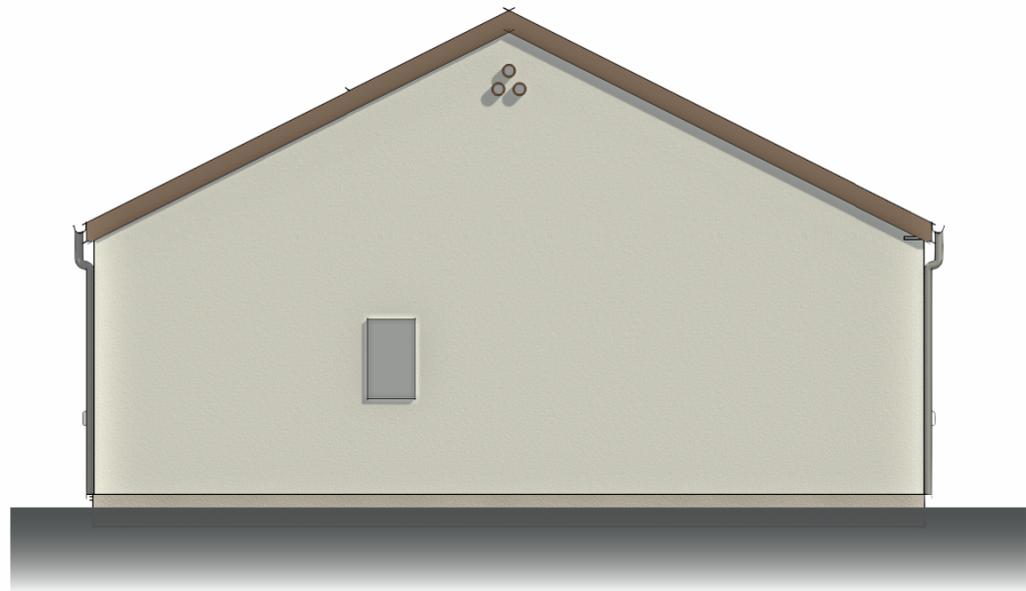
Item 2.



1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 4 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

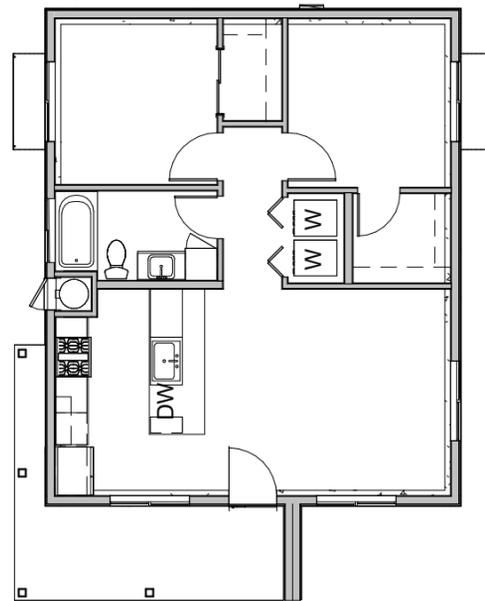
ISSUE DATE: 08/30/2023

2939-01-CU22

# A4-27

# PLAN 4 | STYLE B

Item 2.



4 PLAN 4 | STYLE B | 806 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 4 | STYLE B - DESERT MODERN COACHELLA ADU PROTOTYPES

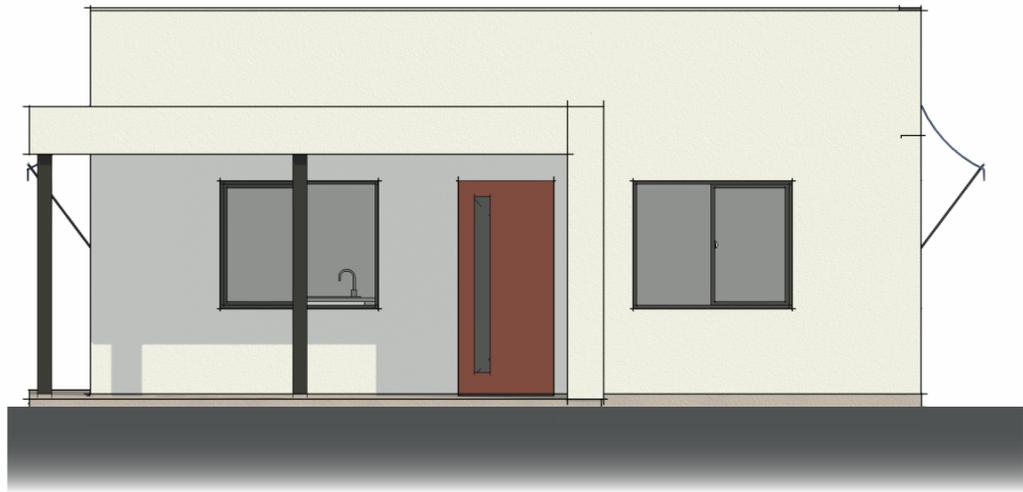
ISSUE DATE: 08/30/2023

2939-01-CU22

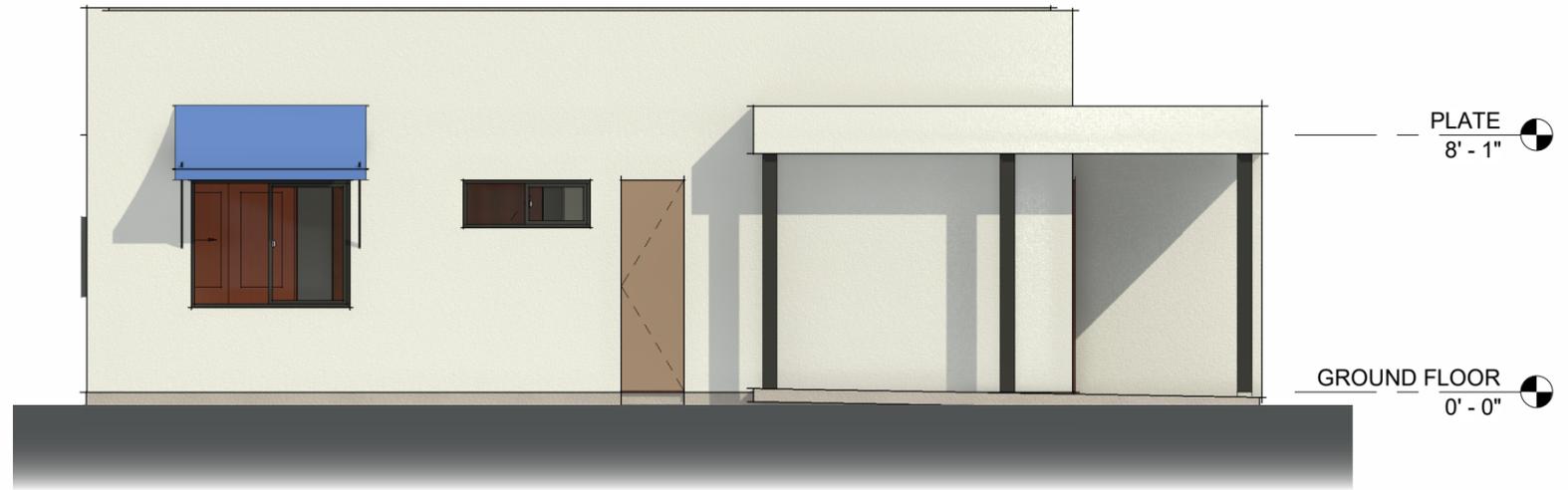
# A4-28

# PLAN 4 | STYLE B

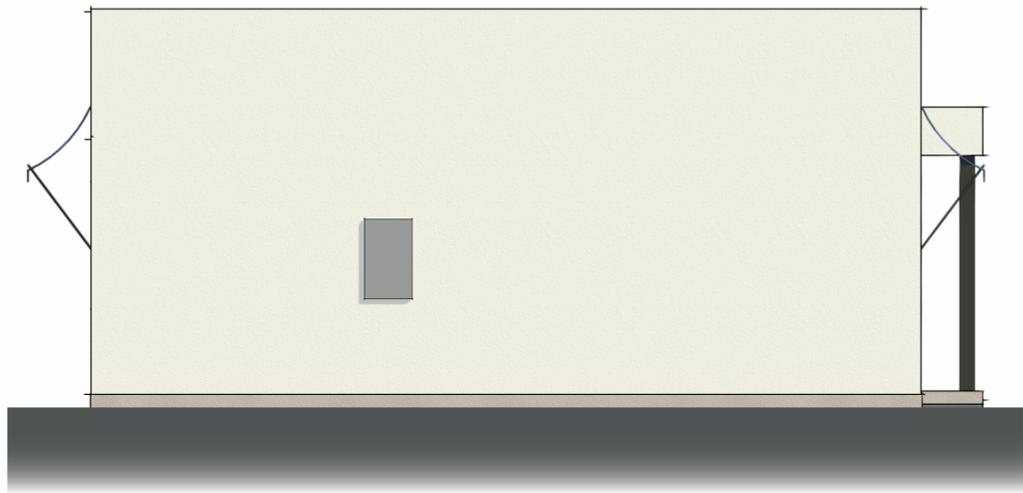
Item 2.



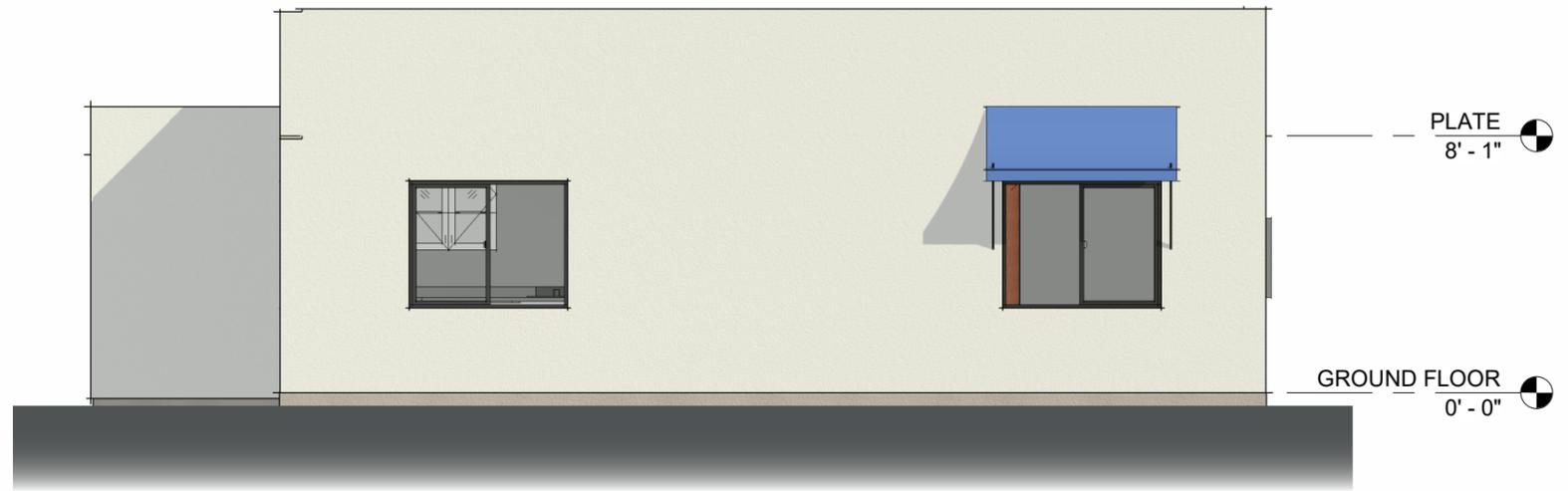
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 4 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

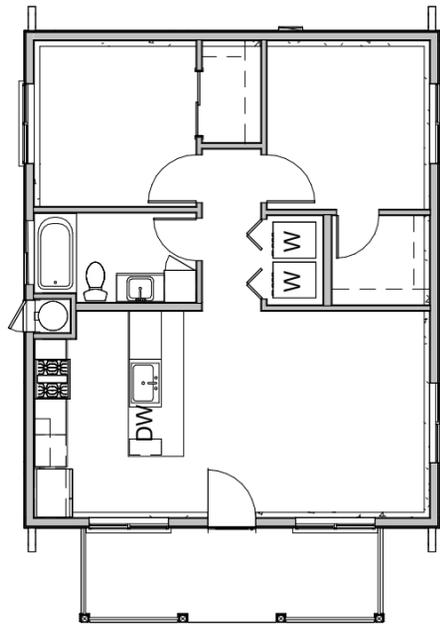
ISSUE DATE: 08/30/2023

2939-01-CU22

# A4-29

# PLAN 4 | STYLE C

Item 2.



4 PLAN 4 | STYLE C | 806 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 4 | STYLE C - SPANISH COLONIAL COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

# A4-30

# PLAN 4 | STYLE C

Item 2.



1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 4 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

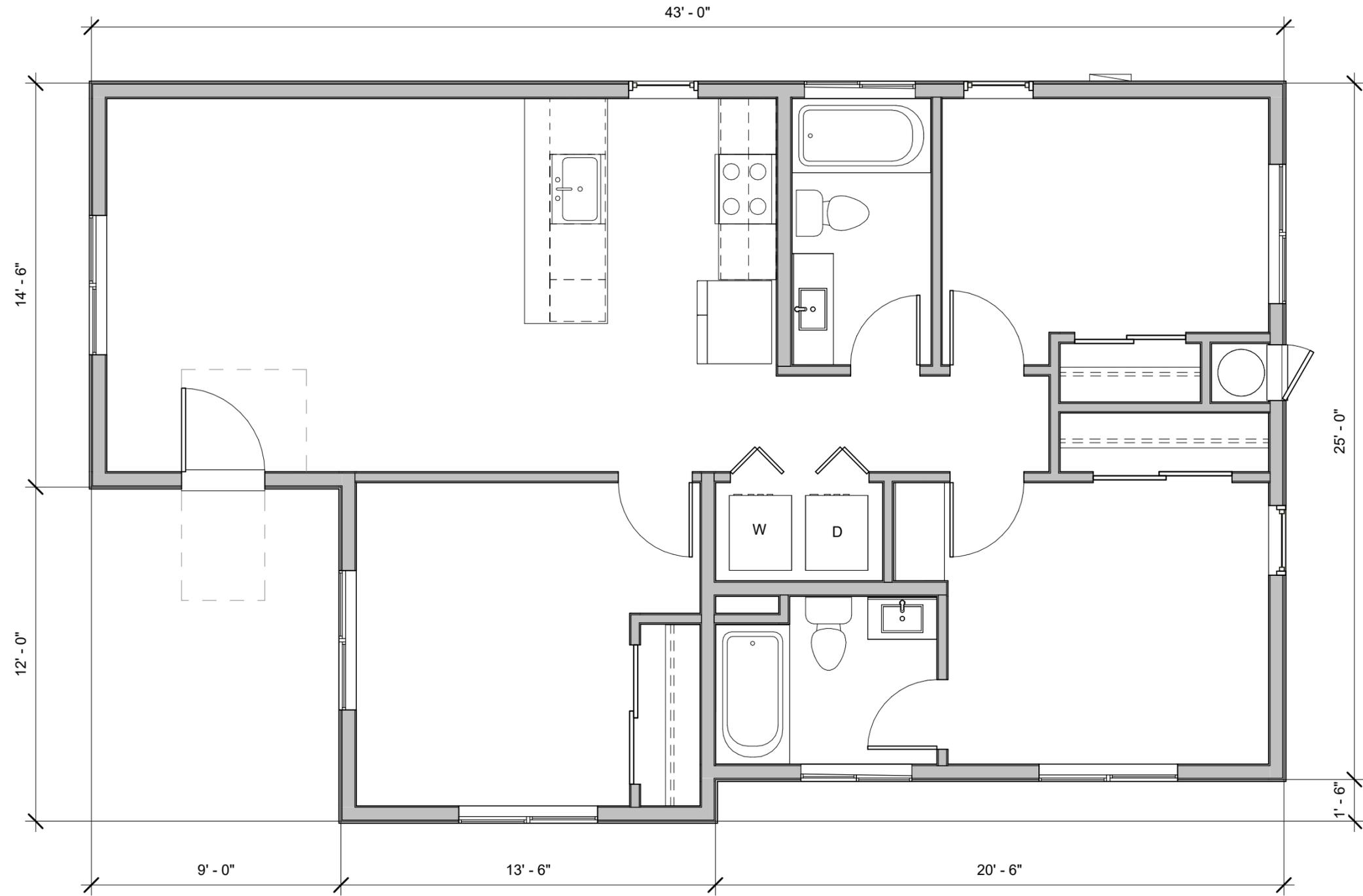
ISSUE DATE: 08/30/2023

2939-01-CU22

# A4-31

# PLAN 5 | SCHEMATIC DESIGN

Item 2.



5 1,000 FT<sup>2</sup> | 3 BED / 2 BATH  
1/4" = 1'-0"



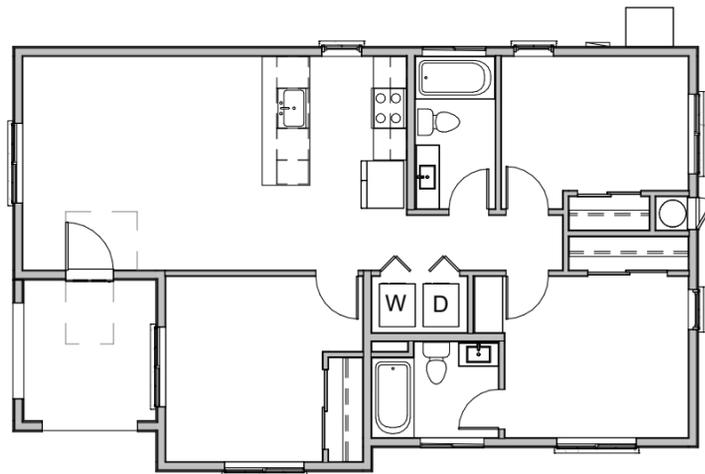
## PLAN 5 | FLOOR PLAN COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

# A5-32

# PLAN 5 | STYLE A

Item 2.



5 PLAN 5 | STYLE A | 1,000 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 5 | STYLE A - MISSION REVIVAL COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

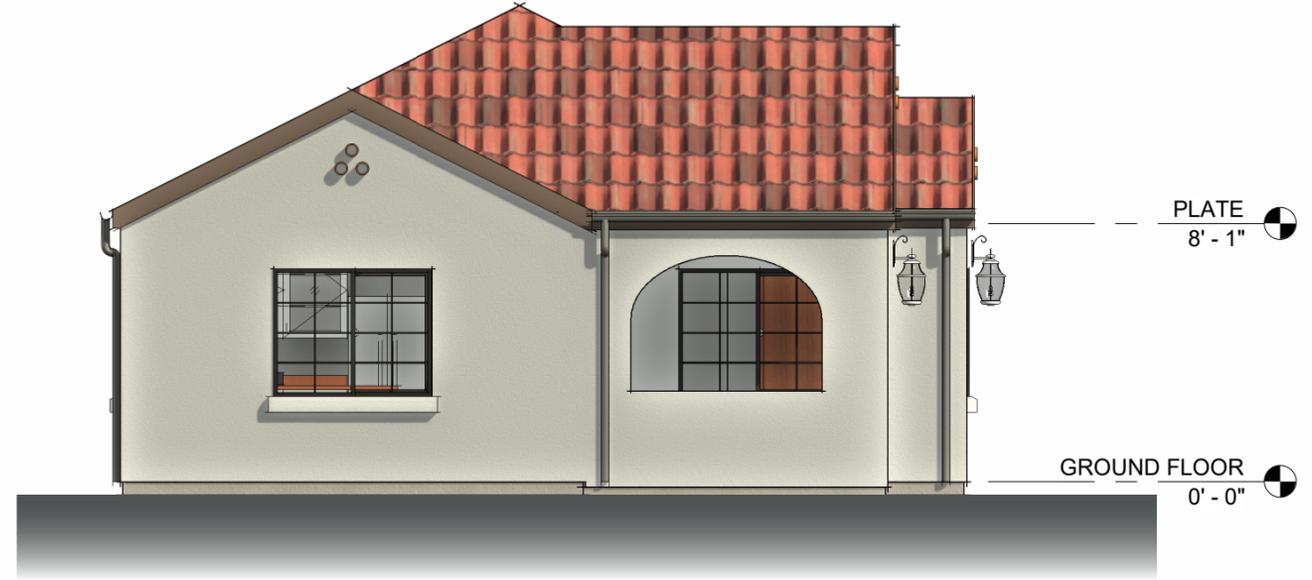
# A5-33

# PLAN 5 | STYLE A

Item 2.



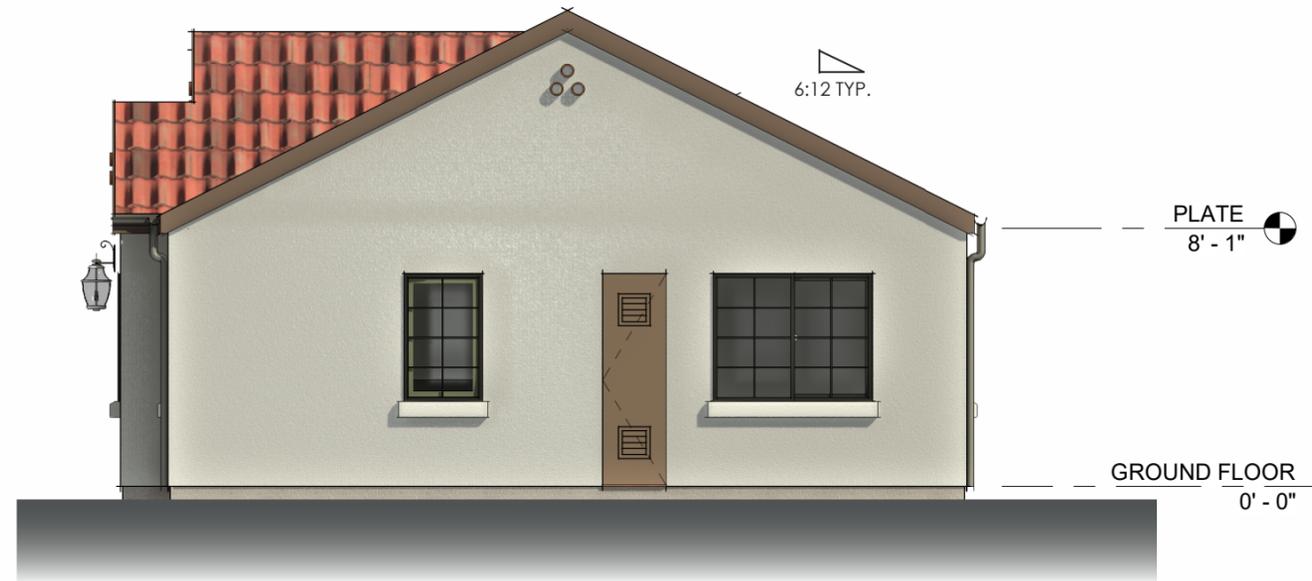
1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



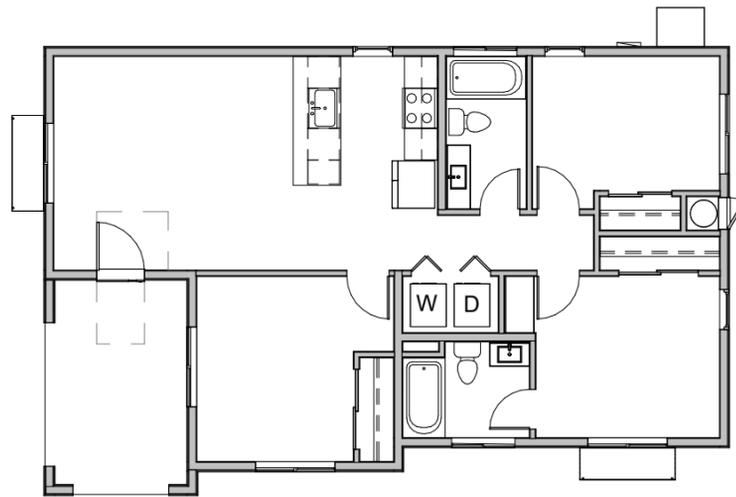
## PLAN 5 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

# A5-34

# PLAN 5 | STYLE B

Item 2.



5 PLAN 5 | STYLE B | 1,000 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



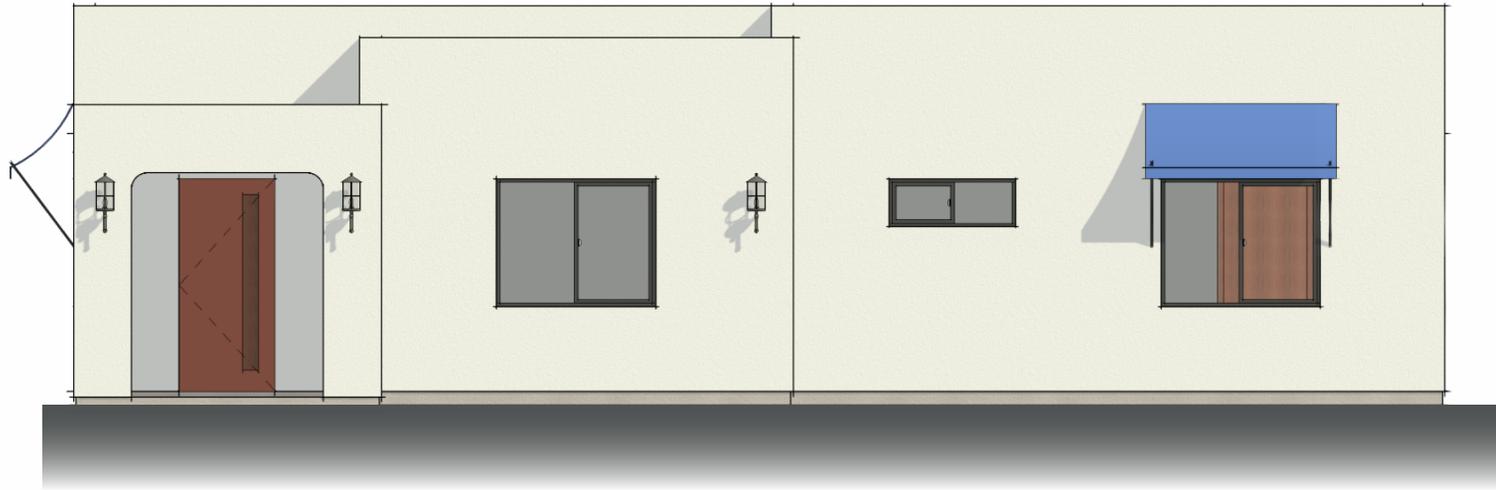
## PLAN 5 | STYLE B - DESERT MODERN COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

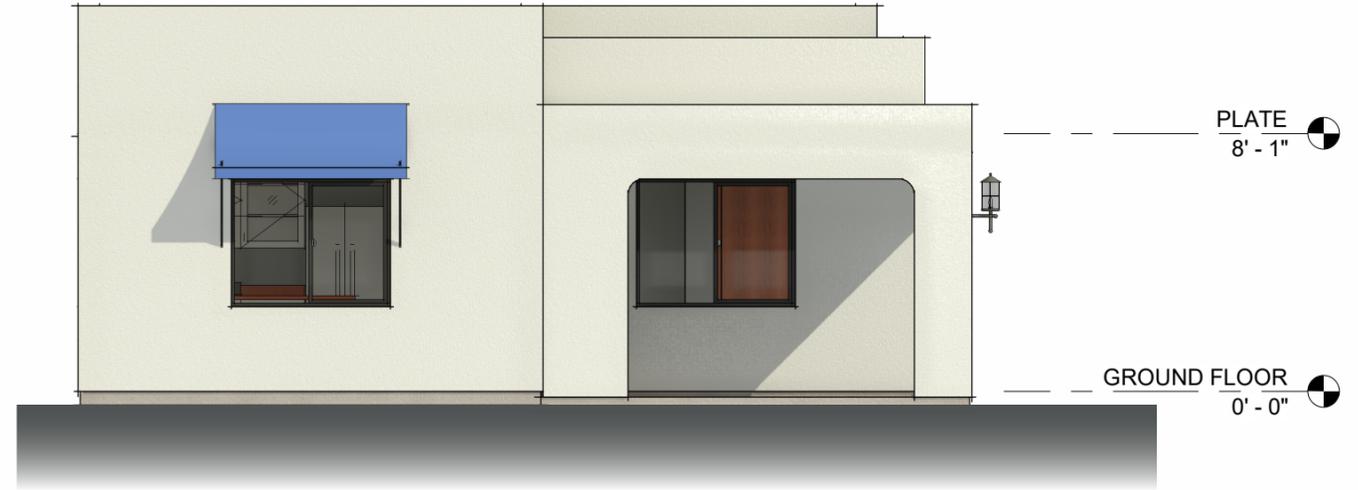
2939-01-CU22 **A5-35**

# PLAN 5 | STYLE B

Item 2.



1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 5 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

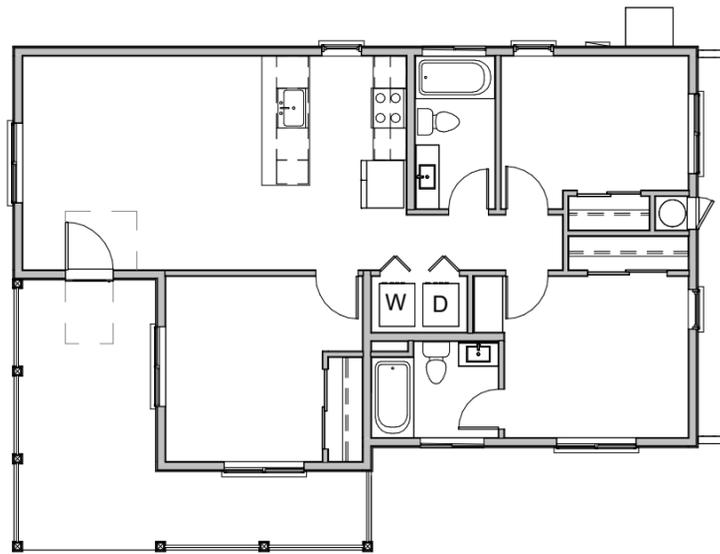
ISSUE DATE: 08/30/2023

2939-01-CU22

# A5-36

# PLAN 5 | STYLE C

Item 2.



5 PLAN 5 | STYLE C | 1,000 FT<sup>2</sup>  
3/32" = 1'-0" (12 X 18 SHEET)



## PLAN 5 | STYLE C - SPANISH COLONIAL COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023  
2939-01-CU22

# A5-37

# PLAN 5 | STYLE C

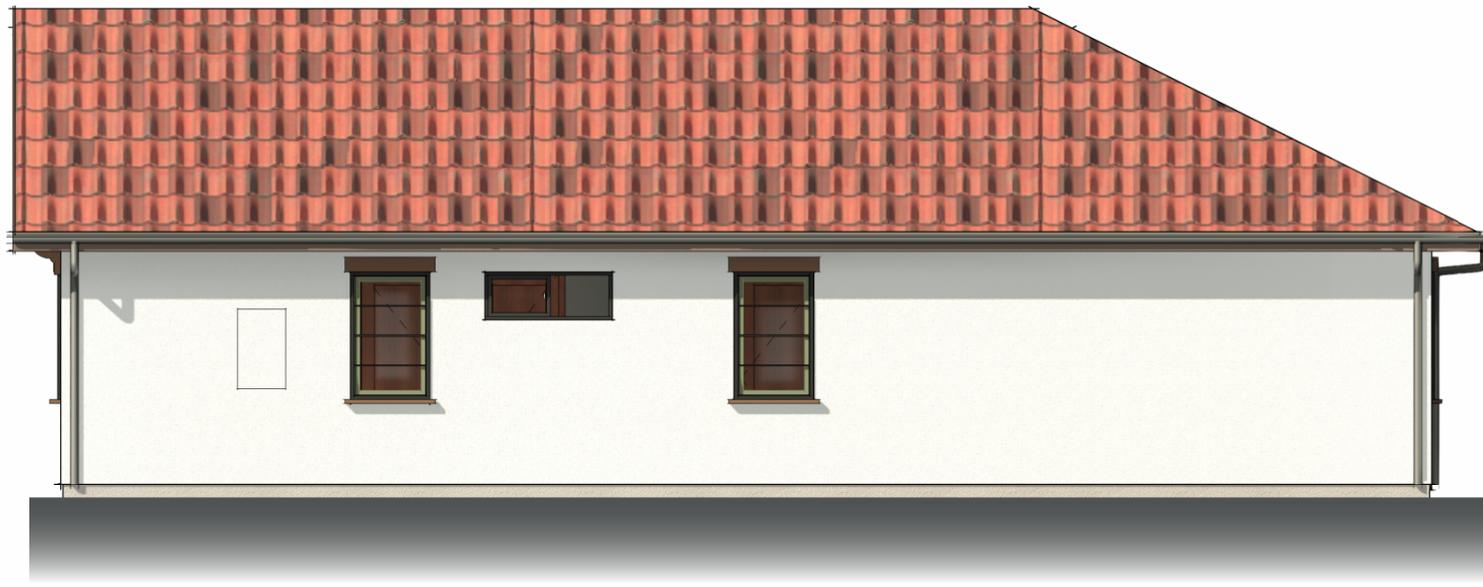
Item 2.



1 FRONT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



2 LEFT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



3 REAR ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



4 RIGHT ELEVATION  
3/16" = 1'-0" (12 X 18 SHEET)



## PLAN 5 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

ISSUE DATE: 08/30/2023

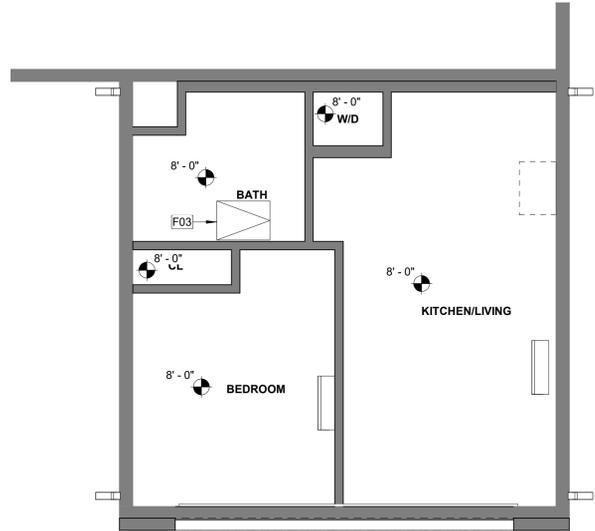
2939-01-CU22

# A5-38



CONSULTANT

AGENCY



**2 GROUND FLOOR RCP**

A6-201 | A6-101 SCALE: 1/4" = 1'-0"

**LEGEND**

- EXTERIOR- 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND STUCCO/SIDING PER ELEVATION, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR- 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- INTERIOR- 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- 10' - 0" CEILING HEIGHT

**KEYNOTES**

- A02 30" SLIDE ELECTRIC SINGLE OVEN, STAINLESS STEEL.
- A05 REFRIGERATOR LOCATION. PROVIDE 37" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3" MINIMUM FROM OPERABLE OPENINGS IN EXTERIOR WALL.
- B01 SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B08 30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET
- C10 24" DEEP UPPER CABINET.
- C13 34" HIGH BASE CABINET AND COUNTERTOP.
- C33 36" A.F.F. COUNTERTOP
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CIRC 150.0 (a1). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CIRC 150.0 (a1).
- G05 CONCRETE STOOP. SLOPE 1/4"/FT AWAY FROM THE BUILDING. MUST BE AT LEAST AS WIDE AS DOOR AND 3' DEEP.

**WINDOW GENERAL NOTES**

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF, MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20" [2022 CRC SEC. R310.2]

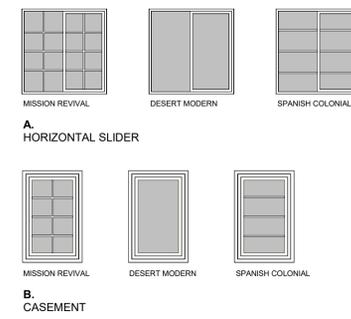
**WINDOW SCHEDULE**

NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
1	A	4' - 0"	4' - 6"	6' - 8"	
2	A	5' - 0"	4' - 6"	6' - 8"	1

**WINDOW REMARKS**

- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER CBC 2022 SEC. 1031.3.2
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER CBC 2022 SEC. 1031.3.3
- TEMPERED / SAFETY GLAZING.

**WINDOW LEGEND**



**FLOOR PLAN NOTES**

- DIMENSIONS ARE TO FACE OF FRAMING U.N.O
- REFER TO STRUCTURAL PLANS FOR FURTHER FRAMING INFORMATION.
- REFER TO ELECTRICAL & MECHANICAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- FLOOR FINISHES TO BE DETERMINED BY THE PROPERTY OWNER.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

**RCP NOTES**

- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
- ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL ELECTRICAL PLAN.
- REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO FLOOR PLAN FOR ELEVATION AND SECTION REFERENCES.

**AREAS**

AREAS-PLAN 5	
SPACE	CONDITIONED AREA
PLAN 5-EXISTING FOOTPRINT OF GARAGE, AS SHOWN IN VIEW 1/A7-101	441 SF

**DOOR GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS 2022 CRC SECTION R302.5.1. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

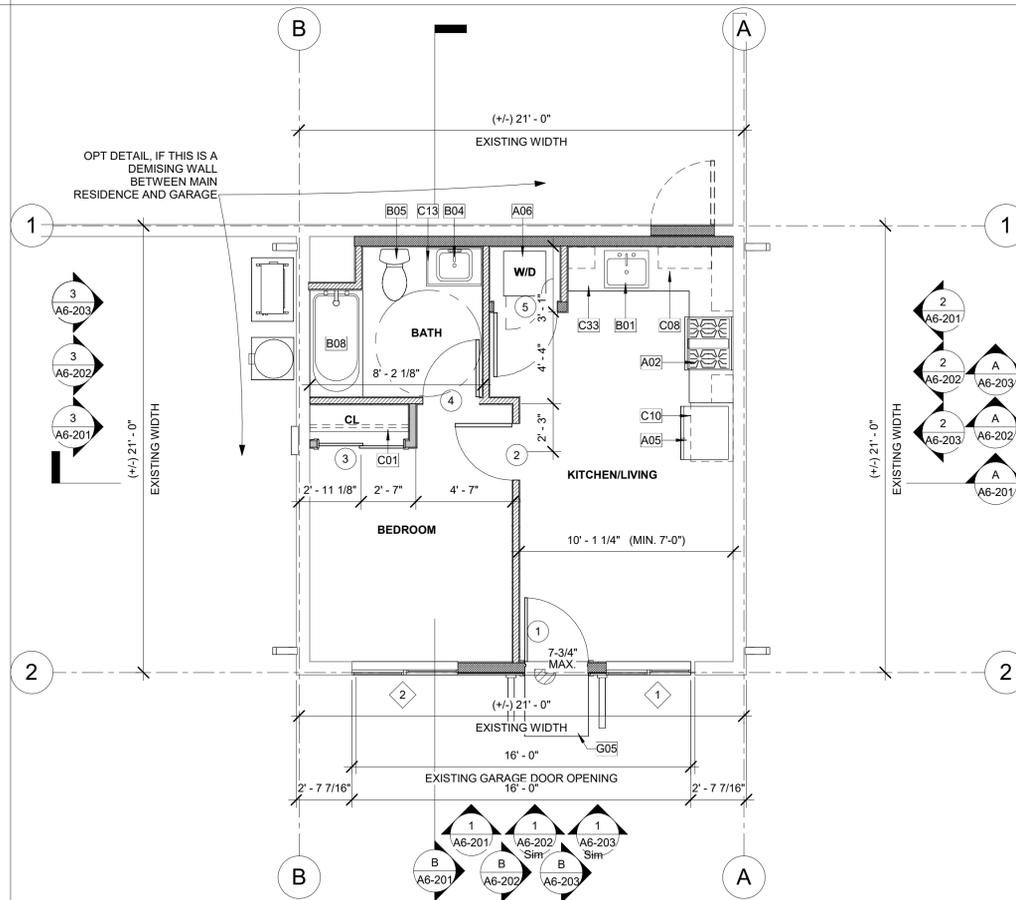
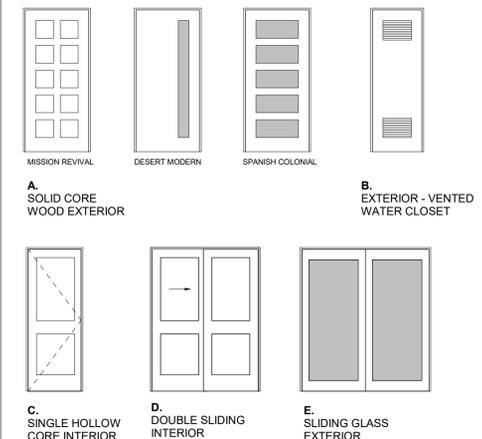
**DOOR SCHEDULE**

NO.	TYPE	SIZE		FIRE RATING	REMARKS
		WIDTH	HEIGHT		
1	C	3' - 0"	6' - 8"		2, 4
2	C	2' - 8"	6' - 8"		
3	D	4' - 0"	6' - 8"		
4	C	2' - 8"	6' - 8"		
5	C	3' - 0"	6' - 8"		3

**DOOR REMARKS**

- FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
- GLAZING IN DOOR. TEMPERED (BOTH PANES)
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.

**DOOR LEGEND**



**1 GROUND FLOOR PLAN**

A6-201 | A6-101 SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE

PROJECT MANAGER  
 RANDALL RUSSOM  
 DRAWN BY  
 ALEX MARTINEZ  
 CHECKED BY  
 RYAN JENKINS  
 DATE  
 09/20/23  
 PROJECT NUMBER  
 2516-01-UR19  
 SHEET

A6-101

INITIAL SUBMITTAL



CONSULTANT

AGENCY

**UTILITY GENERAL NOTES**

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. SEE TITLE 24 REPORTS FOR ADDITIONAL INFORMATION.

**KEYNOTES**

- B18 ELECTRIC PANEL TBD.  
 B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.

**VENTILATION SUMMARIES**

PER ASHRAE Standard 62.2, Table 7.1 (Perscriptive Duct Sizing Requirements) (Table 7.1 Assumes no elbows. Duct 15-feet of allowable duct length for each turn, elbow or fitting. Fan rating cfm @ 0.25 in w.g., and rated at less than one sone.)

**LOCAL VENTILATION RATE SUMMARY - BATHROOM(S)**  
 Bathroom Minimum Fan Flow (cfm) = 50 cfm  
 Per Table 7.1, Duct Size = 4" Diameter, Flex Duct  
 Maximum Allowable Duct Length (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY - KITCHEN**  
 Kitchen Minimum Fan Flow (cfm) = 100 cfm

TABLE 150.0-G		
DWELLING UNIT FLOOR AREA (ft2)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS
<750	150 CFM	280 CFM

TABLE 150.0-H		
5 PARAMETER	HOOD OVER ELEC. RANGE	HOOD OVER NAT. GAS RANGE
FAN AIRFLOW, CFM AT MINIMUM STATIC PRESSURE 0.25 IN WATER	<175	<350
MINIMUM DUCT DIAMETER, IN FOR RIGID DUCT	7	9
MINIMUM DUCT DIAMETER, IN FOR FLEX DUCT	7	9

Maximum Allowable Duct Length (ft) = 85 Feet  
**LOCAL VENTILATION RATE SUMMARY - INDOOR AIR QUALITY**  
 Per ASHRAE Standard 62.2, CEC Equation 150.0-B

TOTAL REQUIRED VENTILATION RATE  
 $Q_{cfm} = .03(\text{floor area}) + 7.5 (\# \text{ of bedrooms} + 1)$

**STUDIO**  
 $Q_{cfm} = .03(205) + 7.5 (0 + 1)$   
 $Q_{cfm} = 13.65$

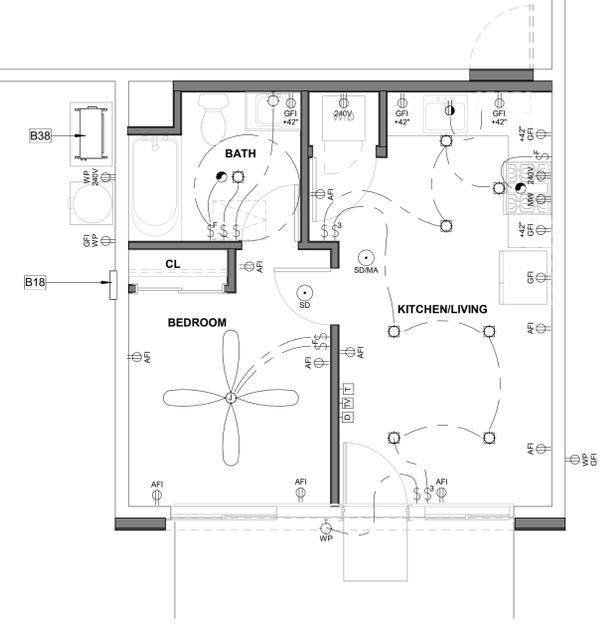
DUCT SIZE PER ASHRAE TABLE 7.1  
 REFER TO LEGEND FOR INDOOR AIR QUALITY FAN (IAQ)

**CONTINUOUS FAN FLOW (CFM) = 50 CFM**  
 Per Table 7.1, Duct Size= 4" Diameter; Smooth duct  
 Maximum Allowable Duct Length (ft) = 35'  
 OR  
 Per Table 7.1, Duct Size= 5" Diameter; FLEX DUCT  
 Maximum Allowable Duct Length (ft) = 70'

**ELECTRICAL LEGEND**

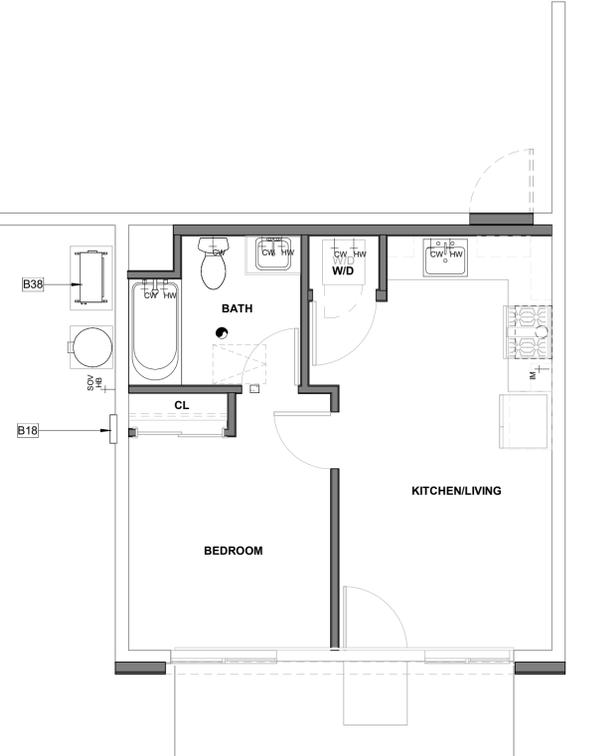
**NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.**

- ELECTRICAL SWITCH
- ELECTRICAL SWITCH-VACANCY SENSOR
- ELECTRICAL SWITCH-FAN
- EXHAUST FAN
- WALL MOUNTED HIGH-EFFICACY LIGHT
- RECESSED HIGH-EFFICACY DOWNLIGHT
- RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF
- ELECTRICAL WIRING
- SMOKE DETECTOR/ALARM
- COMBINATION SMOKE/CARBON MONOXIDE
- TELEPHONE LOCATION
- CABLE TELEVISION LOCATION
- 22"X30" MIN. CEILING ACCESS PANEL
- AFI DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
- 240V DUPLEX OUTLET 240 VOLTS
- GF DUPLEX OUTLET GROUND FAULT INTERRUPTER
- WFIP DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- AFCH DUPLEX OUTLET AFCI-HALF HOT
- CW COLD WATER STUB OUT
- HW HOT WATER STUB OUT
- WB WATER HOSE BIBB
- SOV WATER HOSE BIBB WITH SHUT OFF VALVE



**1 ELECTRICAL FLOOR PLAN**

A6-201 | A6-111 SCALE: 1/4" = 1'-0"



**2 MECHANICAL FLOOR PLAN**

A6-201 | A6-111 SCALE: 1/4" = 1'-0"

**PROTOTYPE ADU  
 2 CAR GARAGE CONVERSION  
 COACHELLA, CA  
 MECHANICAL AND ELECTRICAL  
 PLANS - PLAN 6**

NO.	REVISION	DATE

**PROJECT MANAGER**  
 RANDALL RUSSOM  
**DRAWN BY**  
 ALEX MARTINEZ  
**CHECKED BY**  
 RYAN JENKINS  
**DATE**  
 09/20/23  
**PROJECT NUMBER**  
 2516-01-UR19  
**SHEET**

**A6-111**

INITIAL SUBMITTAL

# Attachment 2



CONSULTANT

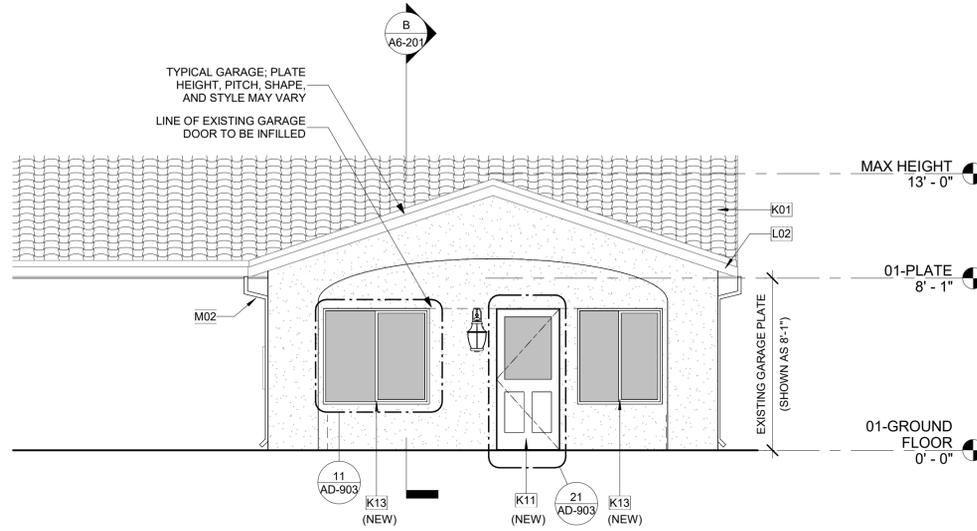
## GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
- ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
- EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063, STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
- GYP-SUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

## KEYNOTES

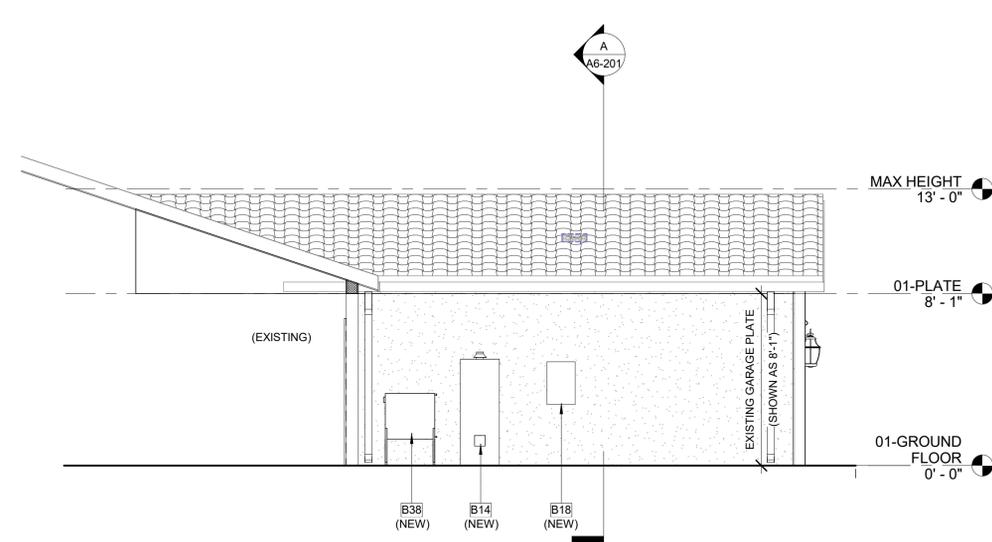
- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL S1/AD-902.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- F04 2X4 PARTIAL HEIGHT WALL +42" ABOVE STAIR NOSING. REFER TO DETAIL 23/D-04.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K01 CONCRETE S-TILE.
- K11 DOOR PER PLAN
- K13 WINDOW PER PLAN
- L02 1x8 FIBER CEMENT FASCIA.
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION
- U07 LEVEL EXISTING FLOOR SLAB

AGENCY



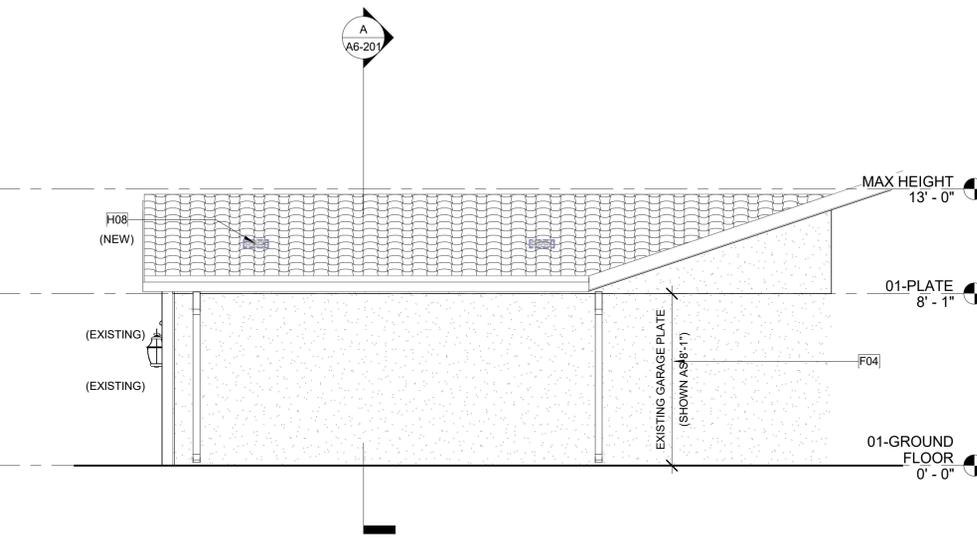
**1 FRONT ELEVATION - MISSION**

A6-101 | A6-201 SCALE: 1/4" = 1'-0"



**3 LEFT ELEVATION - MISSION**

A6-101 | A6-201 SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION - MISSION**

A6-101 | A6-201 SCALE: 1/4" = 1'-0"

## VENTING REQUIRED

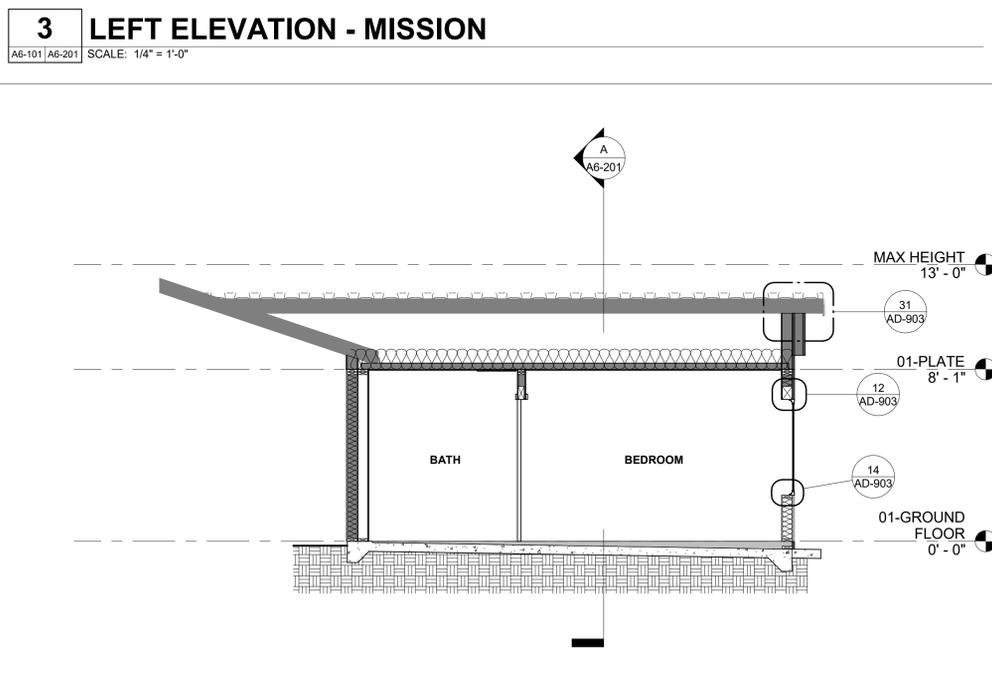
ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in <sup>2</sup>

## VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in <sup>2</sup>
HIGH			292.50 in <sup>2</sup>
			292.50 in <sup>2</sup>

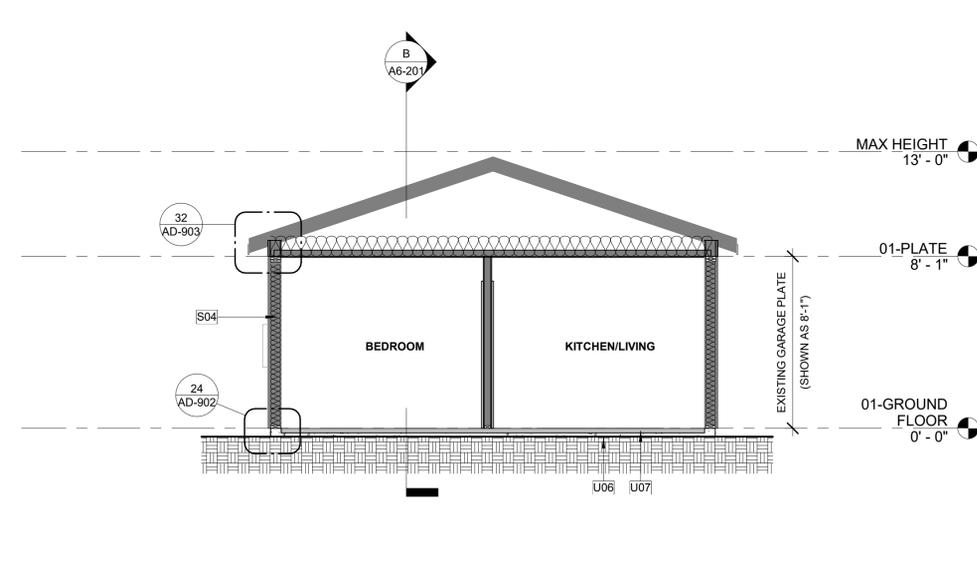
## LEGEND

- NOTE:** EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.
- EXISTING WALL COVERING
  - NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING
  - HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
  - ROOF SLOPE (REFER TO ROOF PLAN FOR ACTUAL SLOPE)
  - ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT (CRC R337 COMPLIANT)
  - S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE
  - EXISTING ROOFING MATERIAL



**B BUILDING SECTION B - MISSION**

A2 | A6-201 SCALE: 1/4" = 1'-0"



**A BUILDING SECTION A - MISSION**

A2 | A6-201 SCALE: 1/4" = 1'-0"

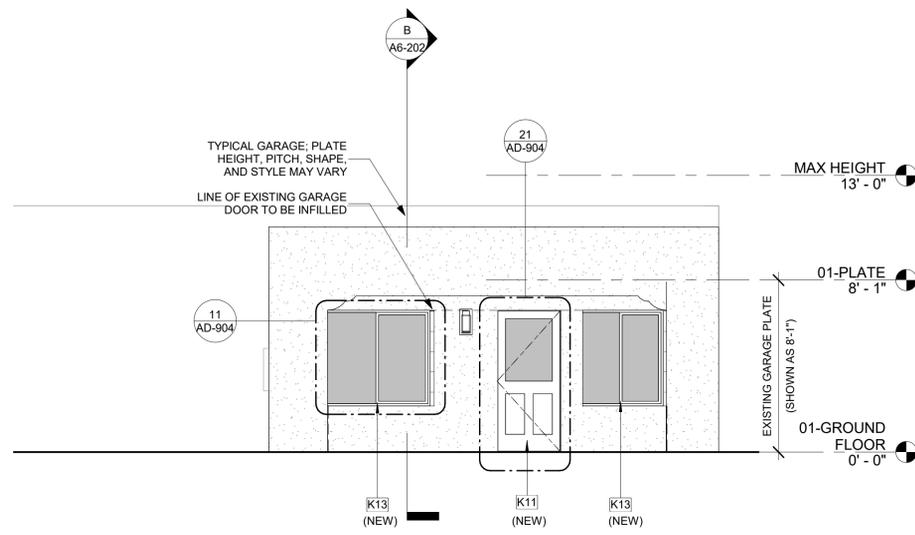
INITIAL SUBMITTAL

**PROTOTYPE ADU  
 2 CAR GARAGE CONVERSION  
 COACHELLA, CA**  
 EXTERIOR ELEVATIONS &  
 BUILDING SECTIONS - PLAN 6

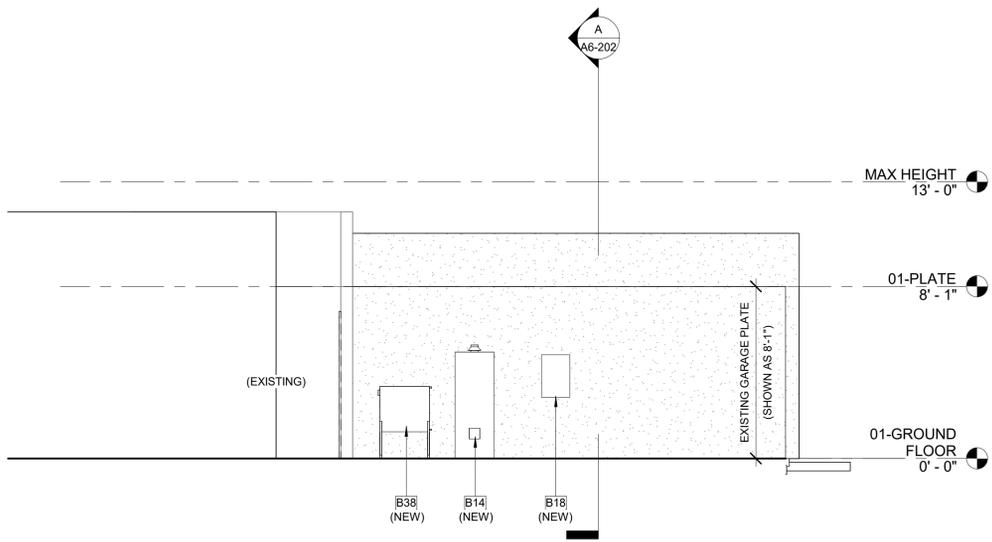
NO.	REVISION	DATE

**PROJECT MANAGER**  
 RANDALL RUSSOM  
**DRAWN BY**  
 ALEX MARTINEZ  
**CHECKED BY**  
 RYAN JENKINS  
**DATE**  
 09/20/23  
**PROJECT NUMBER**  
 2516-01-UR19  
**SHEET**  
 A6-201

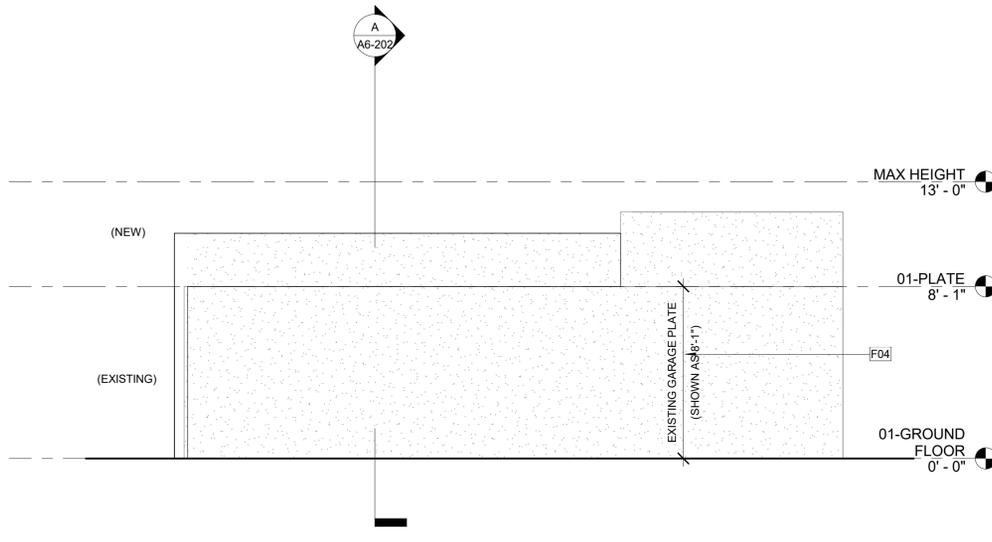
# Attachment 2



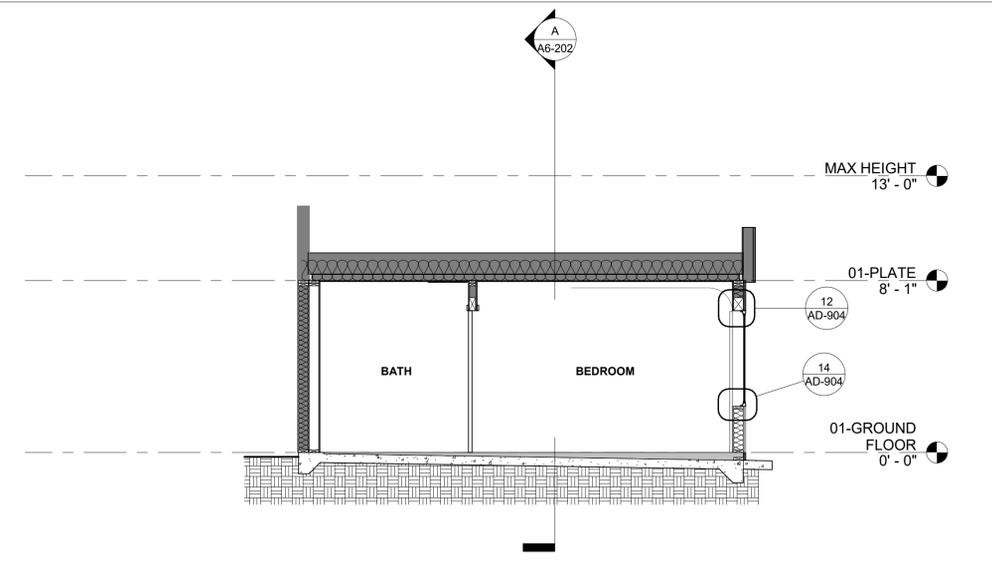
**1 FRONT ELEVATION - MODERN**  
A6-101 | A6-202 SCALE: 1/4" = 1'-0"



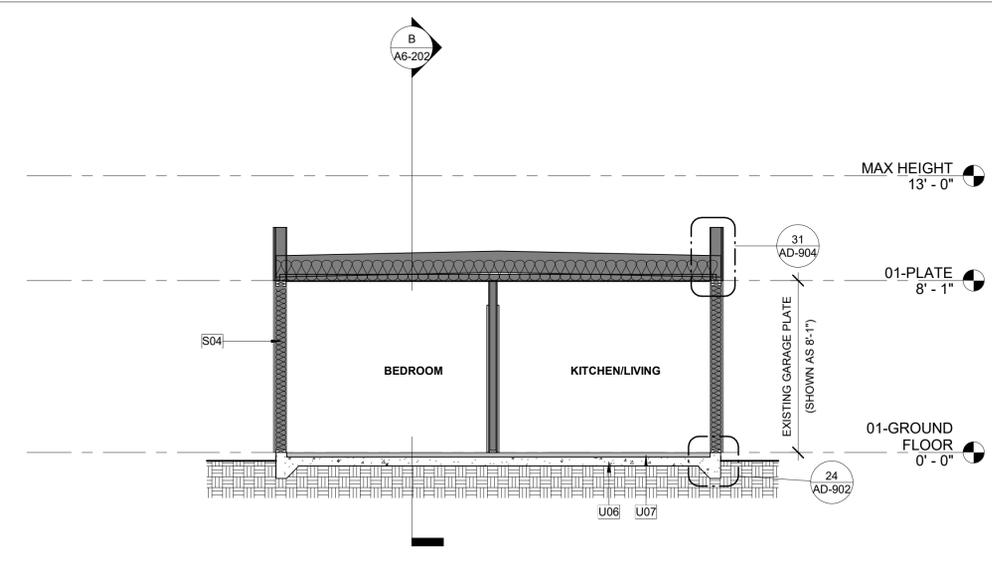
**3 LEFT ELEVATION - MODERN**  
A6-101 | A6-202 SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION - MODERN**  
A6-101 | A6-202 SCALE: 1/4" = 1'-0"



**B SECTION B - MODERN**  
A2 | A6-202 SCALE: 1/4" = 1'-0"



**A SECTION A - MODERN**  
A2 | A6-202 SCALE: 1/4" = 1'-0"

## GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
- ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
- EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063, STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
- EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063, STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

## KEYNOTES

- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL S1/AD-902
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- F04 2X4 PARTIAL HEIGHT WALL +42" ABOVE STAIR NOSING. REFER TO DETAIL 23/D-04.
- K11 DOOR PER PLAN
- K13 WINDOW PER PLAN
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION
- U07 LEVEL EXISTING FLOOR SLAB

## VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in <sup>2</sup>

## VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in <sup>2</sup>
HIGH			292.50 in <sup>2</sup>
			292.50 in <sup>2</sup>

## LEGEND

- NOTE:** EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.
- EXISTING WALL COVERING
  - NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING
  - 10'-0" HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
  - 1/2" / 1'-0" ROOF SLOPE (REFER TO ROOF PLAN FOR ACTUAL SLOPE)
  - ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT (CRC R337 COMPLIANT)
    - S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE
  - EXISTING ROOFING MATERIAL



CONSULTANT

AGENCY

**PROTOTYPE ADU  
 2 CAR GARAGE CONVERSION  
 COACHELLA, CA**

**EXTERIOR ELEVATIONS &  
 BUILDING SECTIONS - PLAN 6**

NO.	REVISION	DATE

**PROJECT MANAGER**  
 RANDALL RUSSOM

**DRAWN BY**  
 ALEX MARTINEZ

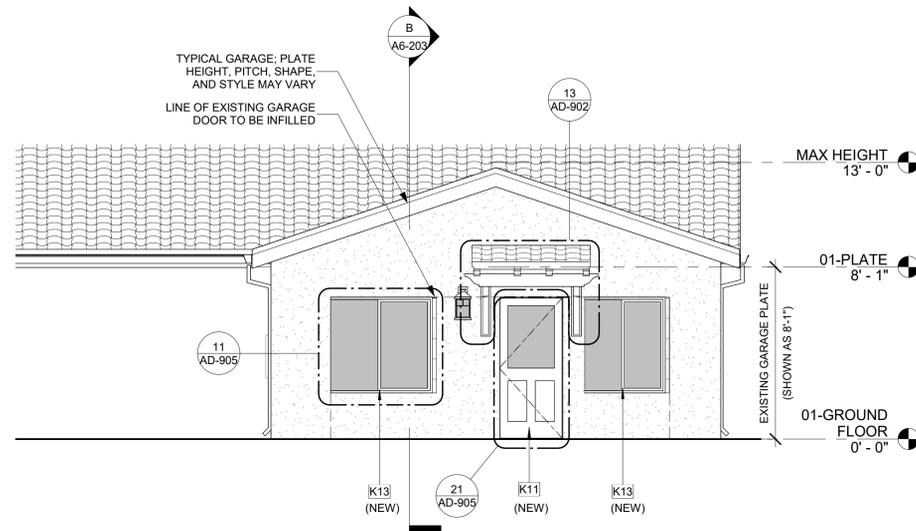
**CHECKED BY**  
 RYAN JENKINS

**DATE**  
 09/20/23

**PROJECT NUMBER**  
 2516-01-UR19

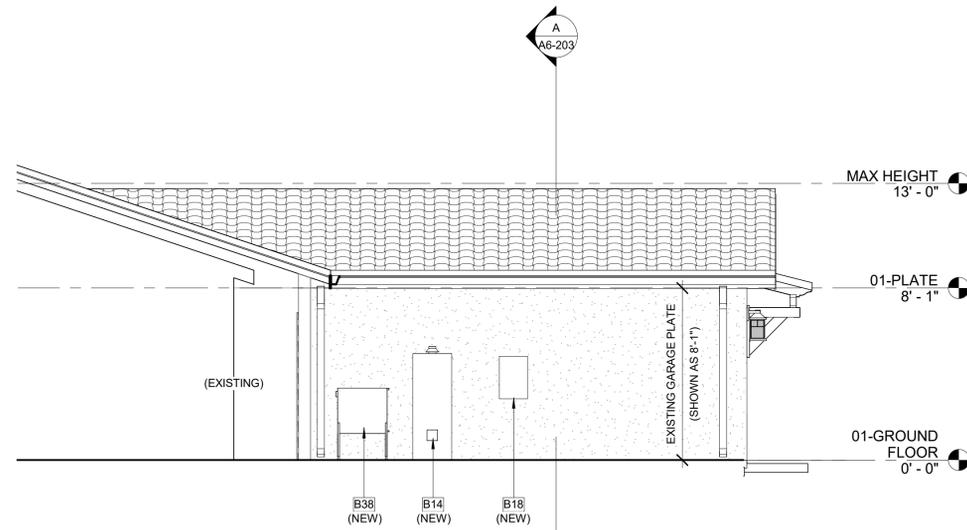
**SHEET**  
 A6-202

# Attachment 2



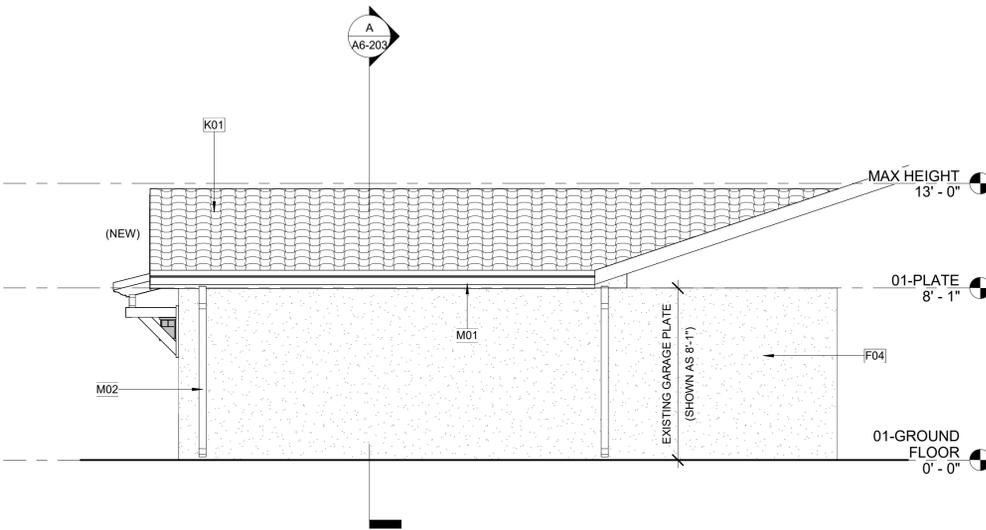
**1 2 CAR GARAGE CONVERSION-FRONT-STYLE C - SPANISH**

A6-101 | A6-203 SCALE: 1/4" = 1'-0"



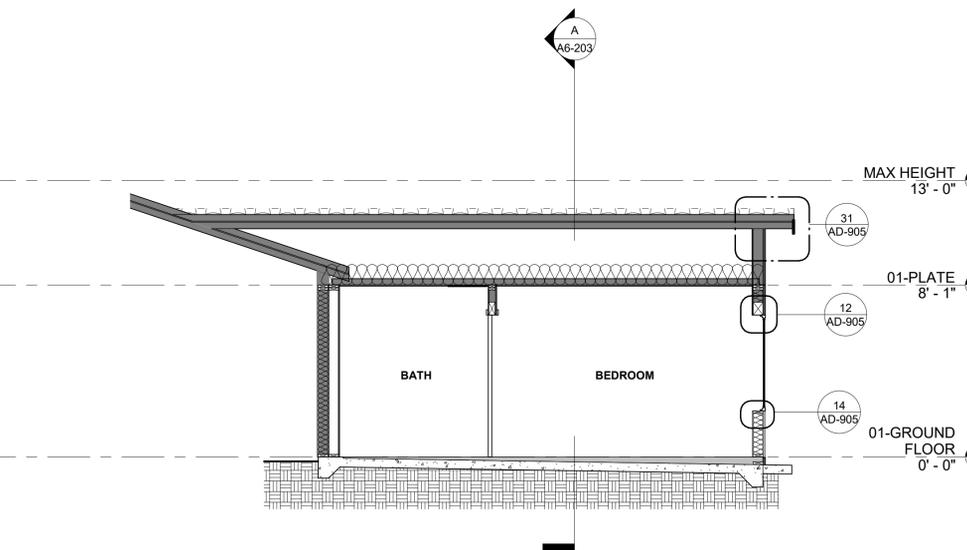
**3 LEFT ELEVATION - SPANISH**

A6-101 | A6-203 SCALE: 1/4" = 1'-0"



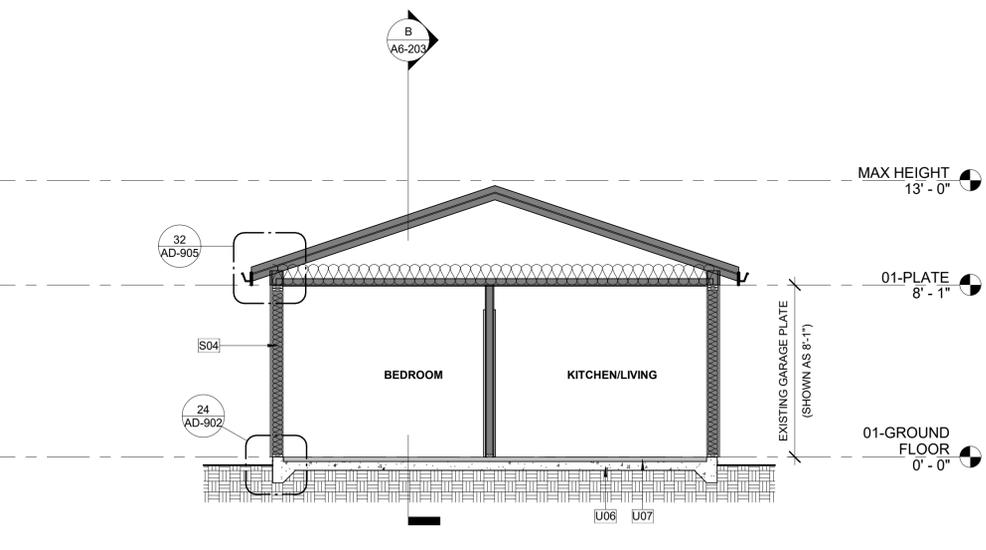
**2 RIGHT ELEVATION - SPANISH**

A6-101 | A6-203 SCALE: 1/4" = 1'-0"



**B SECTION B - SPANISH**

A2 | A6-203 SCALE: 1/4" = 1'-0"



**A SECTION A - SPANISH**

A2 | A6-203 SCALE: 1/4" = 1'-0"

## GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
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- K01 CONCRETE S-TILE.
- K11 DOOR PER PLAN
- K13 WINDOW PER PLAN
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION
- U07 LEVEL EXISTING FLOOR SLAB

## VENTING REQUIRED

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  - S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE
  - EXISTING ROOFING MATERIAL



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 3765 S. Higuera, San Luis Obispo, CA 93401



CONSULTANT

AGENCY

**PROTOTYPE ADU  
 2 CAR GARAGE CONVERSION**  
 COACHELLA, CA  
**EXTERIOR ELEVATIONS &  
 BUILDING SECTIONS - PLAN 6**

NO.	REVISION	DATE

**PROJECT MANAGER**  
 RANDALL RUSSOM  
**DRAWN BY**  
 ALEX MARTINEZ  
**CHECKED BY**  
 RYAN JENKINS  
**DATE**  
 09/20/23  
**PROJECT NUMBER**  
 2516-01-UR19  
**SHEET**  
 A6-203

INITIAL SUBMITTAL

Chapter 17.60 - DEVELOPMENT STANDARDS

17.60.010 - Property development standards.

- A. Intent and Purpose. The following general development standards are set forth in order to assure that property in the various zones of the city will be developed in a uniform and orderly manner which will promote the public health, safety, comfort, convenience, and general welfare. These development requirements shall be in addition to the property development standards set forth in each zone.
- B. Responsibility for Measurements. In measuring lot dimensions and other requirements, it shall be the responsibility of the property owner or his or her authorized agent to provide accurate dimensions and calculations. The submission of inaccurate dimensions or calculations which result in a lot or structure not complying with the requirements set forth in this chapter shall constitute a violation of this chapter, and any permits or approvals granted thereunder shall be void.
- C. Lot Widths. Lot widths in residential zones shall vary according to the size of the lot, and shall be determined as provided in the following table:

**Minimum Lot Width Requirements in Residential Zones**

Lot Size in Square Feet	Interior Lot	Corner Lot
6,000 to 6,999	60 feet	Not permitted
7,000 to 7,999	65 feet	70 feet
8,000 to 8,999	70 feet	75 feet
9,000 to 9,999	80 feet	85 feet
10,000 & above	85 feet	85 feet

- D. Yards.

1. Encroachments. Where yards are required in this chapter, they shall not be less in depth width than the minimum dimensions specified in any part, and they shall be at every point open and unobstructed from the ground to the sky, except as follows:
  - a. Outside stairways, porches, or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet or into the required rear yard a distance not to exceed five feet.
  - b. Awnings, cornice trims, eaves, decks, railings, stoops, and landings, and similar architectural features may encroach two feet into a required front, side, or rear yard.
2. Through Lot Regulations. On through lots either separating such lot from a public thoroughfare may be designated as the front lot line. In such cases the minimum rear yard shall be the average of the yards required on lots next adjoining.
3. Fences, Walls in Yards. Fences or walls not exceeding six feet in height may occupy any portion of a side or rear yard. In a residential single-family zone, where any such fence or wall projects beyond the front yard line or setback toward the front property line it shall not be more than six feet in height if it is of wrought iron, or other such material; provided that such material does not obscure the view to the front lawn through the fence.
  - a. Walls and low silhouette plants such as hedges, and other flora along front yard property lines must be approved by city staff and shall not be more than thirty (30) inches in height.
  - b. Fences and walls shall not extend beyond the property line.
  - c. There shall be no visual obstructions which would interfere with intersection visibility from a corner setback area. In the corner property radius area any fence shall not be more than six feet in height provided it does not cause visual obstruction. In the corner property radius area, visual obstructions are hereby defined as any wall, obstacle mature landscaping or thing allowed, installed, set out or maintained which obscures intersection visibility.
  - d. Notwithstanding the above provisions, existing walls and fences shall be permitted to remain unless and until the property owner applies for a building permit to reconstruct, remodel or otherwise perform any construction activity upon the property; at such time any walls or fences shall be brought into compliance with subsections (D)(3)(a) through (c) of this section, as a condition of obtaining such building permit.
  - e. In residential districts the use of razor, chain-link, or barbed wire is prohibited. Precision concrete block shall not be used unless exterior surfaces visible from the outside of the property are covered by stucco, paint, or texture coating as approved by the community development director.
  - f.

Maintenance. All walls and fences shall be continuously maintained in good repair. The property owner shall be provided thirty (30) days after receiving notice from the city to repair a wall or fence. The building official may grant an extension for the repair of the wall or fence.

4. Landscaping.

- a. Except where otherwise provided, required yards and setback areas shall be landscaped with lawn, trees, shrubs, or other plant materials and shall be permanently maintained in a neat and orderly manner as a condition to use. Decorative rock may be used for landscaping in a manner incidental and accessory to the required lawn, trees, shrubs, or other plant materials. Fountains, ponds, sculpture, planters, walkways, flagpoles for display of national, state, city or company ensigns only, light standards, and decorative screen-type walls, forty-two (42) inches or less in height, where an integral part of a landscaping scheme comprised primarily of plant materials are permitted. Entrance and exit drives and walks may be provided into parking areas. Said drives shall not exceed thirty (30) feet in width for each curb opening.
- b. Where walls are required between nonresidential and residential zones, no landscaping zones, no landscaping shall be required.

5. Measurement. The depth of all required yards which abut a street or highway shall be measured from the planned highway right-of-way line, as specified in Section 17.66.010 of this title.

E. Distance Between Buildings. Encroachment into required distances between buildings are permitted as specified for encroachments into yards in subsection D of this section.

F. Accessory Structures. The following regulations shall apply to accessory structures in residential zones:

1. Accessory structures detached from the main dwelling, may not occupy a required front yard, side yard, or corner side yard, except as provided herein.
2. An accessory structure may occupy a required rear yard provided it is at least five feet from any interior property line, and a minimum of ten (10) feet from any street property line.
3. An accessory structure may be a maximum of fifteen (15) feet in height and no more than one story in height.
4. An accessory structure in the rear yard is limited to a maximum size of four hundred (400) square feet or thirty (30) percent of the size of the main dwelling, whichever is greater. Interior partitions are not allowed within accessory structures. Kitchens and full bathrooms are not allowed inside of any accessory structure, except as allowed in Section 17.16.020.C. for secondary housing units.

5.

Except for side loaded garages, the wall planes or sides of an accessory structure must be a minimum ten (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure. The corner of an accessory structure may be no closer than five feet from the corner of any other structure, provided the wall planes or sides of both structures comply with the distance requirements specified in this subsection.

6. Accessory structures on a site may not cover more than fifty (50) percent of the required rear yard setback area.
  7. Pools and spas may encroach into any required side or rear yard provided they are at least five feet from any property line. Pools and spas may not occupy a required front yard.
  8. Mechanical and pool equipment may not occupy a required front yard.
  9. Mechanical and pool equipment may occupy a required side yard or corner side yard provided a minimum setback of three feet is provided from any property line.
  10. Mechanical and pool equipment may occupy a required rear yard provided a minimum setback of twelve (12) inches is provided from any property line and provided a minimum distance of three feet is provided from any other structure.
  11. On lots under seven thousand two hundred (7,200) square feet, an attached patio cover may encroach into a required rear yard provided a minimum setback of ten (10) feet is provided. On lots under six thousand five hundred (6,500) square feet, an attached patio cover may encroach into a required side yard or corner side yard provided a minimum setback of five feet is provided.
  12. One freestanding arbor or trellis, up to twelve (12) feet in height and open on all sides, may encroach into a required front yard, provided no more than five percent of the required yard area is covered with the arbor or trellis.
  13. Carports may be allowed in a required rear yard of any single family residential site provided they are accessible through an approved driveway that is at least eleven (11) feet clear in width. All vehicles parked in a carport must be architecturally screened from view to the street, and located behind an opaque metal gate at least six feet in height.
  14. A detached garage or carport must be a minimum of twenty (20) feet from any street property line if front loading. Side-loaded garages may be twelve (12) feet from the street line. Carports must provide a minimum of ten (10) feet from any corner street line.
  15. An attached carport accessed from the corner street must be at least fifteen (15) feet from the rear property line.
- G. Trailers Outside Camps. It shall be unlawful for any person to keep or maintain, or to permit to be placed, kept or maintained, any trailer coach being presently used or being intended for present use for human habitation upon any lot, piece or parcel of land within the city, except in a trailer camp or when all of the following regulations and conditions have been complied with:

1. Such trailer coach shall be kept or maintained at the rear of a private residential building other than an apartment house or hotel.
2. Such trailer coach shall not be placed closer than ten (10) feet to any building or closer than five feet to any property line other than a public street or alley line.
3. Such trailer coach shall be used only for sleeping quarters, and none of the sanitary and cooking facilities in such trailer coach shall be used.
4. Such trailer coach shall not be kept or maintained for sleeping purposes as permitted herein for more than three successive nights in any successive ninety (90) days.

H. **Accessory Dwelling Units.**

1. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22. Notwithstanding any conflicting regulations in this title, the regulations in this subsection shall supersede and be applicable to the new construction of ADUs and JADUs, and the conversion of existing structures for said purpose, in the city's residential and agricultural zones.
2. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:
  - a. Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
  - b. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
  - c. Considered in the application of any local ordinance, policy, or program to limit residential growth.
  - d. Required to correct a nonconforming zoning condition, as defined in subsection (3)(g) below.
3. Definitions. As used in this section, terms are defined as follows:
  - a. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
    - 1) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
    - 2) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
  - b. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

- c. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
- d. "Efficiency kitchen" means a kitchen that includes each of the following:
- 1) A cooking facility with appliances.
  - 2) A food preparation counter or counters that total a minimum of fifteen (15) square feet in area.
  - 3) Food storage cabinets that total a minimum of thirty (30) square feet of shelf space.
- e. "Junior accessory dwelling unit" or "JADU" means a residential unit that
- 1) is no more than five hundred (500) square feet in size,
  - 2) is contained entirely within an existing or proposed single-family structure,
  - 3) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and
  - 4) includes an efficiency kitchen, as defined in subsection (3)(d) above.
- f. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- g. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- h. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- i. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- j. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- k. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
4. Approvals. The following approvals apply to ADUs and JADUs under this section:
- a. Building-permit Only. If an ADU or JADU complies with each of the general requirements in subsection (e) below, it is allowed with only a building permit in the following scenarios:
    - 1) Converted on Single-family Lot: Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
      - (i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to one hundred fifty (150) additional square feet if t

expansion is limited to accommodating ingress and egress.

- (ii) Has exterior access that is independent of that for the single-family dwelling.
  - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
- 2) Limited Detached on Single-family Lot: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (4)(a)(1) above, if the detached ADU satisfies the following limitations:
    - (i) The side- and rear-yard setbacks are at least four-feet.
    - (ii) The total floor area is eight hundred (800) square feet or smaller.
    - (iii) The peak height above grade is sixteen (16) feet or less.
  - 3) Converted on Multifamily Lot: Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to twenty-five (25) percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
  - 4) Limited Detached on Multifamily Lot: No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
    - (i) The side- and rear-yard setbacks are at least four-feet.
    - (ii) The total floor area is eight hundred (800) square feet or smaller.
- b. ADU Permit.
- 1) Except as allowed under subsection (d)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (e) and (f) below.
  - 2) The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU-permit processing fee is determined by the planning director and approved by the city council by resolution.
- c. Process and Timing.
- 1) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
  - 2)

The city must act on an application to create an ADU or JADU within sixty (60) days from the date that the city receives a completed application, unless either:

- (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
- (ii) In the case of a JADU and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.

5. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections (4)(a) or (4)(b) above:

a. Zoning.

- 1) An ADU or JADU subject only to a building permit under subsection (4)(a) above may be created on a lot in a residential or mixed-use zone.
- 2) An ADU or JADU subject to an ADU permit under subsection (4)(b) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

b. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

c. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.

d. No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

e. Septic System. If the ADU or JADU will connect to an onsite water-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten (10) years.

f. Owner Occupancy.

- 1) All ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.
- 2) An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.
- 3)

All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.

- 4) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- g. Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the planning director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:
  - 1) The ADU or JADU may not be sold separately from the primary dwelling.
  - 2) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
  - 3) The deed restriction runs with the land and may be enforced against future property owners.
  - 4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the ADU or JADU has in fact been eliminated. The director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.
  - 5) The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.
6. Specific ADU Requirements. The following requirements apply only to ADUs that require an ADU permit under subsection (4)(b) above.

- a. Maximum Size.
- 1) The maximum size of a detached or attached ADU subject to this subsection (6) is eight hundred fifty (850) square feet for a studio or one-bedroom unit and one thousand (1,000) square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
  - 2) An attached ADU that is created on a lot with an existing primary dwelling is further limited to fifty (50) percent of the floor area of the existing primary dwelling.
  - 3) Application of other development standards in this subsection (6), such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, or open-space requirements may require the ADU to be less than eight hundred (800) square feet.
- b. Floor Area Ratio (FAR). No ADU subject to this subsection (6) may cause the total FAR of the lot to exceed forty-five (45) percent, subject to subsection (6)(a)(3).
- c. Lot Coverage. No ADU subject to this subsection (6) may cause the total lot coverage of the lot to exceed fifty (50) percent, subject to subsection (6)(a)(3).
- d. Minimum Open Space. No ADU subject to this subsection (6) may cause the total percentage of open space of the lot to fall below fifty (50) percent, subject to subsection (6)(a)(3) above.
- e. Height.
- 1) A single-story attached or detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure.
  - 2) A second story or two-story attached ADU may not exceed the height of the primary dwelling.
  - 3) A detached ADU may not exceed one story.
- f. Passageway. No passageway, as defined by subsection (c)(8) above, is required for an ADU.
- g. Parking.
- 1) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above.
  - 2) Exceptions. No parking under subsection (6)(g)(1) is required in the following situations:
    - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (3)(j) above.

- (ii) The ADU is located within an architecturally and historically significant historical district.
  - (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (4)(a)(1) above.
  - (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
  - (v) When there is an established car share vehicle stop located within one block of the ADU.
- 3) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- h. Architectural Requirements.
- 1) Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling.
  - 2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
  - 3) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
  - 4) The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.
  - 5) The interior horizontal dimensions of an ADU must be at least ten (10) feet wide in every direction, with a minimum interior wall height of seven feet.
  - 6) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.
- i. Landscape Requirements.
- 1) Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:
    - a) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every ten (10) linear feet of exterior wall.
    - b)

For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, ground level ADU, a solid fence of at least six feet in height may be installed.

c) For a second-story ADU, plant specimens must be at least twelve (12) feet tall when installed.

2) All landscaping must be desert-friendly and water-efficient plantings and irrigation systems.

7. Fees.

a. Impact Fees.

- 1) No impact fee is required for an ADU that is less than seven hundred fifty (750) square feet in size.
- 2) Any impact fee that is required for an ADU that is seven hundred fifty (750) square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

b. Utility Fees.

- 1) Converted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADO or JADU is constructed with a new single-family home.

8. Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections (1) through (7)(b) of this section may be allowed by the city with a conditional use permit, in accordance with Chapter 17.74 of this title.

(Ord. 984 § 1, 2007; prior code § 070.07)

(Ord. No. 1075, §§ 10, 11, 6-10-15; Ord. No. 1150, Exh. A, 12-11-19)

# DEVELOPMENT SERVICES TENTATIVE FUTURE AGENDA 2023

Item 3.

## 11/15/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH – Conditional Use Permit 371 to allow liquor sales as part of a proposed 2,646 sq. ft. restaurant, “La Noria Fonda Cenaduria” for a ABC License Type 20, Off-Sale General, in an existing commercial building located at 49613 Cesar Chavez Street. in the C-G (General Commercial) zone. (Lara)
- PH – Conditional Use Permit 369, Architectural Review 23-06, Environmental Assessment 23-05, proposes the expansion of the existing RV and Self-Storage facility at HWY 111 on an adjacent vacant 4.85 acre parcel to the west. Phase I of the Project proposes approximately 34,827 square feet of self-storage units, configured into various sizes, and 60 uncovered RV storage spaces. Phase II of the Project proposed approximately 25,800 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes, and 71 covered RV storage spaces. The Project also includes a 900 square foot office and five parking spaces, all accessed from Tyler Lane (APN: 763-141-018). Applicant: Sunridge Self-Storage (Moreno)
- Non-hearing - Second 1-Year Time Extension Request for TTM No. 37088 (Revella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street. (Perez)
- Non-hearing – Approval of Accessory Dwelling Unit (ADU) Plans. (Perez)

## 11/22/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- Consent - Second Reading Ordinance No. 1208 Change of Zone No. 22-05 Sevilla II for a 204-lot planned unit development subdivision for the Pulte Homes located on a 39-acre site, west of Van Buren Street, south of Avenue 50 and north of Avenue 51.

## 12/06/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- No Items Scheduled

## 12/13/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- No Items Scheduled

## 12/20/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- No Items Scheduled