



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

AGENDA

OF A SPECIAL MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

December 07, 2021
6:00 PM

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

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

<https://us02web.zoom.us/j/88600690635?pwd=VmhBNU50RitNZm1DVUpaVkNhQzdRQT09>

Or one tap mobile :

Us: +16699006833,,88600690635#,,, *864496# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 886 0069 0635

Passcode: 864496

Public comments may be received via email, telephonically, or via zoom with a limit of 250 words, or three minutes:

In real time:

If participating in real time via zoom or phone, during the public comment period, use the "raise hand" function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.

In writing:

Written comments may be submitted to the commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes - November 3, 2021

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Coachella Valley Apartments AR No. 19-10 – Amendment to Conditions of Approval
A request to modify Condition of Approval #8 of Architectural Review (AR 19-10) to allow a vote to annex into the City’s Public Safety Community Facilities District after issuance of grading permit for a residential project for the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026).
3. Fountainhead Plaza Phase II and III
Tentative Parcel Map 37940 (Revision), Conditional Use Permit (CUP) 346, CUP 347, CUP 321 (modification), Architectural Review (AR) 21-12, and AR 20-03 (modification) to develop 2.83 acres of an 8.25 acre property to include a 2,028 sq. ft. Starbucks drive thru building, a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket with Type 20 Alcohol Sales (Off-Sale Beer and Wine) at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail Realty Associates, LP.

INFORMATIONAL:

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 03, 2021
6:00 PM

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

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

[HTTPS://US02WEB.ZOOM.US/J/88446426941?pwd=QVdLZ0dQQmd1V1BEY3H3WFVhck1OQT09](https://us02web.zoom.us/j/88446426941?pwd=QVdLZ0dQQmd1V1BEY3H3WFVhck1OQT09)

OR ONE TAP MOBILE :

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

OR TELEPHONE:

US: +1 669 900 6833

WEBINAR ID: 884 4642 6941

PASSCODE: 774623

PUBLIC COMMENTS MAY BE RECEIVED **VIA EMAIL, TELEPHONICALLY, OR VIA ZOOM** WITH A LIMIT OF **250 WORDS, OR THREE MINUTES:**

IN REAL TIME:

IF PARTICIPATING IN REAL TIME VIA ZOOM OR PHONE, DURING THE PUBLIC COMMENT PERIOD, USE THE **"RAISE HAND"** FUNCTION ON YOUR COMPUTER, OR WHEN USING A PHONE, PARTICIPANTS CAN RAISE THEIR HAND BY PRESSING *9 ON THE KEYPAD.

IN WRITING:

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

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

CALL TO ORDER:

Meeting was called to order at 6:04 p.m. by Vice Chair Navarrete. The meeting was conducted via Zoom meeting and available to the public via Zoom meeting.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Commissioners Present: Commissioner Gonzalez (joined the meeting at 6:08 p.m.), Alternate Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete, Chair Virgen (All Planning Commissioners participated via teleconference)

Staff Present: *Gabriel Perez, Development Services Director
*Nikki Gomez, Associate Planner
*Rosa Montoya, Planning Technician

*Participated in meeting via teleconference

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes - October 20, 2021

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER LEAL TO APPROVE THE MINUTES AS SUBMITTED.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None

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.”

None.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

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

Nikki Gomez, Associate Planner, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division.

Chair Virgen opened the meeting for public comment at 6:15 p.m. and closed the public comments at 6:25 p.m.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE FIRST 12-MONTH TIME EXTENSION FOR TENTATIVE PARCEL MAP NO. 37940, CONDITIONAL USE PERMIT NO. 321, CONDITIONAL USE PERMIT NO. 322 AND ARCHITECTURE REVIEW NO. 20-03 FOR A MULTI-TENANT DEVELOPMENT (FOUNTAINHEAD DEVELOPMENT PHASE II) WHICH CONSISTS OF RETAIL, RESTAURANT, OFFICE BUILDING, MINI MARKET WITH ALCOHOL SALES, AND A 12-PUMP FUELING SERVICE STATION ON A 3.1 ACRE VACANT PORTION OF LAND ON AN EXISTING PARTIALLY DEVELOPED SHOPPING CENTER LOCATED AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND FIRST STREET. (APN 778-020-007 & 778-010-017)

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Commissioner Figueroa.

ABSENT: None.

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

Nikki Gomez, Associate Planner, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division. In the presentation, she noted minor changes to the proposed building setback and square footage due to the easements. She also identified a modification to the parking lot area and vehicle parking count, but states that on-site parking is consistent with the City's minimum commercial parking requirements.

Chair Virgen opened the meeting for public comment at 6:39 p.m. and closed the public comments at 6:42 p.m.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE TWO-CONSECUTIVE 12-MONTH TIME EXTENSIONS FOR ARCHITECTURAL REVIEW NO. 19-02 TO CONSTRUCT A NEW MULTI-TENANT RETAIL/OFFICE CENTER CONSISTING OF TWO COMMERCIAL BUILDINGS FOR A TOTAL OF 22,300 SQ. FT. ON TWO VACANT PARCELS OF LAND TOTALING 1.9 ACRES IN THE C-G (GENERAL COMMERCIAL) ZONE LOCATED AT THE SOUTHEAST CORNER OF VALLEY ROAD AND CESAR CHAVEZ STREET. (APN 778-280-001 & -002). JUAN CARLOS GUARDADO, APPLICANT.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Commissioner Figueroa.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None.

INFORMATIONAL:

None.

ADJOURNMENT:

Meeting Adjourned by Chair Virgen at 7:04 pm by Chair Virgen.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
12/7/2021

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella Valley Apartments AR No. 19-10 – Amendment to Conditions of Approval

SPECIFICS: A request to modify Condition of Approval #8 of Architectural Review (AR 19-10) to allow a vote to annex into the City’s Public Safety Community Facilities District after issuance of grading permit for a residential project for the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026).

EXECUTIVE SUMMARY:

The Community Housing Opportunities Corporation (CHOC), applicant, proposes a modification to the Condition for Approval #8 of Architectural Review No, 19-10 for the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue (APN 768-210-025 and -026). The applicant requests that the Planning Commission modify condition #8 to permit the owner to vote to annex the subject property into the City’s Public Safety Community Facilities District prior to issuance of a certificate of occupancy.

BACKGROUND:

The subject site has a 50-unit multifamily affordable housing project that was built during the 1970’s in two phases. There are six clustered buildings in the front portion of the site, and four clustered buildings in the rear portion of the site. The dwellings consist of two and three bedroom dwellings with detached carports serving the residences with common area open space between the buildings and minimal amenities. The site has a reduced street frontage along Bagdad Avenue such that most of the dwellings are not visible from the street. The aerial photo below depicts a birds-eye view of the existing property as viewed from the south side of Bagdad Avenue, looking north.

On February 5, 2020, the Planning Commission approved the applicant’s request as proposed in Architectural Review No. 19-10 for the demolition of the existing 50 multi-family dwelling units and construction of a new 110-unit multi-family residential community. The project consists of eight (8) freestanding buildings each containing a variety of floor plans and elevation facades. The buildings are all two-story and three-story structures, except for the freestanding community

building in the central part of the project, which will be a one-story structure. The floor plans include one-story units on the ground floor, and two-story “townhouse style” units with one-story “flats” on the 3rd floors.



Google Earth Image – CV Apartments

CHOC is a recognized affordable housing development corporation from Northern California. They have purchased the project and have been securing several funding sources in order to fund the new development and for reinstatement of the affordable housing covenants, through state and federal funding opportunities.

DISCUSSION/ANALYSIS:

The applicant subdivided the 5.76 acre site into two lots making up the first and second phases of development. The northerly 2.97 acres of the property will be the first phase of development, and the southerly 2.71 acres of the site will be the second phase of construction. The owners have stated the existing families will have the opportunity to relocate into the new renovated buildings as construction phasing permits.

The applicant proposes to amend Architectural Review 19-10, condition #8. The condition requires the applicant to annex the property into the City’s Public Safety Community Facilities District for police, fire and paramedic services prior to issuance of a grading permit. The project grading and

building plans are currently in plan check, but the applicant has not proceeded with a vote to annex the property into CFD No. 2005-01 and will be unable to do so before the California Tax Credit Allocation Committee (TCAC) deadline of December 27, 2021 in order to receive full points in the Readiness to Proceed point category.

The applicant intends to satisfy the condition, but proposes an amendment so that the vote to annex into the CFD occurs before issuance of a certificate of occupancy as follows:

Current Condition of Approval #8 text

8. The owner shall vote to annex the subject property into the City's Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a grading permit.

Proposed Condition of Approval #8 Amendment

*Modified language in **bold** and deleted language in "strikeout."

8. The owner shall vote **or facilitate (at the owner's expense) a vote of registered voters residing at the property** to annex the subject property into the City's Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a ~~grading permit.~~ **certificate of occupancy. No temporary or final certificate of occupancy shall be issued by the City of Coachella before the owner votes or facilitates (at the owner's expense) a vote of registered voters residing at the property for annexation of the subject property into CFD No. 2005-01.**



Architectural Theming:

The project is designed in a contemporary Spanish / Colonial/ Moorish architectural theming with the use of smooth plaster, terra-cotta concrete S-tile roofing, ceramic tile mosaics, rounded arches and gothic arches with tiled accents, wrought iron railings / gates/ decorative gills, canvas awnings with spire supports, brick veneers, and decorative pavers. There are numerous tower elements on each of the buildings that create architectural variation and the roof lines are varied in the front portions of the site where it transitions from two to three stories, in order to be more compatible with the single story character of the homes to the south.



ENVIRONMENTAL REVIEW:

City staff determined that the proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. A copy of the 15183 analysis is attached to this staff report.

ALTERNATIVES:

1. Adopt Resolution No. 2021-28 approving a modification to Architectural Review No. 19-10 condition of approval #8 to all the vote to annex into the CFD 2005-1 to occur prior to issuance of certificate of occupancy for the Coachella Valley Apartments Project.
2. Continue this matter and give staff direction.
3. Deny the request.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1

Attachments:

1. Resolution No. 2021-28 - Modification to AR No. 19-10 Condition of Approval #8
2. PC Resolution No. 2020-02 - Approving AR 19-10 (For Reference Only)
3. TCAC Reservation Letter

RESOLUTION NO. PC2021-28

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A MODIFICATION TO THE CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW 19-10 TO ALLOW THE DEMOLITION OF 50 EXISTING RESIDENCES AND CONSTRUCTION OF A NEW 110-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY (COACHELLA VALLEY APARTMENTS) WITH ON-SITE AMENITIES INCLUDING A COMMUNITY BUILDING, BASKETBALL HALF-COURT, POCKET PARK, SPLASH-PAD, TOT LOT, FREESTANDING CARPORTS ON PRIVATE DRIVEWAYS, AND COMMON-AREA PICNIC AREAS ON 5.76 ACRES LOCATED AT 84-900 BAGDAD AVENUE. (APN 768-210-025 & -026). COMMUNITY HOUSING OPPORTUNITIES CORPORATION (APPLICANT).

WHEREAS, Community Housing Opportunities Corporation filed an application for a modification to Architectural Review (AR) 19-10 the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue (APN 768-210-025 and -026); and

WHEREAS on February 5, 2021, the Planning Commission of the City of Coachella held a duly noticed public hearing and adopted Resolution No. PC2020-02 approving Architectural Review 19-10 for the Coachella Valley Apartments project; and

WHEREAS on December 7, 2021, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the proposed project will not have a significant effect on the environment and a Section 15183 analysis was prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 tieing off of the City's General Plan Update Environmental Impact Report; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

The proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies.

Section 3. Architectural Review Findings

With respect to the modifications to Architectural Review 19-10, the Planning Commission finds that the previous findings of PC Resolution No. 2020-02 can still be made:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has an Urban Neighborhood land use designation that allows for high-density residential development. The project will have a new density of 19 dwelling units per acre. The proposed structures will be in keeping with the policies of the Urban Neighborhood land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with General Plan policies including “High quality construction and architecture” which requires high-quality and long-lasting building materials on all new development projects in the City, and will encourage innovative and quality architecture. Additionally, the project will preserve existing, signature views of the

hills and mountains from the City.

2. The proposed project will be in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes to redevelop an older 50-unit multifamily residential project by demolishing existing units, and constructing a new high-density 110-unit project with several two-story and three-story multifamily residential buildings surrounding a new community building and common open-space amenities including a pocket park, basketball half-court, outdoor splash pad, barbeque / picnic areas and shade structures. The project has shown a financial barrier to providing affordable housing and is entitled to development incentives in the form of reduced parking, and reduced dwelling unit sizes which includes 600 square foot one-bedroom units, and 940 square foot two-bedroom units and 1030 square foot three-bedroom units. Except for these development incentives, the project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed.
3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project will provide a high-density residential development designed in a traditional garden apartments theme with generous common open space directly accessible and visible to the street. The architecture is a contemporary Spanish/ Colonial/ Moorish style that will significantly improve the built environment conditions. The proposed uses will be compatible with existing adjacent uses in that there are one-story elements placed near the street and the two-story and three-story structures are set back from the street, in order to be compatible with the surrounding residential structures in the vicinity, and commercial uses to the east.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a two-story and three-story multi-family residential development with attractive architectural features and that will enhance the surrounding uses. The streetscape buildings will include substantial one-story elements including a trellis/arbor, front porches and covered walkways to be in keeping with one-story homes on the south side of Bagdad Avenue.
5. The proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination

of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies.

Section 4. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approves an amendment to Condition of Approval #8 for Architectural Review 19-10 for Coachella Valley Apartment project and subject to the amended Condition of Approval #8 as set forth in “Exhibit A”

PASSED APPROVED and ADOPTED this 7th day of December 2021.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-28, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of December 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

**MODIFIED CONDITION OF APPROVAL #8
ARCHITECTURAL REVIEW NO. 19-10**

*Modified language in **bold** and deleted language in “strikeout.”

Condition of Approval #8

8. The owner shall vote **or facilitate (at the owner’s expense) a vote of registered voters residing at the property** to annex the subject property into the City’s Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a ~~grading permit.~~ **certificate of occupancy. No temporary or final certificate of occupancy shall be issued by the City of Coachella before the owner votes or facilitates (at the owner’s expense) a vote of registered voters residing at the property for annexation of the subject property into CFD No. 2005-01.**

RESOLUTION NO. PC2020-02

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW 19-10 TO ALLOW THE DEMOLITION OF 50 EXISTING RESIDENCES AND CONSTRUCTION OF A NEW 110-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY (COACHELLA VALLEY APARTMENTS) WITH ON-SITE AMENITIES INCLUDING A COMMUNITY BUILDING, BASKETBALL HALF-COURT, POCKET PARK, SPLASH-PAD, TOT LOT, FREESTANDING CARPORTS ON PRIVATE DRIVEWAYS, AND COMMON-AREA PICNIC AREAS ON 5.76 ACRES LOCATED AT 84-900 BAGDAD AVENUE. (APN 768-210-025 & -026). COMMUNITY HOUSING OPPORTUNITIES CORPORATION (APPLICANT).

WHEREAS, Community Housing Opportunities Corporation (CHOC) has filed an application for Tentative Parcel Map No. 37833 and Architectural Review No. 19-10 to allow the phased development of 5.76 acres into a 110-unit multifamily residential community on property in the R-M (Multifamily Residential) zone located at 84-900 Bagdad Avenue; and,

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

WHEREAS, on February 5, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map and Architectural Review as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

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

WHEREAS the proposed project was found to not have a significant effect on the environment and a Section 15183 analysis was prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 tieing off of the City's General Plan Update Environmental Impact Report; and

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

NOW, THEREFORE, be it resolved, that the Planning Commission of the City of Coachella, California does hereby approve Architectural Review No. 19-10, subject to the findings and conditions of approval listed below.

Findings for Approval for Architectural Review No. 19-10:

1. The proposed project is consistent with the goals, objectives, policies, and implementation

measures of the newly adopted Coachella General Plan 2035. The site has an Urban Neighborhood land use designation that allows for high-density residential development. The project will have a new density of 19 dwelling units per acre. The proposed structures will be in keeping with the policies of the Urban Neighborhood land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with General Plan policies including "High quality construction and architecture" which requires high-quality and long-lasting building materials on all new development projects in the City, and will encourage innovative and quality architecture. Additionally, the project will preserve existing, signature views of the hills and mountains from the City.

2. The proposed project will be in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes to redevelop an older 50-unit multifamily residential project by demolishing existing units, and constructing a new high-density 110-unit project with several two-story and three-story multifamily residential buildings surrounding a new community building and common open-space amenities including a pocket park, basketball half-court, outdoor splash pad, barbeque / picnic areas and shade structures. The project has shown a financial barrier to providing affordable housing and is entitled to development incentives in the form of reduced parking, and reduced dwelling unit sizes which includes 600 square foot one-bedroom units, and 940 square foot two-bedroom units and 1030 square foot three-bedroom units. Except for these development incentives, the project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed.
3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project will provide a high-density residential development designed in a traditional garden apartments theme with generous common open space directly accessible and visible to the street. The architecture is a contemporary Spanish/ Colonial/ Moorish style that will significantly improve the built environment conditions. The proposed uses will be compatible with existing adjacent uses in that there are one-story elements placed near the street and the two-story and three-story structures are set back from the street, in order to be compatible with the surrounding residential structures in the vicinity, and commercial uses to the east.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a two-story and three-story multi-family residential development with attractive architectural features and that will enhance the surrounding uses. The streetscape buildings will include substantial one-story elements including a trellis/arbor,

front porches and covered walkways to be in keeping with one-story homes on the south side of Bagdad Avenue.

5. The proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies.

Conditions of Approval for Architectural Review No. 19-10:

1. The Architectural Review (AR 19-10) is contingent upon City Council approval of Tentative Parcel Map No. 37833 and shall be valid for 24 months from the effective date of said City Council approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Architectural Review.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the submitted plans and conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Valley Apartments Project applications.
 - b. All carports shall be treated architecturally and painted to match the residential buildings.

- c. All fencing or garden walls for the project shall be subject to issuance of a separate building permit by the City Building Division. The use of decorative masonry with wrought iron fencing shall be used to include textured precision block, slump stone, or splitface block and wrought iron painted to complement the residential structures.
 - d. All parking lot lighting for the project center shall incorporate a Spanish Colonial decorative design.
 - e. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.
 - f. Decorative paving in the form of pavers or stamped/colored concrete shall be used for the first 20 feet behind the sidewalk at both driveway entrances into the project site.
3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 19-10, including architectural features, materials, and site layout.
 4. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted C.B.C., C.P.C., C.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Marshal's Office and any requirements by any other agency having jurisdiction on the project.
 5. Prior to the issuance of any building permits, the applicant shall submit landscape and irrigation plans with appropriate water calculations, and tabulations of overall new areas of outdoor landscaping for water efficiency monitoring purposes, to the Development Services Director. Compliance with regional Model Water Efficiently Landscape Ordinance is encouraged.
 6. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
 7. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Marshal's Office, Coachella Engineering Department or to other agencies for whom plan review and approval is required.

8. The owner shall vote to annex the subject property into the City's Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a grading permit.
9. The developer shall meet and confer with the 29 Palms Band of Mission Indians, or another local tribe to obtain sensitivity training, in the event that potentially significant cultural resources are encountered during ground-disturbing activities.
10. Prior to issuance of building permits, the developer shall pay all applicable City of Coachella Development Impact Fees (DIF) and any applicable regional fees including Transportation Uniform Mitigation Fees (TUMF), and Multi Species Habitat Conservation fees in effect at the time of permit issuance.
11. The applicant or successor in interest shall submit plans and pay applicable fees to the Imperial Irrigation District for electrical utility infrastructure, and include all on-site and off-site utility infrastructure work on composite utility plans submitted to the City of Coachella.
12. All roof-top equipment must be architecturally screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment generally shall be located below the parapet walls of the building. Please provide cross sections showing the line of site from street elevation, height of parapets, and height of rooftop mechanical equipment.
13. Typical 10' X 25' trash enclosures (minimum 6-ft high masonry wall with opaque metal gates) shall be installed conforming to the standards of Burrtec Waste Disposal as shown on the site plan, and in convenient centrally-located areas accessible to all residents.

ENGINEERING:

14. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
15. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
16. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing

tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

17. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required. Applicant shall obtain approval of site access and circulation from Fire Marshal's Office.
18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
19. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
20. Applicant shall obtain an encroachment permit to underground overhead distribution power line along Bagdad Avenue.
21. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. The applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer

24. The applicant shall meet and confer with the Coachella Valley Water District to verify the absence of tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines.
25. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
26. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
28. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
29. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

FIRE DEPARTMENT:

30. The Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
31. The Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance, showing compliance with the items below.
 - a. Minimum clear width of 24-feet shall be provided.

- b. Minimum outside turning radius of 38-feet while maintaining minimum inside turning radius of 14-feet.
 - c. Vertical clearance of 13'6" shall be maintained for the minimum clear width of 24-feet. This includes tree clearances.
 - d. No traffic calming devices are permitted
32. The Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
33. Fire sprinklers are required for all residential buildings. Deferred submittal of plans shall be provided to the appropriate Office of the Fire Marshal representative to be reviewed and approved prior to installation.
34. Phased inspections will be required to be completed in association with the rough piping and final acceptance, and shall be coordinated by the developer or his agents through the Riverside County Fire Marshal's office.
35. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required prior to the issuance of any building permits.

UTILITIES:

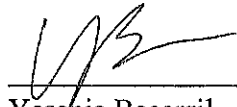
36. Detailed plumbing and mechanical plans shall be submitted as part of plan check review, to the Environmental Programs Coordinator for review and approval.
37. A water quality management plan is required for this project.
38. The developer shall install 4 AMI type water service meters. Separate water service meter for landscape irrigation; Install Above Ground "Double Check Detector Assembly" DCDA for fire system; to protect water supply from contamination or pollution.
39. The developer shall install RP/Backflow device at least 12" of all water meters servicing landscape, for commercial facilities.
40. The project must adhere to the State Drought Mandate for drip or micro-spray of all landscape. A Pollution Prevention Plan for chemical storage and materials for water play area. The facility may be required to install a sub-meter for non-residential buildings to determine "return to sewer" from water use;

PASSED APPROVED and **ADOPTED** this 5th day of February 2020. *-SEE ATTACHED*



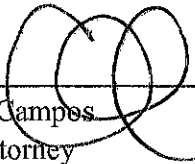
 Javier Soliz, Chair
 Coachella Planning Commission

ATTEST:



Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:



Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2020-02, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of February 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Secretary

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PASSED APPROVED and ADOPTED this 5th day of February 2020.

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Huazano, Commissioner Gonzalez, Chair Soliz.

NOES: None.

ABSENT: Vice Chair Virgen.

ABSTAIN: None.



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 Capitol Mall, Suite 485
 Sacramento, CA 95814
 p (916) 654-6340
 f (916) 654-6033
 www.treasurer.ca.gov/ctcac

MEMBERS

FIONA MA, CPA, CHAIR
 State Treasurer

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GUSTAVO VELASQUEZ
 Director of HCD

DONALD CAVIER
 Acting Executive Director of CalHFA

EXECUTIVE DIRECTOR
 Nancee Robles

Reservation Letter

June 16, 2021

Vincent Nicholas
 Community Housing Opportunities Corporation
 5030 Business Center Drive, Suite # 260
 Fairfield, CA 94534

Email: vnicholas@chochousing.org

RE: Coachella Valley Apartments
 84900 Bagdad Avenue
 Coachella, CA 92236
 CA-21-032
Allocation type: At-Risk
Completion date: December 31, 2023
Minimum low income election: 40%/60%

Dear Mr. Nicholas:

The California Tax Credit Allocation Committee ("TCAC"), in its role as administrator of the federal and California Low Income Housing Tax Credit programs established by Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and Sections 17058, 12206, and 23610.5 of the California Revenue and Taxation Code, hereby reserves for the project (the "Project") referenced above and described in the staff report attached hereto, 2021 low income housing tax credits in the following amount(s) and under the following conditions and limitations:

\$2,500,000: in federal Tax Credits annually for each of ten years (applicable percentage of 9.00% and/or estimated 4.00% for acquisition);

\$ 0: in total state Tax Credits to be taken over a four year period.

These credit amounts have been calculated using the estimated qualified basis and estimated applicable percentage(s) identified in the attached staff report. While the actual qualified basis and applicable percentages may change, the credit amounts of the reservations stated above are maximum credit amounts and cannot be exceeded.

Reservation Letter
 June 16, 2021
 Coachella Valley Apartments / CA-21-032
 Page 2

This Reservation is conditioned upon the Project Applicant (the "Applicant") constructing, rehabilitating or acquiring and rehabilitating the Project in accordance with the application for low income housing tax credits (the "Application") submitted to TCAC (subject to the Applicant maintaining its eligibility under all selection criteria and adhering to all conditions stated in the attached staff report) and is subject to full compliance by the Applicant with the Code and the California Code of Regulations, Title 4, Chapter 17 (the "Regulations"). This Reservation is further conditioned upon the owner posting project signage at the construction site in a manner consistent with criteria outlined on the TCAC website at: <http://www.treasurer.ca.gov/ctcac/signage/memo.pdf>. This Reservation is further conditioned upon the Project receiving an Internal Revenue Service (IRS) form 8609 in 2021 or submitting to the Committee all documentation qualifying for a Carryover Allocation as specified in Committee Regulation Section 10328(d). **For 2021 award recipients, an application for a Carryover Allocation must be submitted by October 31 of the year of the reservation, together with the applicable allocation fee and all required documentation, except that the time for meeting the "10% test" and submitting related documentation will be no later than twelve (12) months after the date of the Carryover Allocation. Failure to submit the applicable allocation fee by the deadline above will result in cancellation of this Reservation.** No change in the owner, general partner(s) of the owner, or any members of a Limited Liability Company that has an ownership interest in the Project shall occur prior to final allocation of the Tax Credits without the prior written consent of TCAC. If such consent is given, this Reservation is binding on all successors and assigns. In order to obtain a Carryover Allocation and retain this Reservation, the following must be submitted no later than October 31, except that the time for meeting the "10% test" and submitting related documentation will be no later than twelve (12) months after the date of the Carryover Allocation:

- evidence that the Applicant had uninterrupted control of the Project site since filing the original application with TCAC and, if the site is not already owned, evidence that the Applicant will maintain site control until the time for submitting the evidence of the land's purchase that will be no longer than twelve (12) months after the date of the Carryover Allocation;
- a certification, on forms supplied by TCAC, that Applicant's basis as of the date of the Carryover Allocation or the date that will be no later than twelve (12) months after the date of the Carryover Allocation, exceeds 10% of the anticipated basis of the Project upon completion (see Section 42(h)(1)(E) and applicable IRS Notices);
- evidence of site control. Evidence may take the form of any of the following: a preliminary title report issued no earlier than 30 days prior to the date of the Carryover Allocation submission; a conformed copy of the recorded grant deed; or a conformed copy of the recorded memorandum of lease;
- any other information required by the IRS or TCAC;

Applicants that received full points in the Readiness to Proceed point category must be able to begin construction, meet all of the following requirements and submit evidence of the same no later than 194 days from the date hereof, that is, no later than **December 27, 2021**. Such evidence shall include a completed updated application form along with a detailed explanation of any changes from the initial application, an executed construction contract, recorded deeds of trust for all construction financing (unless a project's location on tribal trust land precludes this), binding commitments for permanent financing, binding commitments for any other financing required to complete project construction, a limited partnership agreement executed by the general partner and the investor providing the equity, an updated TCAC Attachment 16, payment of all construction lender fees, issuance of building permits (a grading permit does not suffice to meet this requirement) or the applicable tribal documents, and notice to proceed delivered to the contractor. **Failure to meet this timeline shall result in rescission of the Credit Reservation or the issuance of negative points.**

Pursuant to Regulation Section 10328(c), the Applicant must provide the Committee with a completed updated application form in an email to TCACdocs@treasurer.ca.gov or on a flash drive no later than

Reservation Letter
 June 16, 2021
 Coachella Valley Apartments / CA-21-032
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194 days following the Reservation. Applicants may now submit documents for each TCAC deadline on CD or flash drive, including Placed in Service documents. **TCAC will not accept the Placed in Service documents by email or over the internet.**

Before issuance of IRS Form 8609 and/or FTB 3521A, the project owner will be required to sign a TCAC Regulatory Agreement and lease rider, if applicable, which will bind current and future owners to covenants previously agreed to by the project owner and TCAC. The project will be monitored by TCAC for the duration of the compliance period to ensure that the project is abiding by all covenants. Projects will be charged a one-time monitoring fee of \$410 per tax-credit unit. This fee must be paid before any tax forms will be issued and/or the Regulatory Agreement will be recorded. (Credits cannot be claimed if the Agreement has not been recorded.)

Within one year from the project's actual placed in service date, the Applicant must request from TCAC the issuance of Internal Revenue Service (IRS) Form(s) 8609 and submit the required documentation as specified in TCAC Regulation Section 10328(e). Prior to issuance of IRS Form 8609 and/or FTB 3521A, the project owner must submit to TCAC the following in the form of a CD/DVD/flash drive (Please do not submit these documents in a binder):

- an updated application (in MS Excel format) which shows in every respect what changes have occurred or are being proposed from the application upon which this Reservation was made (all changes are subject to approval by the Committee);
- all documents under Regulation Section 10322(i); and
- all documents required on the Placed in Service Checklist located on the TCAC website at: <http://www.treasurer.ca.gov/ctcac/inserve/checklist.pdf>

Failure to provide the required request and documentation by the deadline may result in negative points as specified in Committee Regulation Section 10325(c)(3).

No later than 5:00 p.m. on **July 6, 2021**, the Applicant must provide a check made out to the Committee in the amount of **\$100,000**, which is the **performance deposit** required for this Project. Failure to provide the performance deposit by July 6, 2021, shall result in cancellation of the reservation. The performance deposit may only be refundable under the circumstances and conditions set forth in the Committee Regulation Section 10335(d)(3).

Similarly, no later than **October 29, 2021**, the Applicant must provide a check made out to the Committee in the amount of **\$100,000**, which represents the **allocation fee** for this Project. The allocation fee is not refundable.

By accepting this Reservation, the owner understands and accepts the risks that the U.S. Congress, U.S. Department of the Treasury or the State of California may change the requirements for the award of tax credits by subsequent enactment of law or regulation. The Applicant further acknowledges that it has consulted its own tax advisor as to any consequences related to this Reservation or eventual award of tax credits.

Applicant acknowledges that it is under an affirmative obligation to advise TCAC of any material change in the nature or composition of the owner or the development team or of any of the specifics of the Project set forth in the Application.

Applicant acknowledges that, in awarding tax credits, TCAC has reserved a portion of the annual ceiling for Applicant's use, but that TCAC makes no representation that such credits can be claimed by Applicant. Applicant further acknowledges that upon its failure to meet any of the requirements in this Reservation or the

Reservation Letter
 June 16, 2021
 Coachella Valley Apartments / CA-21-032
 Page 4

reservation itself or any other requirements of TCAC or, upon mutual consent with TCAC, the Project's reservation may be canceled and the credits returned to TCAC. Moreover, even after the award of the carryover allocation, the amount of such allocation may be adjusted if, upon the initial and subsequent feasibility determinations, TCAC determines that the Project received more credits than are necessary for financial feasibility of the Project. In addition, TCAC may rescind a reservation or allocation of credits in the event that the maximum amount of credits achievable is insufficient for financial feasibility of the Project.

TCAC accepts no responsibility for any adverse consequences to the owner if the owner chooses to proceed with the Project based upon this Reservation. The owner is advised that TCAC is required by law to evaluate the Project a minimum of two additional times. These evaluations must occur at the time of the 194-day deadline and when the Project is placed in service. Further evaluations may result in the denial of any allocation of tax credits or a reduction in the amount of tax credits finally allocated to this Project.

No TCAC committee member, officer, director, agent, or employee shall be personally liable concerning any matters arising out of, or in relation to, the undertakings or obligations set forth herein.


Please examine the provisions of this Reservation carefully, and advise me promptly if there are any errors contained herein. If you agree to the terms of this Reservation, **please sign and date this form and deliver the original letter and performance deposit no later than 5:00 p.m. on July 6, 2021** revoke this Reservation if it discovers that the Applicant has provided erroneous or fraudulent information to TCAC in connection with the Application or fails to comply with any of the requirements of TCAC. You are encouraged to keep a copy of this document for your records.

If you do not wish to accept this reservation offer, please notify this office as soon as possible so that the credit may be reserved for another project.

Executed this 16th day of June 2021.

By: 
 Nancee Robles
 Executive Director

Accepted this 29 day of June, 2021.

By: 
 (signature)
Manuela Silva
 (type or print name)
CEO
 (type or print title)

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2021 First Round

June 16, 2021

Coachella Valley Apartments, located at 84900 Bagdad Avenue in Coachella, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits to finance the new construction of 55 units of housing serving large families with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Community Housing Opportunities Corporation and will be located in Senate District 28 and Assembly District 56.

Coachella Valley Apartments is currently at-risk, but is being recommended for a reservation of tax credits that will be preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance. The project financing includes state funding from the Joe Serna program of HCD.

Project Number CA-21-032

Project Name Coachella Valley Apartments
Site Address: 84900 Bagdad Avenue
 Coachella, CA 92236 County: Riverside
Census Tract: 457.050

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,500,000	\$0
Recommended:	\$2,500,000	\$0

Applicant Information

Applicant: Community Housing Opportunities Corporation
Contact: Vincent Nicholas
Address: 5030 Business Center Drive, Suite # 260
 Fairfield, CA 94534
Phone: (415) 940-9478
Email: vnicholas@chochousing.org

General Partner(s) / Principal Owner(s): CHOC
 Eugene Burger Management Company
General Partner Type: Nonprofit
Parent Company(ies): CHOC
 Eugene Burger Management Company
Developer: Community Housing Opportunities Corporation
Investor/Consultant: Alliant Capital
Management Agent(s): Sterling Asset Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 56
 No. & % of Tax Credit Units: 55 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: USDA 515 and 521 Rental Assistance (28 units - 38%) / HOME

Information

Set-Aside: At-Risk
 Housing Type: Large Family
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting Number of Units	Percentage of Affordable Units
At or Below 30% AMI:	12 22%
At or Below 50% AMI:	23 42%
At or Below 60% AMI:	20 36%

Unit Mix

18 1-Bedroom Units
20 2-Bedroom Units
18 3-Bedroom Units
56 Total Units

Unit Type & Number	2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
5 1 Bedroom	30%	\$424
5 1 Bedroom	50%	\$706
8 1 Bedroom	60%	\$706
4 2 Bedrooms	30%	\$508
8 2 Bedrooms	50%	\$847
2 2 Bedrooms	50%	\$847
6 2 Bedrooms	60%	\$847
3 3 Bedrooms	30%	\$587
3 3 Bedrooms	50%	\$979
5 3 Bedrooms	50%	\$979
6 3 Bedrooms	60%	\$979
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,323,041
Construction Costs	\$19,321,344
Rehabilitation Costs	\$0
Construction Contingency	\$1,292,313
Relocation	\$1,045,000
Architectural/Engineering	\$1,200,000
Const. Interest, Perm. Financing	\$1,511,725
Legal Fees	\$60,000
Reserves	\$251,966
Other Costs	\$5,128,550
Developer Fee	\$2,200,000
Commercial Costs	\$0
Total	\$35,333,939

Residential

Construction Cost Per Square Foot:	\$266
Per Unit Cost:	\$630,963
True Cash Per Unit Cost*:	\$616,909

Construction Financing

Source	Amount
Wells Fargo Construction Loan	\$21,330,497
USDA 515 Assumed Loan	\$24,826
HCD - Joe Serna Farmworkers Grant	\$5,000,000
Riverside County HOME Funds	\$1,000,000
GP Equity	\$100
Tax Credit Equity	\$2,275,000

Permanent Financing

Source	Amount
Bonneville - Section 538	\$2,123,000
USDA 515 Assumed Loan	\$24,826
HCD - Joe Serna Farmworker Grant	\$5,000,000
City of Coachella - CFD Loan	\$3,794,000
Riverside County HOME Funds	\$1,000,000
Deferred Developer Fee	\$787,013
GP Equity	\$100
Tax Credit Equity	\$22,605,000
TOTAL	\$35,333,939

*Less Donated Land, Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,367,521
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,777,778
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	Alliant Capital
Federal Tax Credit Factor:	\$0.90420

The "as if vacant" land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	Large Family
Final:	50.998%

Significant Information / Additional Conditions

The project's cost per unit is approximately \$616,909. The applicant noted these cost are attributed to a new retention storm drain collector system below grade per city municipal code requirements.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, the City of Coachella, has completed a site review of this project and strongly supports this project.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a performance deposit and allocation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received points for sustainable building methods (energy efficiency) must submit the certification required by Section 10325(c)(5) at project completion. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ½ mile of transit, service every 30 minutes in rush hours	6	6	6
Within ½ mile of public park or community center open to general public	3	3	3
Within ½ mile of public library	3	3	3
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within 1/4 mile of a public elementary school	2	2	2
Within ½ mile of medical clinic or hospital	3	3	3
Within ½ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Enhanced Accessibility and Visitability	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.



STAFF REPORT 12/7/2021

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Fountainhead Plaza Phase II and III

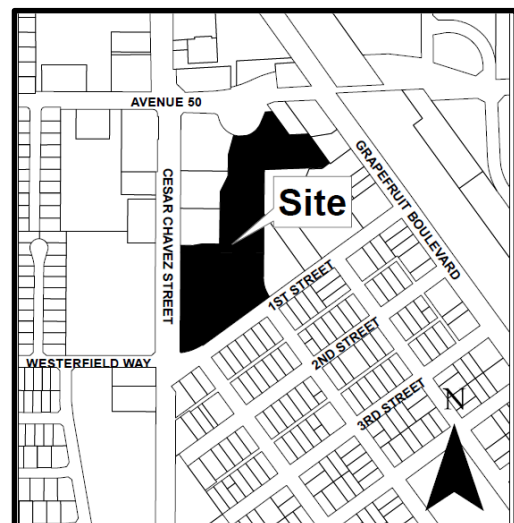
SPECIFICS: Tentative Parcel Map 37940 (Revision), Conditional Use Permit (CUP) 346, CUP 347, CUP 321 (modification), Architectural Review (AR) 21-12, and AR 20-03 (modification) to develop 2.83 acres of an 8.25 acre property to include a 2,028 sq. ft. Starbucks drive thru building, a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket with Type 20 Alcohol Sales (Off-Sale Beer and Wine) at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail Realty Associates, LP.

EXECUTIVE SUMMARY:

Coachella Retail Realty Associates, LP requests Planning Commission approval of modifications to phase 3 and new phase 4 development at Fountainhead Plaza for a standalone 2,028 Starbucks drive thru building, a 20,442 sq. ft. Aldi supermarket, and a 2,600 sq. ft. Panda Express Drive-thru restaurant. The applicant also requests the Planning Commission recommend approval of a revision to Tentative Parcel Map 37940 to accommodate parking for the Aldi supermarket on 5.9 acres located at the northeast corner of Cesar Chavez Street and First Street.

BACKGROUND:

The subject site is a vacant portion of an existing commercial development, Fountainhead Plaza, originally approved by the Planning Commission on May 7, 2008 as Conditional Use Permit (CUP) No. 233 and Architectural Review (AR) 07-20 for Walgreens, located on the east side of Cesar Chavez between Avenue 50 and First Street as a phased development. Taco Bell drive-thru restaurant was approved by the Planning Commission on July 15, 2015, as CUP 261 and AR 15-06. The developed portion of the commercial center consists of a Walgreens drug store and two drive thru restaurants (Taco Bell and McDonalds).



Tentative Parcel Map No. 37940 was approved by the City Council on October 14, 2020 to subdivide the remaining 8.26 acres into 7 commercial lots. Additionally, the Council approved AR No. 20-03 and CUP No. 321 to develop Phase II of the commercial center to include a 7-Eleven convenience store with 12 pump fueling stations and a drive-thru for a coffee shop. CUP No. 322 was approved to allow alcohol sales (Type 20, Off-Sale Beer and Wine) within the convenience store.

This project proposes to modify approved Phase II development and new Phase III development at the southerly portion of the commercial center as shown on the vicinity map to the right, at the corner of Cesar Chavez Street and 1st Street.

DISCUSSION/ANALYSIS

The proposed development is Phase II and III of the originally entitled project CUP No. 233 and Architectural Review 07-20. The surrounding land uses and zoning designations are as follows:

- North:** Existing commercial development, America's Tire (C-G, General Commercial).
- South:** Existing single family residences across First St. (R-S, Single Family Residential).
- East:** Foster-Gardner agricultural products (nonconforming) industrial site (C-G, General Commercial).
- West:** Existing commercial development across Harrison Street (C-G, General Commercial).

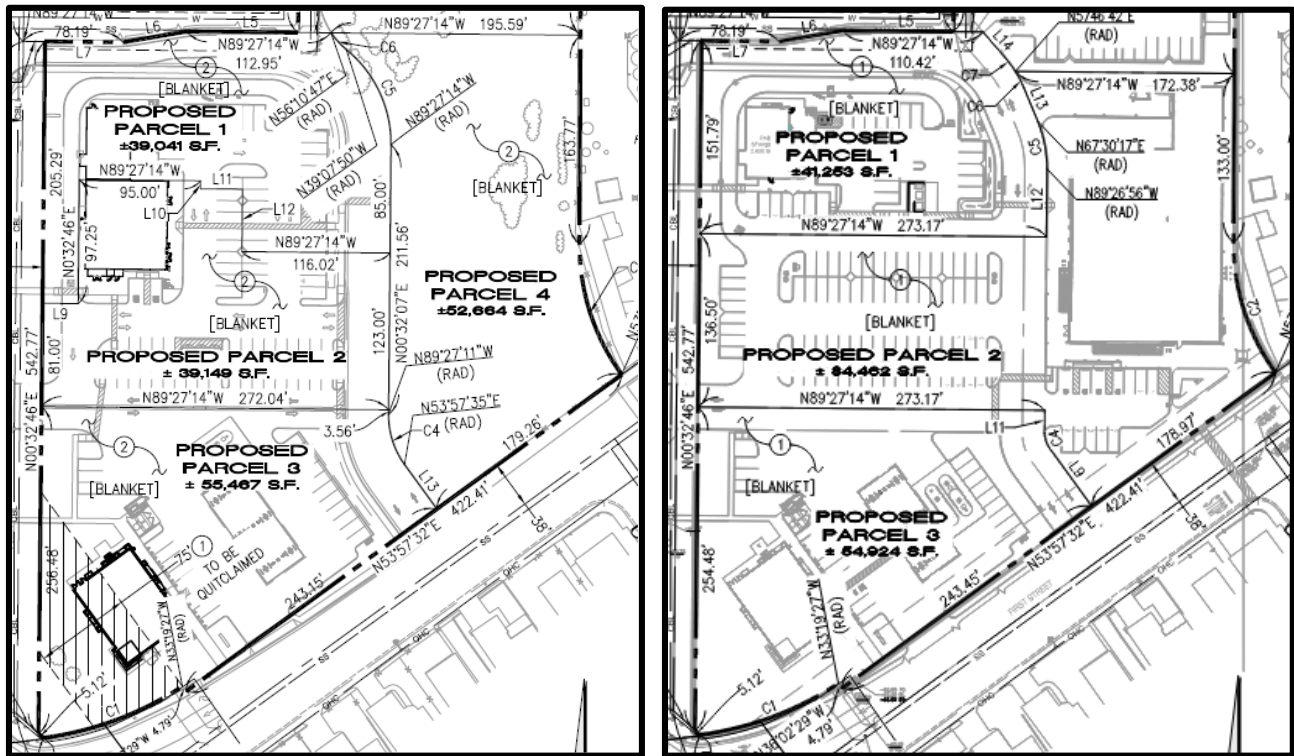
Tentative Parcel Map 37940

Tentative Parcel Map (TPM) No. 37940 was approved to subdivide the southern and eastern portions of the Walgreen's development (8.25 acres) into seven (7) parcels. The applicant proposes a revision to TPM No. 37940 where parcels 1, 2, and 3 would be developed with the Starbucks drive-thru, Aldi supermarket, and convenience store with fuel service station respectively and Parcels 4, 5, 6 will be developed with a Panda Express drive thru restaurant (Parcel 4) and future commercial development. Parcel 7 contains the existing common-area retention basin that provides storm-water drainage needs of the developed properties (Walgreens, Taco Bell and McDonalds).

The information below is the proposed parcel (lot size) area breakdown and an exhibit of the proposed subdivision showing the new building areas and the "future" development areas.

Table 1 – Tentative Parcel Map 37940 Revision

Parcel #	Approved	Proposed Revision
Parcel 1	39,041 sf. (Starbucks)	41,247 sq. ft. (Starbucks)
Parcel 2	39,149 sf. (Retail)	84,462 sq. ft. (Aldi)
Parcel 3	55,467 sf. (Fuel Station)	54,924 sq. ft. (Fuel Station)
Parcel 4	52,664 sf. (Future development)	39,782 sq. ft. (Panda Express)
Parcel 5	79,102 sf. (Future development)	45,007 sq. ft. (Future development)
Parcel 6	32,403 sf. (Future development)	32,403 sq. ft. (Future development)
Parcel 7	61,747 sf. (Existing Retention Basin)	61,747 sq. ft. (Existing Retention Basin)

Figure 1 –TPM 37940 Revision Comparison**TPM 37940 (Approved)****TPM 37940 (Revision)****Site Plan***Starbucks (Pad 1)*

The applicant proposes a modification to the approved Starbucks site plan by eliminating the 4,500 sq. ft. multi-tenant retail suites, which was originally proposed as one building with a 2,000 sq. ft. Starbucks coffee shop. The applicant proposes to maintain the Starbucks drive-thru coffee shop as a standalone 2,028 sq. ft. building. The applicant proposes the Starbucks building and drive thru lane in the same location and configuration as AR No. 20-03. An outdoor covered patio seating area of 270 sq. ft. is proposed. The drive-thru lane will accommodate the stacking of 12 vehicles consistent with the original site plan, which is more than the minimum required stacking of eight vehicles of the City's Zoning Ordinance. The approved parking lot plan has been reconfigured due to the elimination of the multi-tenant retail suite and the accommodation of the Aldi supermarket.

Aldi Supermarket (Major)

The Aldi supermarket building is located to the southeast portion of the commercial center. A central vehicle drive aisle begins from the Cesar Chavez Street main entry driveway, proceeds along the front elevation of Aldi supermarket, and ends at an entry driveway from First Street. A secondary driveway is located along Cesar Chavez Street that provides immediate access to Aldi and the propose fuel station and convenience store. The applicant indicated to staff that the

orientation of the Aldi building with the delivery truck loading dock along the front building elevation is necessary due to the lack of space available to locate a truck delivery driveway and dock to the rear of the Aldi building, typical of other supermarkets in the City and surrounding cities. Staff communicated to the applicant the concern of the loading dock at this location both due to potential conflicts with customer vehicle traffic and aesthetic reasons. On-site retention of storm water for the site will occur on the Aldi parcel through an underground infiltration system buried below the parking lot area and a smaller above ground retention basin is proposed to the South of the Aldi building.

Panda Express (Pad 4) – CUP 346

A Panda Express drive-thru restaurant is proposed at parcel 4 to the rear of the McDonalds restaurant and to the North of Aldi's. Access is provided from the main driveway entrance from Cesar Chavez Street. Drive-thru queuing of up to 10 vehicles is provided from the rear of the building beginning with two queuing lanes with separate menu boards that converge into one queuing lane for order pick up at the drive thru window. An outdoor covered 400 sq. ft. patio dining area is proposed at the front of the Panda Express building.

Architectural Design

The overall architectural design of the Starbucks, Aldi, and Panda Express incorporates modern architectural design with distinct material and color patterns for each buildings that differ from the original architectural conceptual design of Fountainhead Plaza as characterized by the Spanish Colonial revival appearance of the Walgreens drug store building. The departure from the original architectural design concept occurred with the commercial center's incremental development based on tenant interests to pursue building design with prototypical architecture as demonstrated by the McDonald's and Taco Bell restaurant buildings. The design for the corner fuel station would continue to retain the Spanish Colonial Revival architectural design features under AR No. 20-03.

Starbucks (Pad 1)

The Starbuck drive-thru building retains the same architectural style as approved under AR 20-03, with the exception the original multi-tenant building footprint has been reduced to remove two commercial tenant spaces. The building has maximum height of 23 feet and includes a modern design with a combination of stucco and hardee panel exterior surfaces. The main entrance is along the East elevation with an overhead metal canopy and an open trellis above an outdoor dining area. The West elevation facing Cesar Chavez Street includes a drive-thru window with overhead metal canopy. Two living fence and trellis systems are provided along the exterior wall. Rooftop mechanical equipment is screened by exterior walls and decorative cornice trim is provided at the top of all parapet walls.

Aldi Supermarket (Major)

The Aldi building uses modern architecture consisting of CMU block, cement panels, clear glass metal trellises and aluminum composite panels. The front elevation of Aldi is west-facing towards Cesar Chavez Street. This elevations consists of a tower element, 26'9" at the highest point,

consisting of aluminum composite panels (ACP), a covered walkway with ACP panels, and a storefront window system. The largest expanse of the elevation is comprised of a CMU and cement panel system with a finished metal cap. Two narrow horizontal clear glass areas are provided on this elevation. The truck loading area is located toward the north end of this elevation and a metal trellis has been added to provide visual relief. The front building walls do not screen rooftop mechanical equipment and instead the equipment is screened by a Roof Top Unit (RTU), which is characteristic of all building elevations. Commercial developments are consistently conditioned to screen roof top equipment by a parapet wall greater than the height of the equipment installed. This condition was included in AR No. 20-03 (Condition 89) and rooftop screening by the building parapet is characteristic of all the existing buildings (Walgreens, McDonalds, Taco Bell) within Fountainhead Plaza and is proposed with the Starbuck and Panda Express building. The side elevations facing First Street is the elevation with the highest quality architectural design with a large modern sloping roof feature consisting of an ACP panels system, combination fiber cement panel and CMU wall system, aluminum canopy extending over pedestrian walkways and building entrance. The rear wall is largely a blank expanse of CMU block with a singular color and visibility of the back of the tower element.

Staff has expressed concerns about the appearance of the front elevations due to the large expanse of the CMU wall system with very little architectural variation, lack of parapet wall height for rooftop equipment screening, and the visibility of the loading dock. The need for the extension of parapet walls above roof top mechanical equipment on all building elevations was expressed to the applicant as such screening is characteristic of new commercial development in the City and in surrounding communities. High quality architecture of the front elevation is important as Cesar Chavez Street is a primary arterial and the building will have high visibility from that vantage point. Staff provided examples of other locations where Aldi's provided a more enhanced elevation by extending the sloped roof element to this elevations as well. Staff added conditions of approval for modifications to the front elevation and a combination of landscape enhancements (Condition 41 and 73). Another condition requires that wall parapets extend above the height of roof-top mounted equipment.

Panda Express

The Panda Express building incorporates a new architectural prototype design with a "swinging" roof shape design. The building is framed with dark stone veneer base, light stucco and window systems at the mid-section, and iron colored metal cap and spruce colored Nichiha siding for the roof parapet. The nichia siding is also a feature of the vertical corner entry element. An outdoor covered patio dining area is provided at the front elevation with a low stone veneer patio wall.

Signage

The applicant proposes a monument sign at the driveway entrance from First Street to identify the Aldi and Panda Express businesses to replace a gasoline price monument sign that is permitted under the exiting Fountainhead Plaza Sign Program. Architectural review is required for modifications to the sign program. Monument sign specifications in the existing sign program allow for identification of three tenants with internally illuminated routed lettering and opaque

background. All tenant wall signs are required to comply with the approved sign program consisting of back-lit or “halo” illuminated individual letters.

Landscape Design

The plant palette shows a variety of trees including “Chilean Mesquite” “Desert Willow/Amethyst” and “Thornless Palo Verde” within the perimeter plantings and interior parking lot planters. The planters will include water-efficient plantings including “Red Bird of Paradise”, “Bush Morning Glory”, “Toothless Desert Spoon”, “Mexican Evening Primrose”, and Agave “Century Plant” succulents. The landscape plan includes a line of “Mexican Fan Palm” trees along the project frontage similar to the existing planting pattern in front of the Walgreens, Taco Bell, and McDonalds buildings. A cluster of palm trees is also provided at the corner of Cesar Chavez Street and First Street along with other landscape materials design to make the future public art location a focal point. The main entry driveway from Cesar Chavez Street will be fully improved with a landscape median consisting of Mexican Fan Palm trees, agave succulents and a decorative stone surface.

Off-Sale Alcohol Sales (Aldi) CUP 347

The applicant is requesting a CUP to allow an Alcohol Beverage Control (ABC) Type 20 (Off-Beer and Wine) license for Aldi Supermarket. The subject site is located within Census Tract 345.07, where ABC concentration standards allow a maximum of 3 off-sale licenses, where 7 exist. When it is determined by ABC that there is an undue concentration of off-sale licenses, the Planning Commission must make findings that the public convenience or necessity justifies the issuance of the liquor license to the establishment.

Table 2 – Off-Sale Alcohol Licenses

Off-Sale Alcohol License within Census Tract 457.07			
	Business Name	Address	License Type
1	Super Rancho Meat Market	1632 6 th Street	20 (Beer and Wine)
2	Walgreens	50040 Cesar Chavez St	20 (Beer and Wine)
3	99 Cent Store	50249 Cesar Chavez St	20 (Beer and Wine)
4	Perez Market II	1221 6 th Street	20 (Beer and Wine – Surrendered)
5	Cardenas	50037 Cesar Chavez St	21 (General)
6	Coachella Power Group Inc	50980 Cesar Chavez St	21 (General)
7	7 Eleven Inc	1030 6 th Street	21 (General - Surrendered)

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

Additionally, off-sale establishments may not fall within 700 feet of a church, school, park, playground, residence or another exiting off-sale use as measured from property line to property line. The subject site is within 700 feet of a church (Centro Catolico Martin Ortiz), single-family residences (along 1st Street). The subject site is also within 700 feet of other off-sale establishments that include Walgreens, 99 Cent Store, and Cardenas. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the off-sale beer and wine license as the supermarket will offer a wide selection of food

products, will increase the availability of fresh produce to Coachella residents and provide these goods at a location within walking distance from surrounding neighborhoods.

CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center which allows for commercial uses with the exception of drive-thru establishments even though the General Commercial zone permits drive-thru establishments with approval of a CUP. The Planning Commission previously made a General Plan consistency finding in support of the Starbucks drive-thru under AR 20-03.

CONSISTENCY WITH ZONING

The subject site is zoned C-G (General Commercial) zone, which allows for retail and restaurant establishments. The project complies with the development standards of the Zoning Ordinance for parking, lot requirements, height, landscaping and drive through stacking.

Table 3 – Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Restaurants: Starbucks- 23 spaces required. Panda Express- 36 spaces required. Requirement is 1 space per 45 sq. ft. of customer area plus 1 space for each 200 sq. ft. of noncustomer area. General Commercial uses: Aldi – 82 spaces required. Requirement is 1 space per 250 sq. ft. of gross floor area.	Starbucks – 25 spaces Panda Express- 62 spaces Aldi – 87 spaces	Yes
Lot Requirements	Minimum Lot width 50'	All proposed parcels (TPM 37940) greater than 100' width	Yes
Height (maximum)	35'	Starbucks – 23' Panda Express – 23'3" Aldi – 28'9"	Yes
Landscaping	<ul style="list-style-type: none"> Parking area or driveway abutting a street requires a 10 foot setback fully landscaped. Internal landscaping equal to a minimum of 5% of the parking and driveway area. Parking and driveway area is commercial zones shall be 	<ul style="list-style-type: none"> All areas exceed 10' fully landscaped setback Internal landscaping % not identified but required by condition of approval. 	Substantially in compliance. Project conditioned to comply with all

	separated from building by a landscape planter. <ul style="list-style-type: none"> • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than five feet in width 	<ul style="list-style-type: none"> • Aldi building is not separated from driveway by a landscape planter but is conditioned to do so. • One 15 gallon tree is provided for every 10 parking spaces. • The rear property line planter to the rear of Panda Express is less than 5'. 	landscape standards.
Drive-through	Minimum stacking for 8 vehicles at 20' per vehicle.	Starbucks accommodates stacking for 12 vehicles. Panda Express accommodates stacking for 10 vehicles	Yes

ENVIRONMENTAL IMPACT CONSIDERATION

The Planning Commission adopted a Mitigated Negative Declaration as part of Environmental Initial Study (EIS 07-16) on May 7, 2008 for the Fountainhead Plaza for all phases of the project. Staff determined that the proposed development and modifications will not result in any new environmental effects that were not previously analyzed as part of the original project. As such, no additional environmental review or further mitigation is required for this request.

ALTERNATIVES:

- 1) Adopt a) Resolution No. PC 2021-25 approving Conditional Use Permit No. 346 (Panda Express Drive-thru), CUP 347 (Aldi- Off-Sale Beer and Wine), and Architectural Review No. 21-12 (Aldi and Panda Express); b) Resolution No. PC 2021-26 recommending that the City Council approve modifications to CUP No. 321 (Starbucks drive-thru) and Architectural Review No. 20-03 (Starbucks and 7-Eleven); and c) Resolution No. PC 2021-27 recommending to the City Council approval of a revision to Tentative Parcel Map 39740 with the findings and conditions as recommended by Staff.
- 2) Deny the proposed project.
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. PC Resolution No. 2021-25 for CUP No. 346 CUP No. 347 and AR No. 21-12
Exhibit A - Conditions of Approval for CUP No. 346, CUP No. 347 and AR No. 21-12
2. PC Resolution No. 2021-26 for AR 20-03 Amendment
Exhibit A – Conditions for Approval for AR 20-03 Amendment
3. PC Resolution No. 2021-27 for TPM 37940 (Revision)
Exhibit A –TPM 37940 revised exhibit
4. Vicinity Map
5. Project Description - Applicant
6. Site Plan
7. Preliminary Civil Plan
8. Landscape Plan
9. Architectural Plans – Starbucks (AR No. 20-03)
10. Architectural Plans – Panda Express (AR No. 21-12)
11. Architectural Plans – Aldi Supermarket (AR No. 21-12)
12. Fountainhead Plaza Sign Program – Approved Monument Sign Exhibits
13. Correspondence from IID and Riverside County Fire
14. Approved Council Resolution No. 2020-55 CUP 321 CUP 322 AR 20-03
15. Approved Council Resolution No. 2020-56 TPM 37940

RESOLUTION NO. PC2021-25

Attachment 1

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 346, CONDITIONAL USE PERMIT NO. 347, AND ARCHITECTURAL REVIEW 21-12 TO ALLOW THE CONSTRUCTION OF A 2,600 SQ. FT. DRIVE-THRU RESTAURANT AND A 20,422 SQ. FT. SUPERMARKET WITH TYPE 20 (BEER AND WINE) ALCOHOL SALES ON 2.85 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) COACHELLA RETAL REALTY ASSOCIATES, LP (APPLICANT).

WHEREAS Coachella Retail Realty Associates, LP filed an application for Conditional Use Permit (CUP 346), CUP 347, Architectural Review (AR) 21-12 and amendments to CUP 321, AR 20-03, and Tentative Parcel Map (TPM) 37940 to allow the construction of a 2,028 sq. ft. drive-thru coffee shop, 2,600 sq. ft. drive-thru restaurant, and a 20,422 sq. ft. supermarket located at the northeast corner of First Street and Cesar Chavez Street (APN 778-020-007 and 778-010-017); and,

WHEREAS on December 7, 2021, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

WHEREAS the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

Section 3. Conditional Use Permit (CUP 346) and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 346 and Architectural Review 21-12, the Planning Commission finds as follows for the proposed for the 2,600 sq. ft. drive-thru restaurant and the 20,422 sq. ft. supermarket:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035, except as recognized that the project has vested rights to the development of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission did find that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the newly adopted City of Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site within Tentative Parcel Map 37940, in accordance with section 17.74.010 of the Coachella Municipal Code. The drive-thru restaurant can accommodate 10 vehicles in drive-thru lane and satisfies the City's minimum stacking requirement of 8 vehicles.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable

development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site which will provide City residents and regional residents with an alternative dining choice and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses which include similar land uses and large commercial development sites.

4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would development according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 4. Conditional Use Permit Findings – CUP 347

With respect to Conditional Use Permit (CUP) 347, the Planning Commission finds as follows for the proposed for Type 20 Off-Sale Beer and Wine at the 20,442 sq. ft. supermarket:

1. The Conditional Use Permit is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035, except as recognized that the project has vested rights to the development of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission did find that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the newly adopted City of Coachella General Plan 2035. The site has an Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site within Tentative Parcel Map 37940, in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of

public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site which will provide City residents and regional residents with an alternative dining choice and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses which include similar land uses and large commercial development sites.

4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would development according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.
6. Although the Aldi supermarket Type 20 Off-Sale Beer and Wine establishment does fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship (Centro Catolico Martin Ortiz), and residential use, the benefit of the supermarket outweighs the distance restrictions and the public convenience or necessity is justified to issue the off-sale beer and wine license as the supermarket will offer a wide selection of food products, will increase the availability of fresh produce to Coachella residents and provide goods at a location within walking distance from surrounding neighborhoods in keeping with the walkable character promoted by the Downtown Center land use designation for the Coachella General Plan 2035.
7. Although the Aldi supermarket Type 20 Off-Sale Beer and Wine establishment does fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use (Walgreens, 99 Cent Store, and Cardenas market) the benefit of the supermarket outweighs the distance restrictions and the public convenience or necessity is justified to issue the off-sale beer and wine license as the supermarket will offer a wide selection of food products, will increase the availability of fresh produce to Coachella residents and provide goods at a location within walking distance to the immediate neighborhood not provided by another existing establishment in keeping with the walkable character promoted by the Downtown Center land use designation for the Coachella General Plan 2035. A condition of approval for CUP 347 requires that not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.
8. The supermarket Type 20 Off-Sale Beer and Wine establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would expand the availability of jobs by a major anchor tenant and would serve as a catalyst to the

development of the other vacant retail pads within the commercial center which would also provide jobs and increase the City's sales tax revenues.

9. The exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood insofar that the architectural design of the building is modified as conditioned inclusive of architectural enhancements to the front elevations and extending parapet walls above the height of rooftop mechanical equipment for screening purposes.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Conditional Use Permit (CUP 346), CUP 347 and Architectural Review 21-12 for the Fountainhead Plaza Phase III development and subject to the Conditions of Approval as set forth in "Exhibit A"

PASSED APPROVED and ADOPTED this 7th day of December 2021.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-25, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of December 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT (CUP) NO. 346, CUP NO. 347, ARCHITECTURAL
REVIEW NO. 21-12 FOUNTAINHEAD PLAZA (ALDI SUPERMARKET AND PANDA
EXPRESS)

General Conditions

1. Conditional Use Permit No. 346, CUP 347, and Architectural Review 21-12 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. The applicant shall be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
5. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit.

6. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
7. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
8. The project shall comply with the Mitigation Measures of Environmental Initial Study 07-16.

General - Engineering

9. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
10. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
11. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative

to surface retention subject to the approval of the City Engineer.

12. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
13. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
14. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
15. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
16. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
17. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
18. Applicant shall obtain approval of site access and circulation from Fire Marshall.
19. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
20. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

Rough Grading

21. Prepare and submit rough grading and erosion control plans for the project.

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

Precise Grading

24. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
25. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
26. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
27. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Street Improvements

28. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
29. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
30. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Cesar Chavez Street- Public Roadway as shown on the RAC and per these comments

shall include the following:

- a This Street is listed as a Primary Arterial with a specified width in the General Plan of 94 feet. Current right-of-way exists at a distance of 55 feet from centerline. No additional right of way dedication is required at this time.
- b Existing Asphalt, curb gutter and medians shall be protected in place to the extent possible. In locations where street cuts are required for installation of driveways, bus turnouts, utility cuts, etc., the Street shall be milled 0.1 feet deep and repaved from within the entire lane width where the cut has occurred.
- c Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
- d Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
- e Applicant shall construct a bus turnout per City of Coachella Standard S-24 and relocate and reinstall the existing bus stop located on Cesar Chavez Street in front of the Fountainhead project to the satisfaction of the City Engineer prior to the issuance of the first COO.
- f Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 1st Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on north side of 1st Street between Cesar Chavez Street and Orchard Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Decorative elements for the Pueblo Viejo Design Guidelines shall only be applicable to First Street between Palm Ave and Orchard Street.
- d. Applicant shall install a 3-way stop intersection on Orchard Street including all three crosswalks, four ADA ramps and street lighting to the satisfaction of the City Engineer.
- e. Applicant shall underground all existing dry utilities at westbound lane on 1st Street between Cesar Chavez Street and Orchard Avenue such as, but not limited to: power

- poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
- f. Applicant shall improve Intersection at the Northeast and southeast corners of 1st street and Cesar Chavez Street including new ADA ramps, Crosswalk, Traffic Signal modification/relocation, Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.

Sewer and Water Improvements

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

Prior to Issuance of Building Permits

33. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
34. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation.
35. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
36. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

Prior to Release of Occupancy Permits/Acceptance of Public Improvements

37. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be

completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

Landscaping

38. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
39. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
40. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
 - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
 - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
 - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
 - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
 - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
41. The landscape plan shall be revised to include shade trees planted in tree planters along the front elevation of the Aldi Supermarket between the main drive aisle and the building to provide shade to pedestrians, reduce heat island effect, and enhance the visual quality of the commercial center.
42. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.
43. The applicant shall submit, and must obtain approval from the Development Services

Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.

44. Rear screening shall be provided along the rear property line of Major Pad (Aldi) and Pad 4 (Panda Express) consisting of block wall at 6 feet in height.
45. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.

Imperial Irrigation District

46. The applicant shall meet and confirm any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines). The applicant shall submit proof of compliance with any requirements by IID.
47. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
48. All on-site utility lines and overhead power line connections must be undergrounded on the project site and in the public utility easement areas along the street frontages. High-powered distribution lines may remain overhead, subject to IID review and approval.

Coachella Valley Water District:

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

Fire Department

50. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312,

Appendices B and C.

51. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
52. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
53. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
54. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.
55. Hazardous Materials: Prior to building permit issuance, a hazardous materials inventory statement shall be provided to the Office of the Fire Marshal. Approved chemical classification forms and safety data sheets shall be provided with the hazardous materials inventory statement. Ref. CFC 5001.5.2
56. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
57. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
58. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Ref. CFC 506.1
59. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

Environmental Compliance:

60. Submit water and sewer plans for approval from Utilities/Engineering- project required to connect to City public sewer and water system.
61. The project will require a Water Quality Management Plan (WQMP)
62. Facility will be required to submit a source control survey

63. Grease interceptor will be required for all food service establishment
64. Facility will be required to enroll in Source Control Program.
65. Monitoring manholes may be required for building not classified for use.
66. Submit detailed plumbing and mechanical plans; review of plumbing schematics for water sewer needed.
67. Facility will need grease interceptors, oil/water clarifiers and sample wyes installed.
68. Install Above Ground "Double Check Detector Assembly" DCDA for fire system; to protect water supply from contamination or pollution.
69. Backflow devices will require Reduced Pressure Principle Device(RP) installed to protect water supply from contamination or pollution.
70. Facility will require a AMI 4-G metering system and a separate water service meter for irrigation system;
71. Site Plan for stormwater.

Architecture

72. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
73. The Aldi supermarket front elevation shall be revised with enhanced architecture treatments similar to the enhanced side building elevation facing 1st Street, inclusive of extending the "wing" roof element with ACP panels, an enhanced metal trellis system, undulating wall elements. Articulated features such as trims, moldings, recessed walls, porticos, projecting band courses, and other architectural fenestrations that add dimension and shade/shadow to the building shall be integrated to avoid the front elevation appearance of a large, blank unarticulated walls shall not be permitted. All elevations of Aldi supermarket shall include exterior wall parapets that view obscure roof mounted mechanical equipment.
74. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.
75. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 20-03 elevations and color/material board samples and shall be included and noted on all construction plans and

elevations, subject to review and approval.

76. Incorporate decorative driveway pavement at driveway entrances from First Street and Cesar Chavez Street upon submittal of project civil plans, subject to final approval by the Planning Division.
77. The Fountainhead Plaza sign program is amended by AR 21-12 to repurpose the gasoline price monument sign along First Street into an identification sign for three commercial center tenants consistent with the monument sign specifications in the sign program. The applicant shall provide a revised sign program reflecting the removal of the gasoline price monument sign and replacement with the multi-tenant monument sign consistent with the existing monument sign specifications.
78. Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages at the 20,442 sq.

Code Enforcement

79. Existing code enforcement violations on the subject site shall be addressed including trimming of overgrown shrubs, removal of weeds and debris at the commercial center, including retention basin, and proper maintenance of signs before issuance of grading permits.

RESOLUTION NO. PC2021-26

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO ARCHITECTURAL REVIEW 20-03 TO ALLOW THE CONSTRUCTION OF A 2,028 SQ. FT. DRIVE-THRU COFFEE SHOP AND A 4,088 SQ. FT. MINI-MARKET WITH ALCOHOL SALES AND 24 HOUR OPERATION ON 3.1 ACRES OF A 5.9 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) COACHELLA RETAL REALTY ASSOCIATES, LP (APPLICANT).

WHEREAS, Coachella Retail Realty Associates, LP filed an application for Conditional Use Permit (CUP 346), CUP 347, Architectural Review (AR) 21-12 and amendments to CUP 321, AR 20-03, and Tentative Parcel Map (TPM) 37940 to allow the construction of a 2,028 sq. ft. drive-thru coffee shop, 2,600 sq. ft. drive-thru restaurant, and a 20,422 sq. ft. supermarket located at the northeast corner of First Street and Cesar Chavez Street (APN 778-020-007 and 778-010-017); and

WHEREAS on December 7, 2021, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

Section 3. Architectural Review Findings

With respect to the modifications to Architectural Review 21-03, the Planning Commission finds as follows for the proposed for the 2,028 sq. ft. drive-thru coffee shop:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards of the City's Zoning Code. The applicant proposes to amend the approved site plan by eliminating two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed development consists of an amended site plan and architectural elevations that proposes to eliminate two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24

hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code. The proposal which will provide City residents and regional residents with an alternative food service and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive isles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 4. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission recommends to the City Council approval of Architectural Review 20-03 for the Fountainhead Plaza Phase II development and subject to the Conditions of Approval as set forth in “Exhibit A”

PASSED APPROVED and ADOPTED this 7th day of December 2021.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-26, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of December 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

**CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW 20-03 (modification) FOUNTAINHEAD PLAZA
(STARBUCKS AND 7-ELEVEN)**

CONDITIONS OF APPROVAL FOR AR 20-03:

*Modified conditions are in “Bold” and deleted text is in “strike-out.”

42. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association’s/Owner’s maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, on-site lighting, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. **The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney’s office prior to recordation.**
45. ~~Temporary Certificates of occupancy may be issued to allow businesses to open, prior to,~~ **Prior to issuance of certificate of occupancy** all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
90. **The Conditions of Approval of Resolution No. PC 2021-25 (CUP 346 and CUP 347 and AR No, 21-12) Exhibit A are incorporated herein as conditions of approval for Architectural Review No. 20-03 by reference.**

RESOLUTION NO. PC2021-27

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

WHEREAS, Coachella Retail Realty Associates, LP filed an application to revise Tentative Parcel Map No. 37940 to subdivide approximately 8.255 acres into seven (7) parcels, located on the northeast corner of First Street and Cesar Chavez Street, more particularly described in Exhibit “A” attached hereto and made a part hereof; and,

WHEREAS, on July 15, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map as presented by the applicant, adopting PC Resolution 2020-07 with the finding, conditions, and staff recommendations

WHEREAS, the City Council adopted Resolution 2020-56, approving Tentative Parcel Map 37940, at a public hearing on October 14, 2020; and,

WHEREAS, the City has processed the application to revise the Tentative Parcel Map 37940 pursuant to the Subdivision Map Act (commencing with Section 64600, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on December 7, 2021, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the revision to Tentative Parcel Map as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

Section 3. Tentative Parcel Map Findings

With respect to Tentative Parcel Map 37490, the Planning Commission finds as follows for the proposed

1. The proposed tentative map revision is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of Downtown Center according to the General Plan 2035 Land Use Element which allows for the proposed commercial uses. The subdivision is consistent with the development standards permitted by the Downtown Center, with the exception of the auto related uses for which the Planning Commission found to be approved uses under the original entitlement of the subject site (CUP No. 233 and AR No. 07-20). Tentative Parcel Map 37940, including the revision to the map, is in compliance with the standards of the Zoning Ordinance with respect to the G-C (General Commercial) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This subdivision will accommodate for a variety of commercial uses and is consistent with the City's vision for this area to be developed with commercial uses to serve the adjacent urban residential uses by providing close proximity to commercial amenities.
2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for a phased commercial development. The seven (7) proposed lots will have adequate dimensions, and ingress and egress to accommodate future development by access drives and internal circulation for ingress and egress and reciprocal access on the existing driveways.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is more than one mile away from the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of commercial uses intended and identified in the General Plan and the zoning code. All future

development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.

5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create seven (4) additional lots for future commercial development with adequate street access, and utility connections to all lots.
6. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby recommends that the City Council approve Tentative Parcel Map 37940 as set forth in “Exhibit A” for the Fountainhead Plaza Phase III development, subject to the Conditions of Approval of Council Resolution 2020-56.

PASSED, APPROVED and ADOPTED this 7th day of December 2021.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez,
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-27, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of December 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

TENTATIVE PARCEL MAP NO. 37940

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

507H AVE.

APPLICANT:

BOOTE GROUP ARCHITECTURE
3000 SW BIRCH STREET SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: JESSICA STENDER

LAND OWNER:

FOUNTAINHEAD DEVELOPMENT
1401 DUAL STREET, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: FRANKS CHU

LAND SURVEYOR:

PBLA SURVEYING, INC.
2000 W. UNIVERSITY AVENUE, SUITE 100
POMONA, CA 91768
PH: (909) 231-6949
FH: (714) 398-9191
CONTACT: PETER WEILBACHER, A.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 8403

ENGINEER:

WHEELER ENGINEERING
2000 W. UNIVERSITY AVENUE, SUITE 100
POMONA, CA 91768
PH: (909) 231-6949
FH: (714) 398-9191
CONTACT: PETER WEILBACHER, A.S.
REGISTERED PROFESSIONAL ENGINEER
NO. 8403

APN:

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

ZONING:

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

AREA:

EXISTING AREA GROSS = 356,573 S.F./8,255 ACRES
PROPOSED AREA GROSS = 356,573 S.F./8,255 ACRES
PARCEL 1 AREA GROSS/NET = 41,448 S.F./0.947 ACRES
PARCEL 2 AREA GROSS/NET = 41,448 S.F./0.947 ACRES
PARCEL 3 AREA GROSS/NET = 36,824 S.F./0.841 ACRES
PARCEL 4 AREA GROSS/NET = 36,824 S.F./0.841 ACRES
PARCEL 5 AREA GROSS/NET = 45,007 S.F./1.033 ACRES
PARCEL 6 AREA GROSS/NET = 32,403 S.F./0.744 ACRES
PARCEL 7 AREA GROSS/NET = 61,747 S.F./1.418 ACRES

FLOOD ZONE:

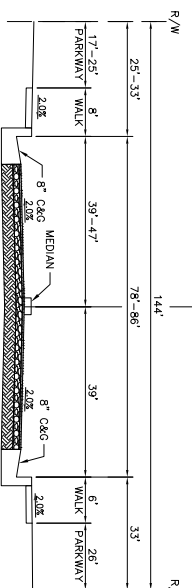
THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE
FLOOD INSURANCE RATE MAP NO. 06068C22704, BEARING
DATE OF MARCH 08, 2018.
ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

UTILITY PROVIDERS

WATER SERVICE
THE CITY OF COACHELLA
5390 ENTERPRISE WAY
COACHELLA, CA 92236
PH: (760) 398-5144
GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUDLOW AVE.
BELLFLOWER, CA 91706
PH: (714) 335-7855
ELECTRIC
IMPERIAL VALLEY DISTRICT
1000 W. LUDLOW AVE.
BELLFLOWER, CA 91706
PH: (760) 398-5023
TELEPHONE, CABLE
SPECTRUM/CORNETT COMMUNICATIONS
83472 AVENUE 45
POMONA, CA 92660
PH: (760) 674-5455
FRONTIER COMMUNICATIONS
PH: (877) 482-6640

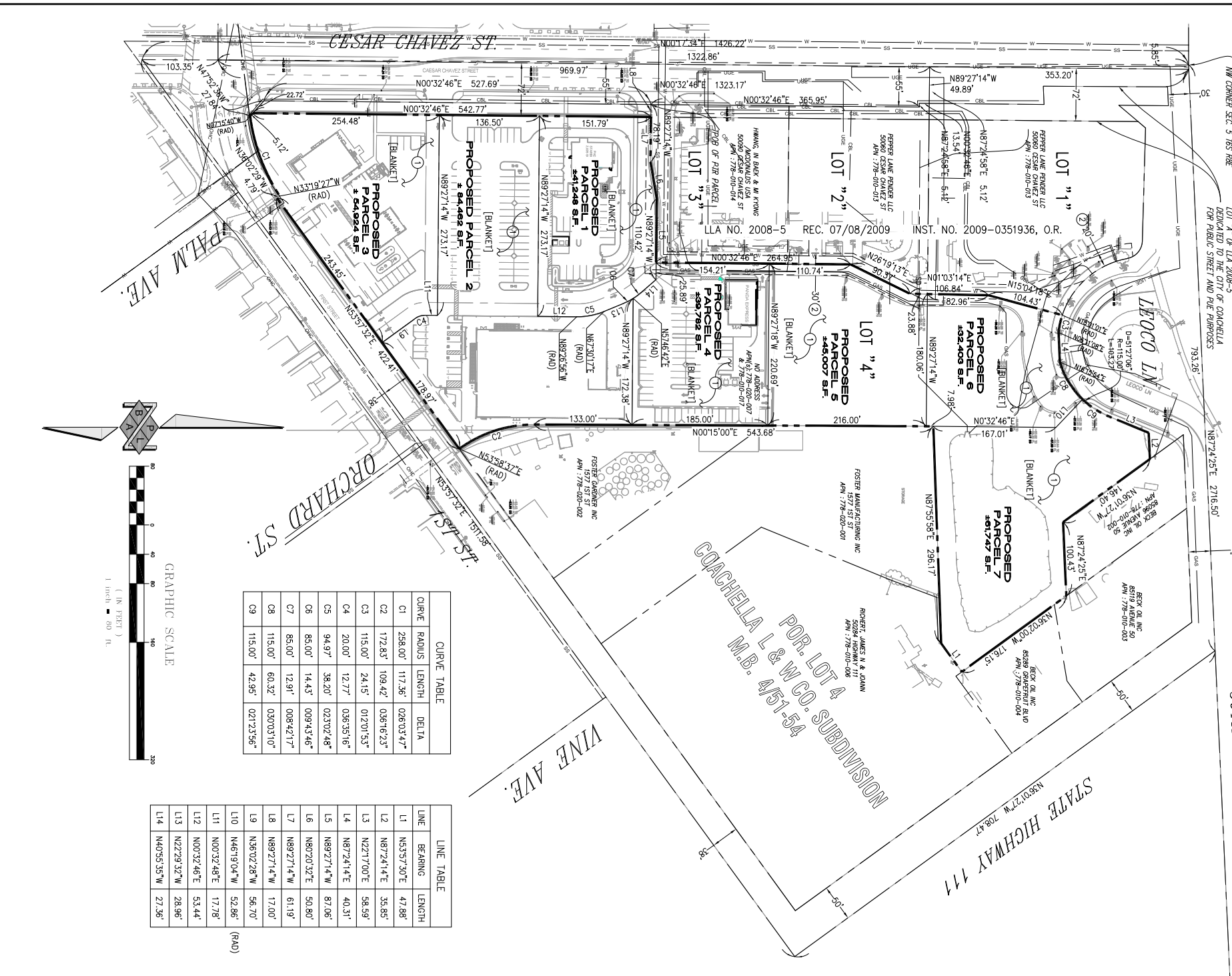
LEGEND:

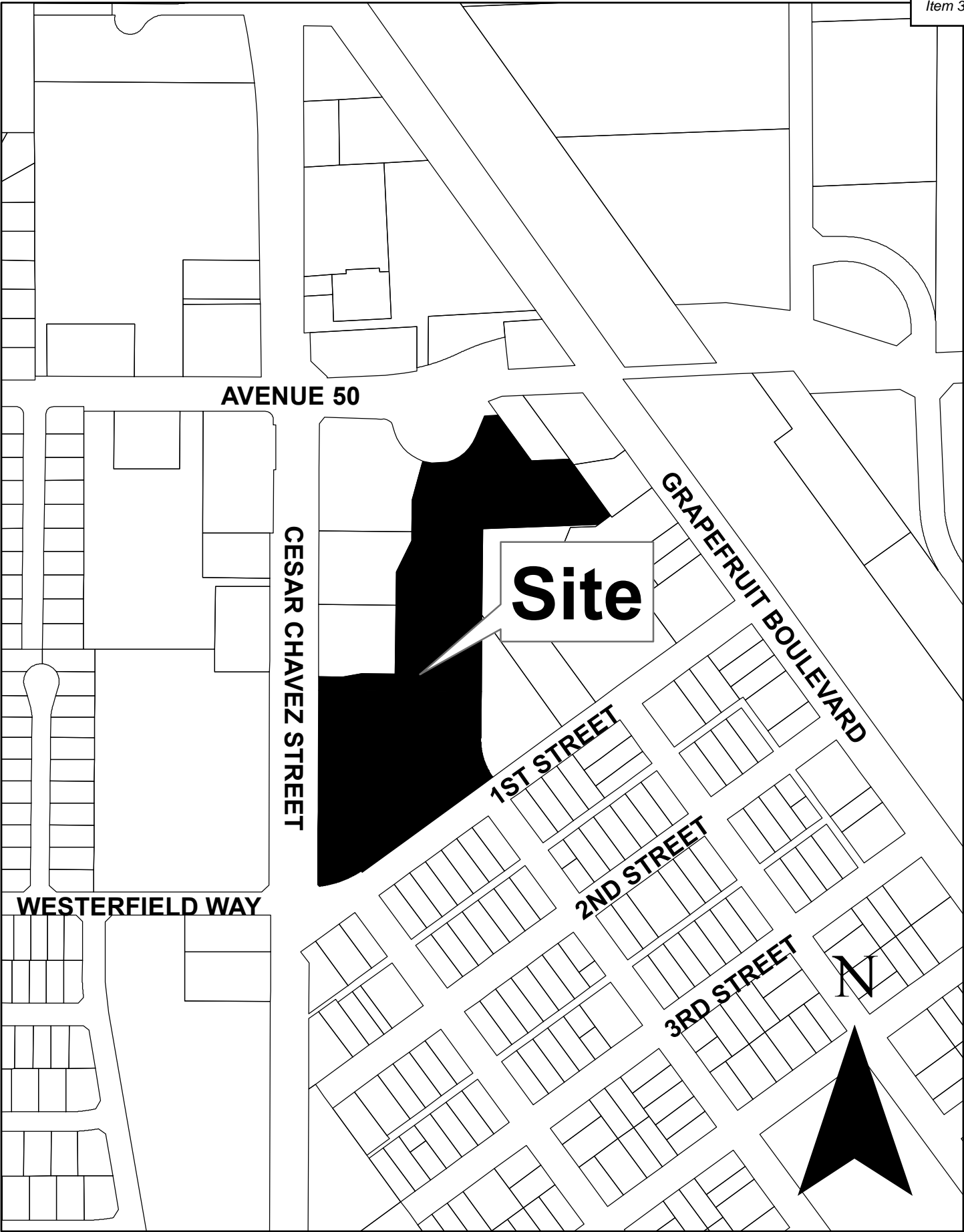
EX CENTERLINE
EX P/L
BOUNDARY
PROPOSED P/L
EX EASEMENT LINE
EX FENCE
EX WALL
EX EXISTING
PL PROPERTY LINE
R/R RAILROAD
VALVE
STREET LIGHT
SIGN
FIRE HYDRANT
YARD LIGHT
BOLLARD LIGHT



TYPICAL SECTION
CESAR CHAVEZ STREET

VICINITY MAP
NOT TO SCALE





Vicinity Map

October 18, 2021

Development Service Department
53-990 Enterprise Way
Coachella, CA 92236
Ph: (760) 398-3102

Re: CUP & Architectural Review Application
ALDI Super Market with Type 20 Alcohol Sale
Panda Express Drive-Thru Restaurant
NEC of Cesar Chavez Street & 1st Street

PROJECT DESCRIPTION

Existing Condition:

Zoning: General Commercial (CG)

Land Use: Site is in "Downtown Center" under City's General Plan 2035 Land Use and Community Character Element, within the "Pueblo Viejo Revitalization Plan" design guideline area

Assessor Parcel Numbers: 778-020-007 & 778-010-017

The original 12.14 commercial development is located along Cesar Chavez Street frontage between Avenue 50 and 1st Street. The project was approved in 2008 for up to 82,000 square feet of retail commercial space, and gasoline pump stations. The project was segmented into phases with Phase I being the existing Walgreens, McDonald's, and Taco Bell consisting of +/- 3.88 acres. Phase II of the project consisting of 3.07 acres with a Starbucks, Retail shop, and Fuel Station with convenience store was approved in October 14, 2020. The remaining 5.19 acres are proposed to be split into 4 parcels for this proposed development.

Adjacent Zoning/Use:

East: Industrial Use- Foster-Gardner, Inc. Fertilizer supplier

South (across 1st Street): Residential - single Family homes

West (across Cesar Chavez St): Commercial/Retail - +/-85,000 sf retail structure with 99 Cents Only store, Health Clinic, WSS Shoes, Planet Fitness, and Dental office with surface parking.

North: Commercial/Retail – McDonald's Restaurant, Taco Bell, and Walgreens and associated parking

PROPOSED DEVELOPMENT:

The proposed project is on the Phase III development area in the shopping center. The proposed project area is approximately 2.83 acres including a 20,442 sf ALDI Super Market, and a 2,600 sf Panda Express Drive-thru restaurant with outdoor seating. The project requires modification to the 10/04/2020 approved project to remove the proposed multi-tenant shops adjacent to Starbucks and change area to parking for ALDI Market, as well as change to the Tentative Parcel map to incorporate the previous multi-tenant shop parcel into the ALDI parcel.

Project request amendment to Resolution No 2020-55 and 2020-56 to modify the 2,000 sf Starbucks elevations and site plan due to the removal of the 4,500 sf multi-tenant structure immediately south of Starbucks and revision to the Tentative Parcel Map to incorporate the previous multi-tenant parcel with the ALDI Super Market parcel, and Panda Express parcel. There will be no change to the C-Store/Fuel Station.

The project will be provided with 196 parking stalls on site. Project access is via a full movement driveway on 1st Street, Right In/Out on 1st Street, and Right In/Out on Cesar Chavez Street previously approved on 10/14/2020. Existing site access includes signalized full movement driveway on Cesar Chavez Street south of McDonald's restaurant, Right In/Out driveway between Walgreen and Taco Bell, and from Avenue 50 and Grapefruit Blvd via Leoco Lane on the north. An additional monument sign consistent with the existing center sign program design is proposed on 1st Street entry near ALDI.

ALDI Market will have approximately 25 employees and with between 6 to 9 employees working per shift. Truck delivery occurs during store hours but typically in early morning and received only from ALDI's Moreno Valley distribution center.

Panda Express has approximately 30 employees and with between 7 to 12 employees working per shift. Deliveries occur occasionally mid-day or overnight between 2 to 3 times a week.

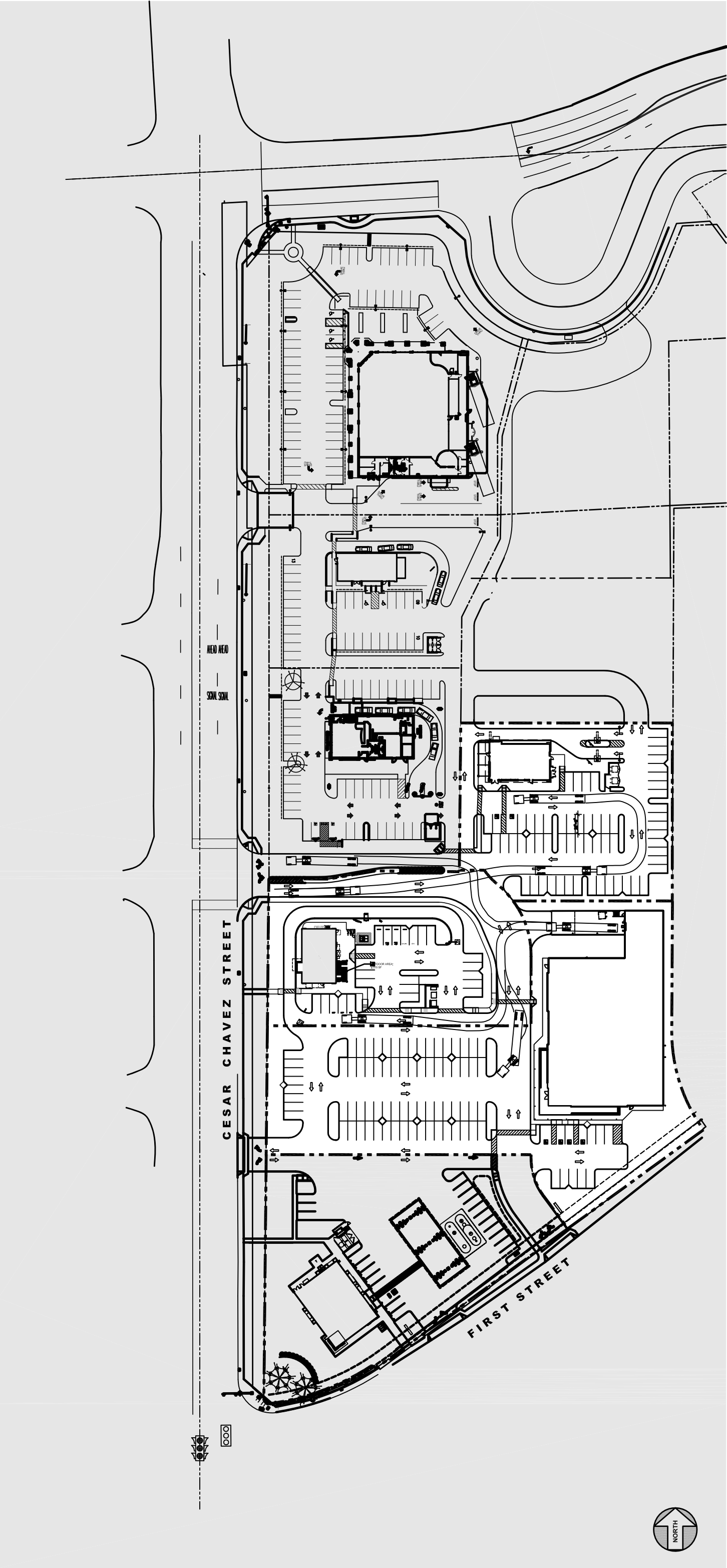
Fountainhead

Development

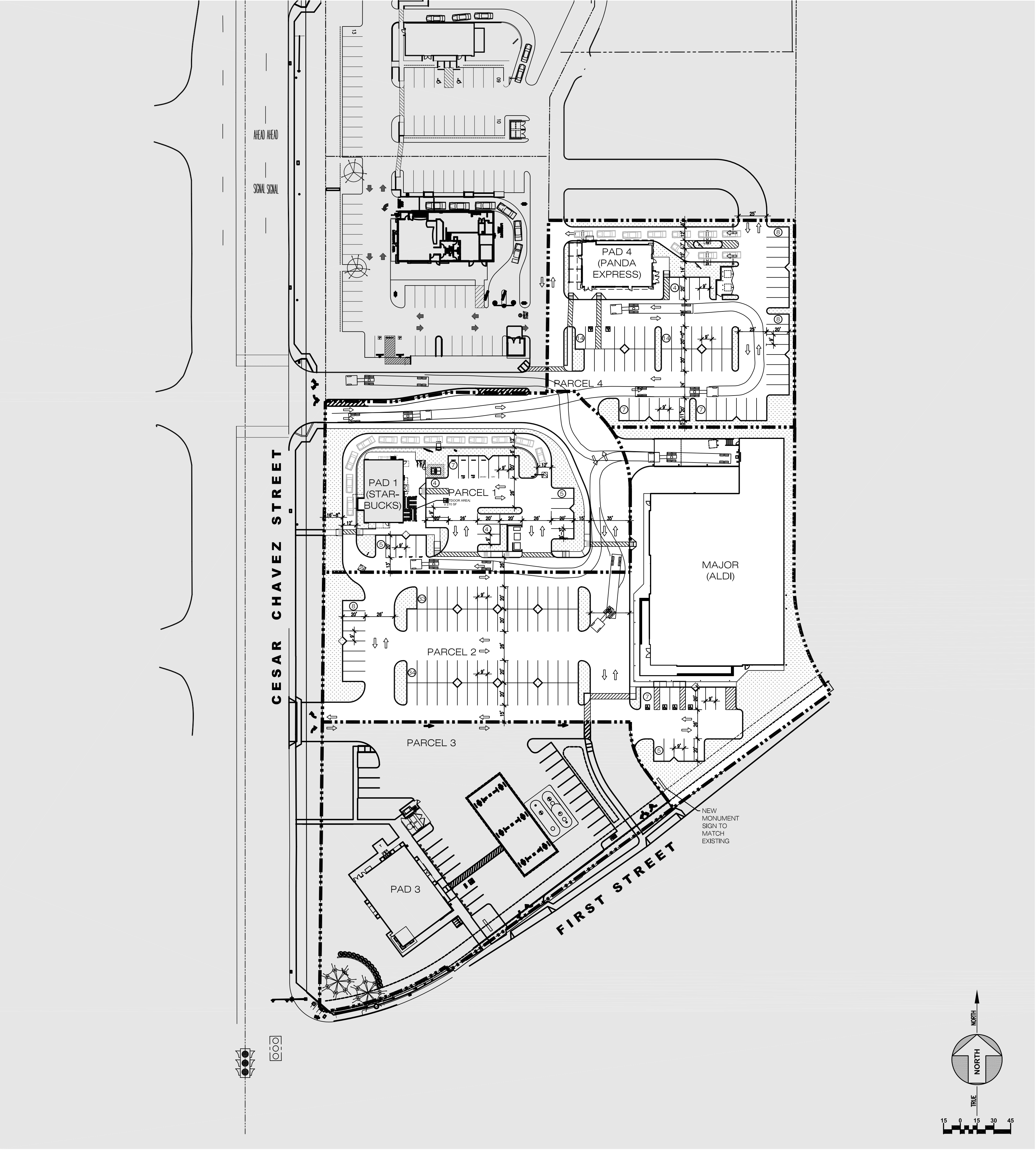
Item 3.

Project request includes:

1. Amendment to Resolution No. 2020-55 to remove 4,500 s.f. multi-tenants shop adjacent south of Starbucks, Starbucks elevations, and parking modification.
2. Amendment to Resolution No. 2020-56 Tentative Parcel Map to adjust parcel lines for the ALDI Super Market and Panda Express parcels.
3. Operation hours from 8AM-11PM 7 days a week, may vary as needed.
4. Outdoor seating area for Panda Restaurant
5. Outside shopping cart storage for ALDI
6. PCN for Type 20 Alcohol Sales for ALDI Super Market (Public Convenience or Necessity approval)
7. One monument sign on 1st Street full access entry to match existing signage design.



KEY MAP N.T.S.



PROJECT INFORMATION

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

SITE INFORMATION

SITE AREA: PARCEL 1: ±0.96 AC (± 41,911 SF)
PARCEL 2: ±1.91 AC (± 83,236 SF)
PARCEL 3: ±1.29 AC (± 55,996 SF)
PARCEL 4: ±0.91 AC (± 39,553 SF)
TOTAL: ±5.07 AC (±220,696 SF)
BUILDING AREA: PAD 1: ±2,050 SF
MAJOR: ±20,442 SF
PAD 3: ±4,088 SF
PAD 4: ±2,600 SF
TOTAL: ±29,180 SF
(NOT INC. UTILITY AREAS)
SITE COVERAGE: PAD 1: ±4.89% (±2,135 SF/AC)
MAJOR: ±24.56% (±10,703 SF/AC)
PAD 3: ±7.30% (±3,169 SF/AC)
PAD 4: ±6.57% (±2,857 SF/AC)
TOTAL: ±13.22% (±5,755 SF/AC)
(NOT INC. UTILITY AREAS)

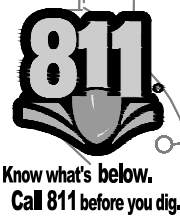
PARKING INFORMATION

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

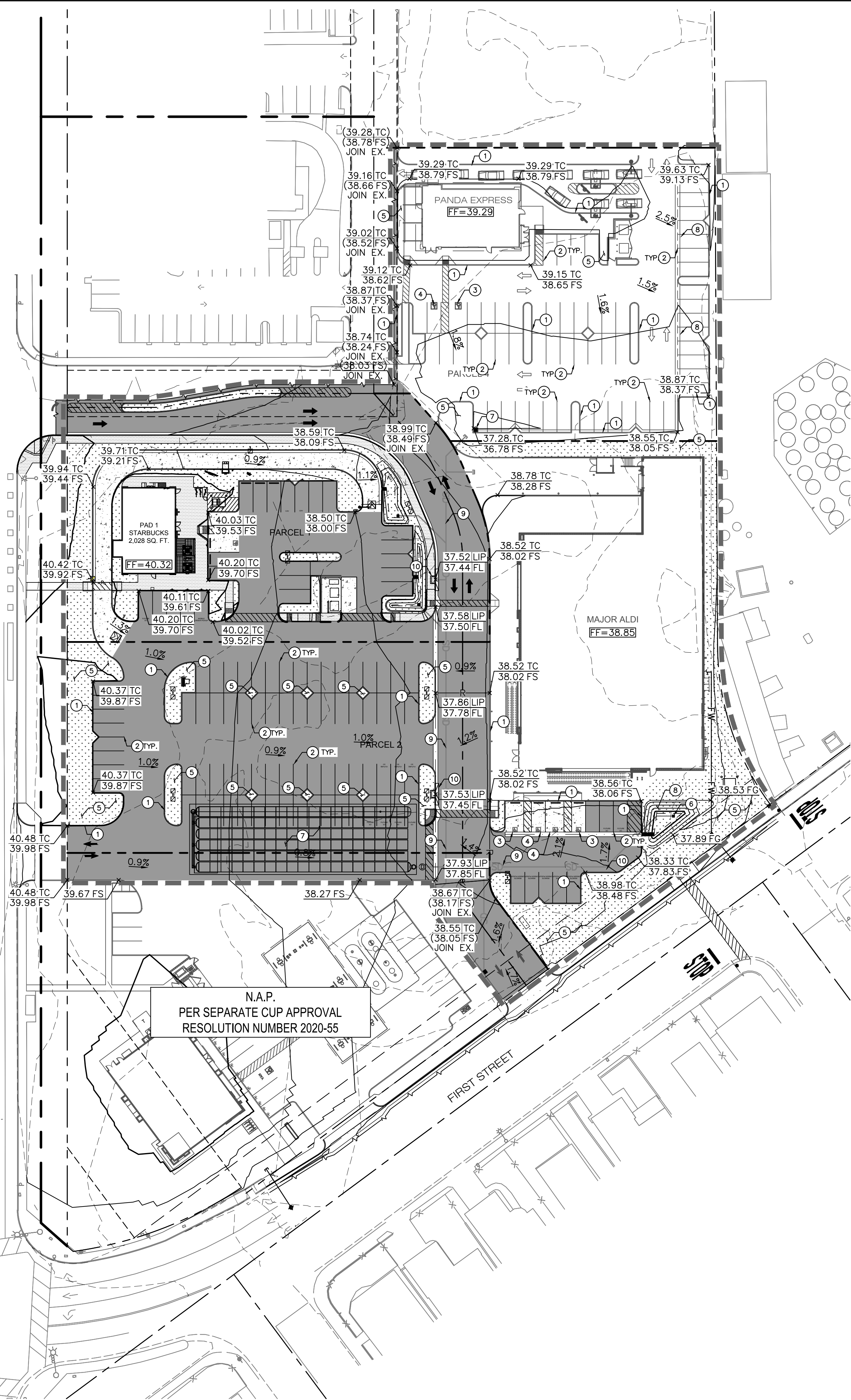
STALLS REQUIRED:
PAD 1: ±2,050 SF x 35% = ±720 SF CUSTOMER AREA
±2,050 SF x 65% = ±1,130 SF NON-CUSTOMER AREA
±720 SF @ 1/45 SF = 16 STALLS REQUIRED
±1,130 SF @ 1/200 SF = 7 STALLS REQUIRED
TOTAL: 23 STALLS REQUIRED
MAJOR: ±20,442 SF @ 1/250 SF = 82 STALLS REQUIRED
PAD 3 : ±4,088 SF @ 1/250 SF = 17 STALLS REQUIRED
PAD 4 : ±2,600 SF x 50% = ±1,300 SF CUSTOMER AREA
±2,600 SF x 50% = ±1,300 SF NON-CUSTOMER AREA
±1,300 SF @ 1/45 SF = 29 STALLS REQUIRED
±1,300 SF @ 1/200 SF = 7 STALLS REQUIRED
TOTAL: 36 STALLS REQUIRED
TOTAL: 193 STALLS REQUIRED
STALLS PROVIDED:
PAD 1: 25 STALLS PROVIDED
MAJOR: 87 STALLS PROVIDED
PAD 3: 22 STALLS PROVIDED
PAD 4: 62 STALLS PROVIDED
TOTAL: 196 STALLS PROVIDED

PARKING RATIO:
PAD 1: ±12.20/1,000 SF
MAJOR: ±4.26/1,000 SF
PAD 3: ±5.38/1,000 SF
PAD 4: ±23.85/1,000 SF
TOTAL: ±6.86/1,000 SF

Plotted By: Smith, Hannah Sheet Set: Kha Layout: PRELIMINARY UTILITY PLAN October 27, 2021 03:38:46pm K:\ORA_LOEV\194256001 - Fountainhead Plaza Preliminary Grading Plan_ALDI Panda_2.dwg
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CAESAR CHAVEZ STREET



N.A.P.
PER SEPARATE CUP APPROVAL
RESOLUTION NUMBER 2020-55

FIRST STREET

Attachment 7

LEGEND

- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- CIVIL LIMIT OF WORK LINE
- GRADE BREAK LINE
- RIDGE LINE
- FLOW LINE

49.50 TC
49.00 FS

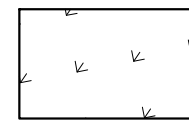
PROPOSED SPOT GRADE

(49.50 TC)
(49.00 FS)

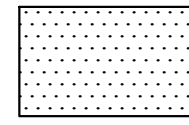
EXISTING SPOT GRADE

2.2%

PROPOSED FLOW
(DIRECTION AND SLOPE)



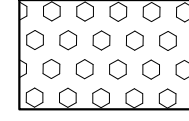
LANDSCAPE/
PLANTER AREA



SIDEWALK CONCRETE
PAVEMENT



ASPHALT PAVEMENT



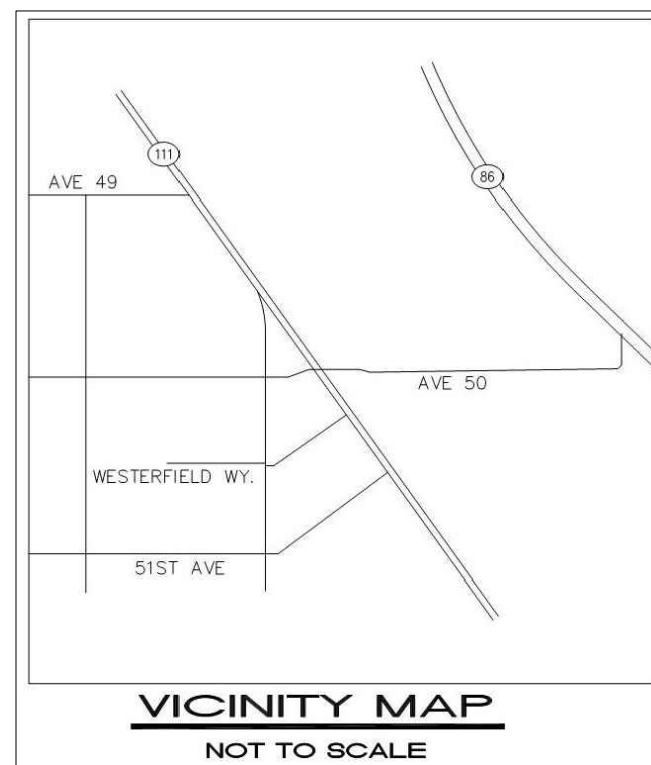
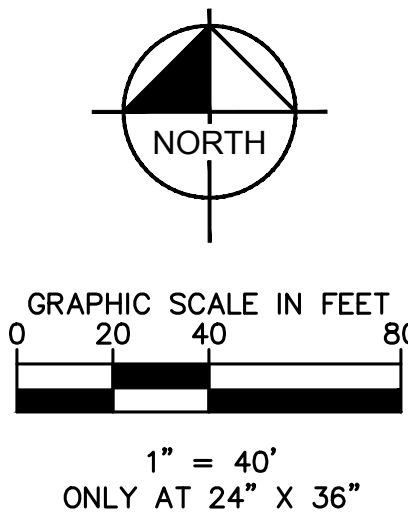
TRUNCATED DOMES

SITE CONSTRUCTION NOTES

- CONSTRUCT CONCRETE CURB./CURB AND GUTTER
- INSTALL 90° PARKING STALL
- INSTALL VAN ACCESSIBLE PARKING STALL
- INSTALL ACCESSIBLE CURB RAMP
- LANDSCAPE/PLANTER AREA. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
- 18" OVERFLOW CATCH BASIN
- PROPOSED STORM DRAIN TO INFILTRATION SYSTEM
- PROPOSED ABOVE GROUND INFILTRATION BASIN
- PROPOSED STORM DRAIN LINE
- CONCRETE CURB INLET CATCH BASIN

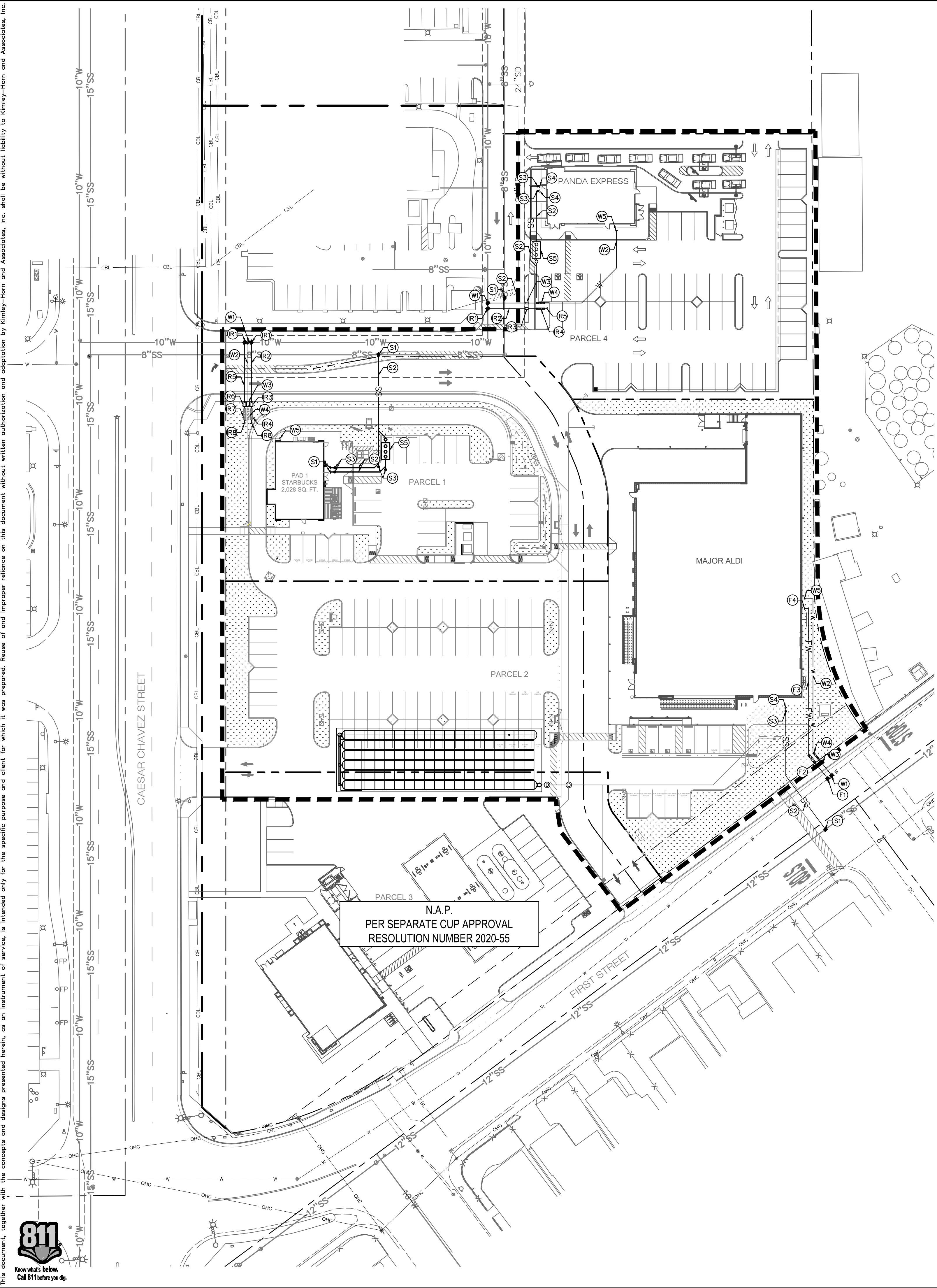
NOTE

ALL PROPOSED ELEVATIONS SHOWN ON THIS PLAN ARE +100.00 FT



KHA PROJECT 194256001		DATE 10/05/2021		SCALE AS SHOWN		DESIGNED BY HS		DRAWN BY MH		CHECKED BY HS	
FOUNTAINHEAD PLAZA PREPARED FOR FOUNTAINHEAD DEVELOPMENT						CITY OF COACHHELLA					
FOUNTAINHEAD PLAZA PRELIMINARY GRADING AND DRAINAGE PLAN						SHEET NUMBER 1 OF 2					
Kimley»Horn						© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM					
LICENSED PROFESSIONAL						RECEIVED NOV 11 2021 CITY OF COACHHELLA					
Item 3.						REVISIONS					
B						DATE					
No.											

Plotted By: Smith, Hannah Sheet Set: Kto Layout: PRELIMINARY GRADING AND DRAINAGE PLAN October 27, 2021 03:38:59pm K:\ORA_LDEV\194256001 - Fountainhead coachella\CADD\Exhibits\ALDI Panda Entitlements\ Preliminary Utility Plan-ALDI Panda_2.dwg
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LEGEND

	CENTER LINE
	PROPERTY LINE
	LIMIT OF WORK LINE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED DOMESTIC WATER PIPE
	PROPOSED FIRE WATER LINE
	PROPOSED GAS LINE
	POINT OF CONNECTION (© BLDG)
	POINT OF CONNECTION (TO EXISTING)
	PROPOSED SEWER CLEANOUT
	LANDSCAPE/PLANTER AREA
	PROPOSED REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY
	WATER APPURTENANCES
	METER
	FIRE DEPARTMENT CONNECTION (FDC)
	POST INDICATOR VALVE (PIV)

DOMESTIC WATER

- (W1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH COACHELLA WATER AUTHORITY.
- (W2) INSTALL 2" PVC SCH-80 DOMESTIC WATER PIPE.
- (W3) INSTALL 2" DOMESTIC WATER METER.
- (W4) INSTALL 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTOR, OR APPROVED EQUAL.
- (W5) BUILDING POINT OF CONNECTION (5'-FT FROM BUILDING FACE).

IRRIGATION

- (R1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH COACHELLA WATER AUTHORITY.
- (R2) INSTALL 1½" PVC SCH-80 IRRIGATION LINE.
- (R3) INSTALL 1½" IRRIGATION WATER METER
- (R4) INSTALL 1½" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTOR
- (R5) INSTALL 2" PVC SCH-80 IRRIGATION LINE.
- (R6) INSTALL 2" IRRIGATION WATER METER
- (R7) INSTALL 2" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTOR
- (R8) IRRIGATION POINT OF CONNECTION. REFER TO LANDSCAPE IRRIGATION PLANS FOR CONTINUATION.

FIRE WATER

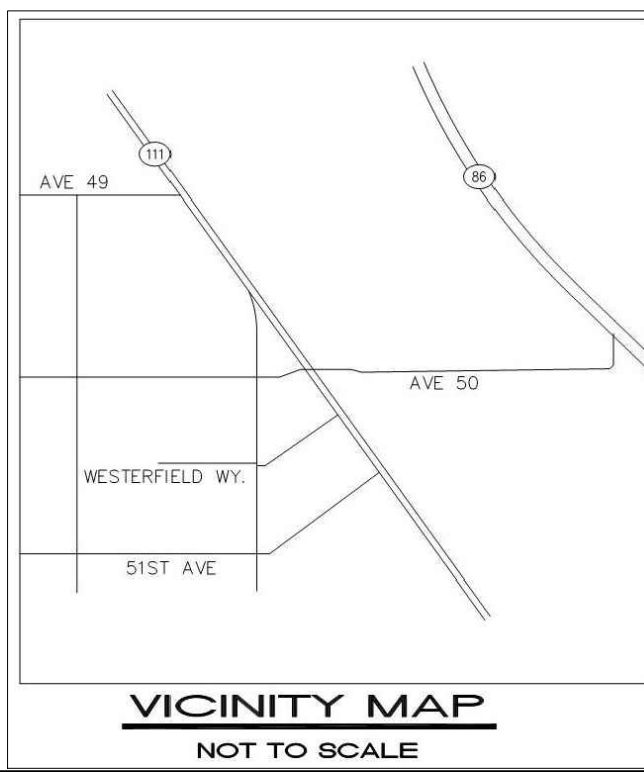
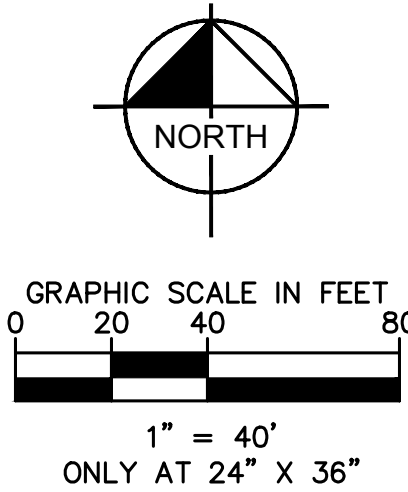
- (F1) HOT TAP TO EXISTING WATER MAIN. COORDINATE WITH COACHELLA WATER AUTHORITY.
- (F2) INSTALL 6" FEBCO 826YD REDUCED PRESSURE ASSEMBLY, OR APPROVED EQUAL.
- (F3) INSTALL 6" PVC C-900, CLASS 150, FIRE WATER LINE.
- (F4) BUILDING POINT OF CONNECTION (5'-FT FROM BUILDING FACE).

SEWER CONSTRUCTION NOTES

- (S1) CONNECT TO EXISTING SEWER MAIN PER CITY OF COACHELLA STANDARD PLANS.
- (S2) INSTALL 6" SDR-35 SANITARY SEWER PIPE. TRENCH PER CITY OF COACHELLA STANDARD PLANS.
- (S3) INSTALL SANITARY SEWER CLEANOUTS PER CITY OF COACHELLA STANDARD PLANS.
- (S4) SANITARY SEWER BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- (S5) GREASE INTERCEPTOR

GENERAL NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING



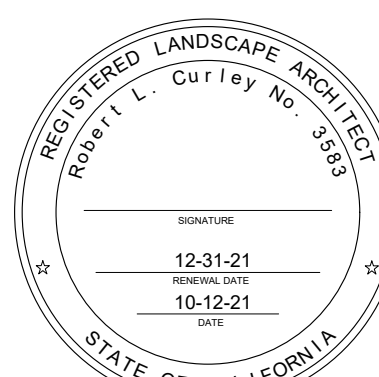
FOUNTAINHEAD PLAZA PREPARED FOR FOUNTAINHEAD DEVELOPMENT CITY OF COACHELLA	PRELIMINARY UTILITY PLAN	KHA PROJECT 194256991 DATE 10/05/2021 SCALE AS SHOWN DESIGNED BY HS DRAWN BY MH CHECKED BY HS		© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM	Item 3.
					REVISIONS
					DATE

ALDI & PANDA EXPRESS
COACHELLA RETAIL REALTY
NEC CESAR CHAVEZ STREET & FIRST STREET
COACHELLA, CA 92236

CUMMINGS CURLEY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

CCAC

1700 PACIFIC COAST HIGHWAY, SUITE C
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SHEET TITLE:

PLANTING PLAN

SUB DATE	10/12/21
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BID DATE	
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DATE: 10/12/21

DRAWN BY: RLC
JOB NO: 19-10154

CHECKED BY: _____

1400

L1.00



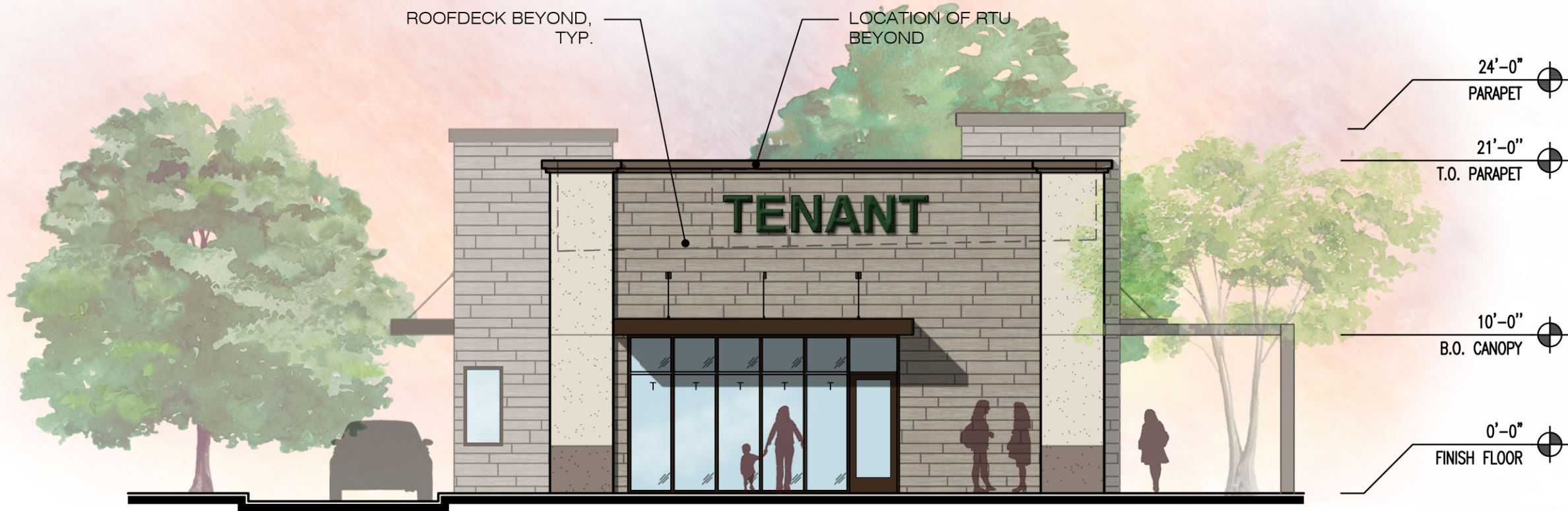


Future Parcel 2
Area to be
completed by
tenant

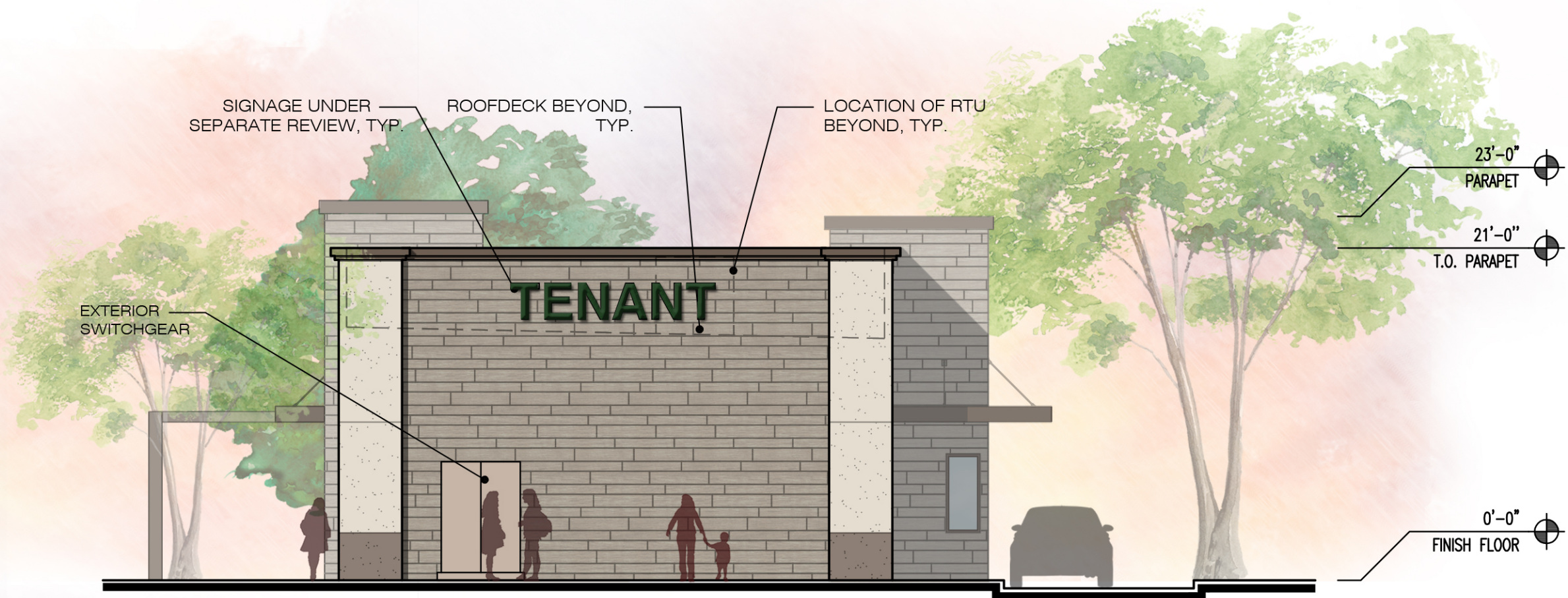
Attachment 9



EAST ELEVATION



SOUTH ELEVATION



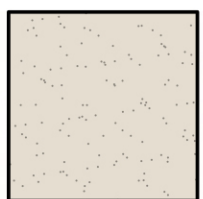
NORTH ELEVATION



WEST ELEVATION



HARDIE PANEL W/PAINT
SHERWIN WILLIAMS
"MEGA GREIGE"
SW7031



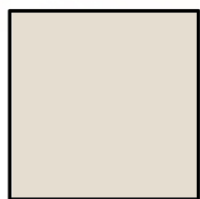
PLASTER
SHERWIN WILLIAMS
"PACER WHITE"
SW6098



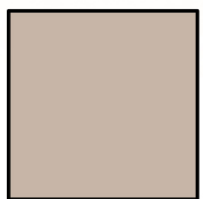
PLASTER
SHERWIN WILLIAMS
"SPALDING GREY"
SW6074



CORNICE/
PATIO TRELLIS
SHERWIN WILLIAMS
"HOMESTEAD BROWN"
SW7515



METAL DOOR
SHERWIN WILLIAMS
"PACER WHITE"
SW6098



METAL DOOR
SHERWIN WILLIAMS
"MEGA GREIGE"
SW7031



STOREFRONT & CANOPY-
DARK BRONZE
ANODIZED ALUMINUM

NOTE:
ALL COLORS/MATERIALS TO BE
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WHEN POSSIBLE.



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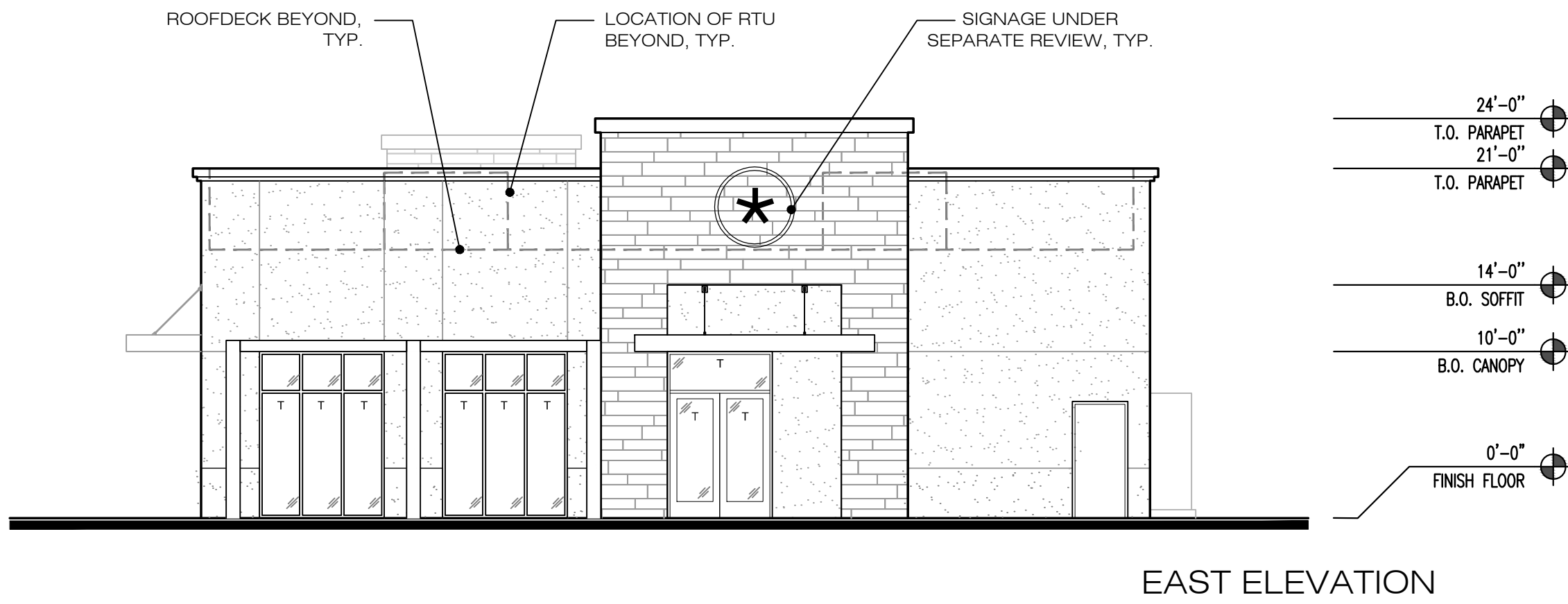
ELEVATIONS

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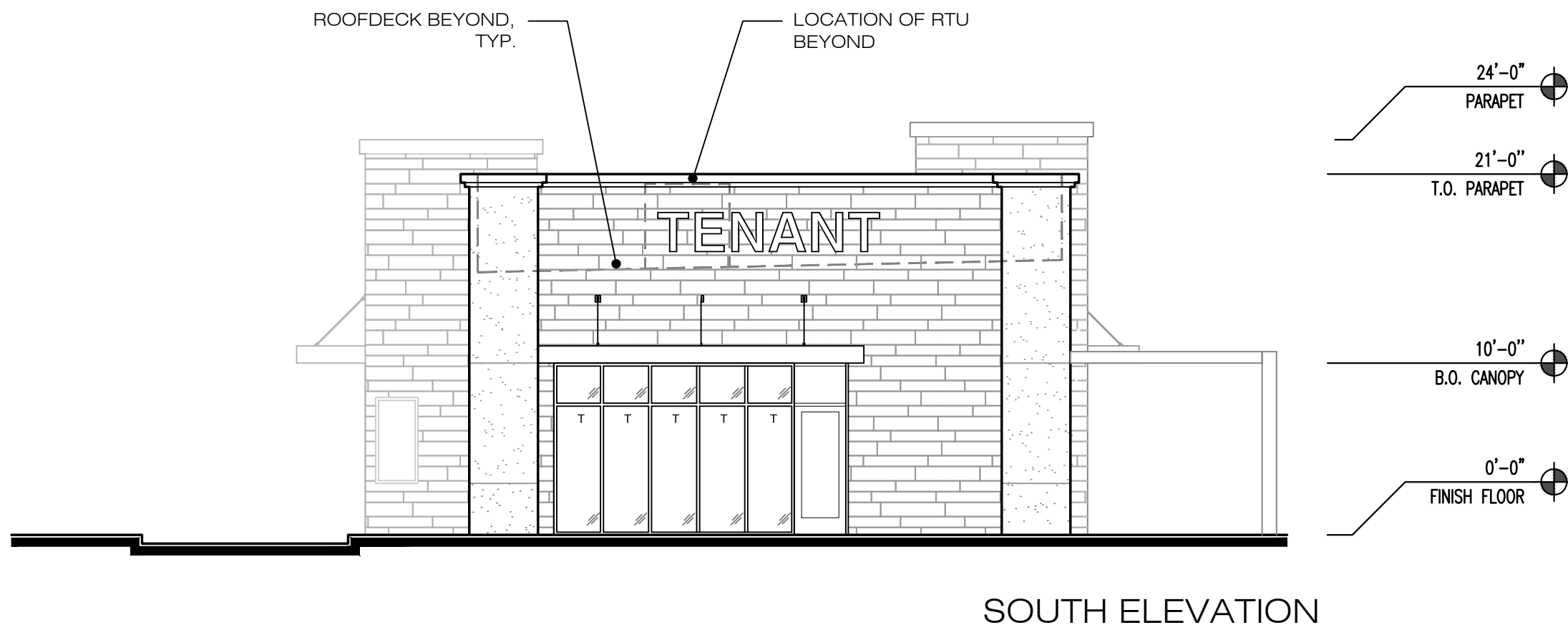
September 24, 2021

P:\19\19682 - Coachella, First & Harrison Starbucks Shell
CD\Design\Elevations\19682 - Design Elevations.dwg
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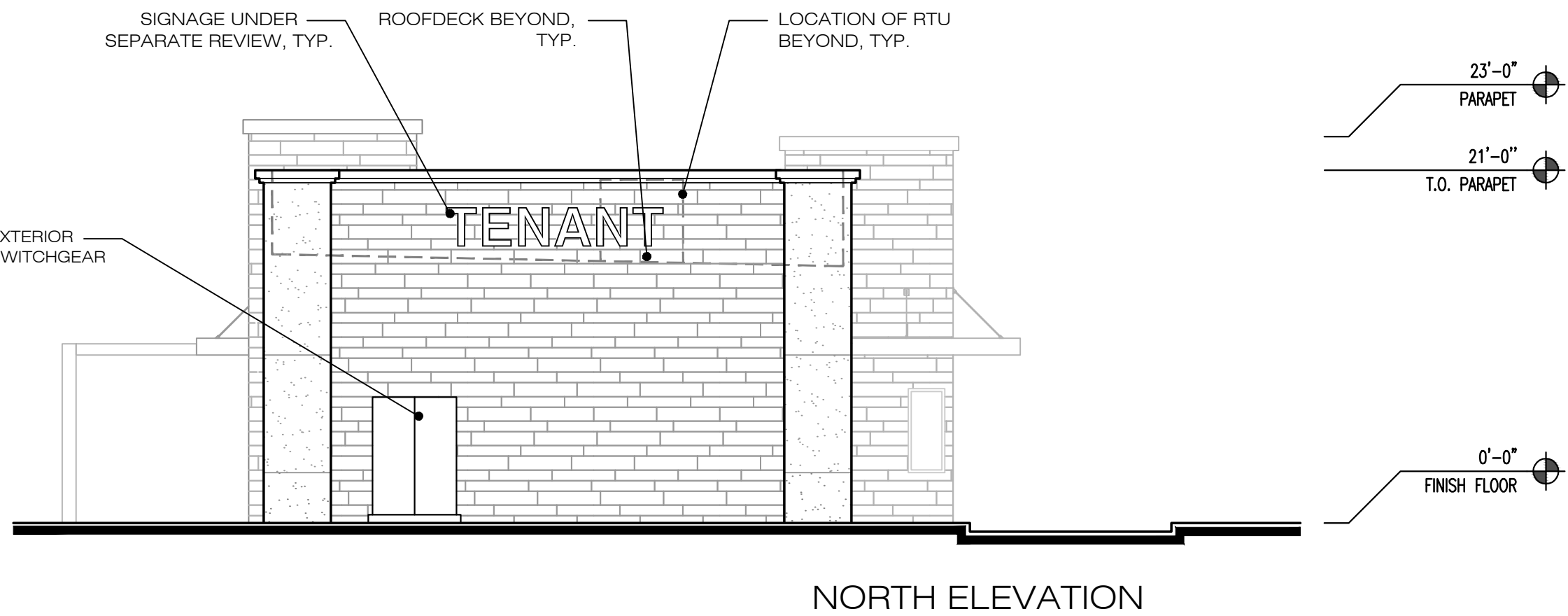
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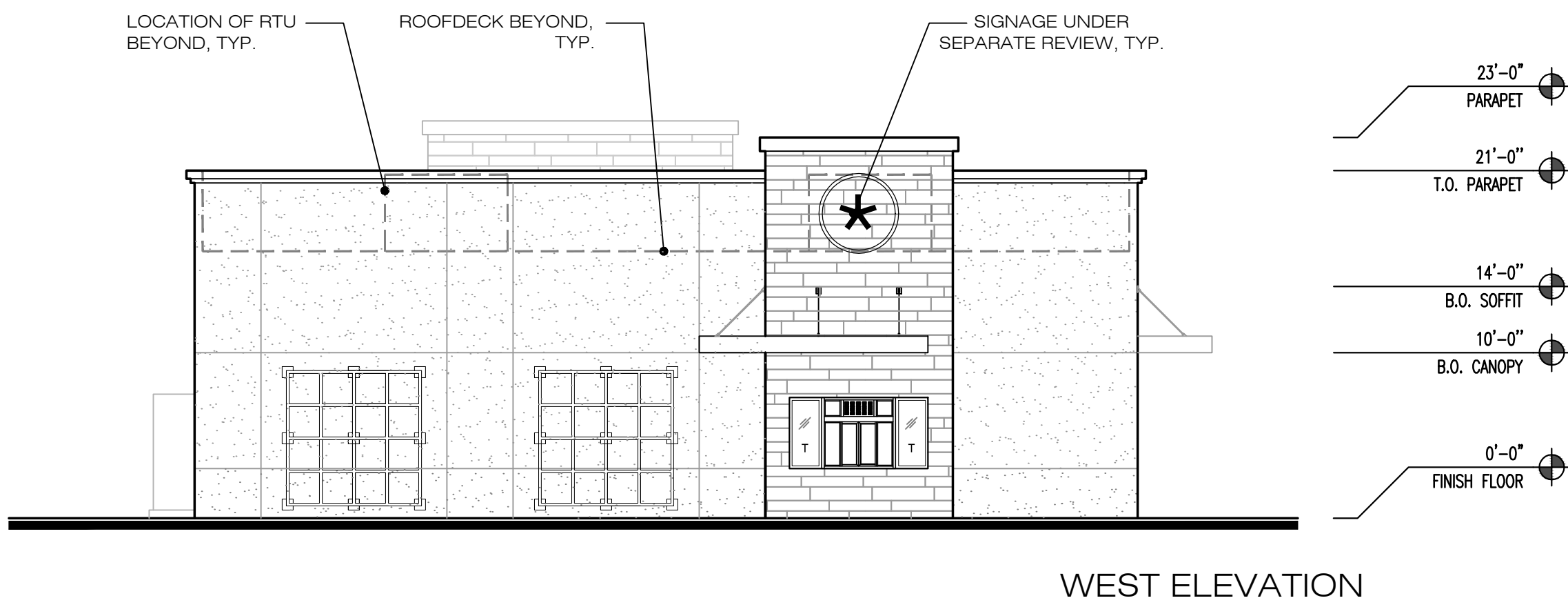
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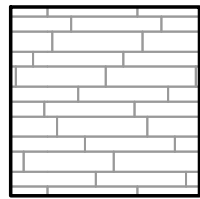
SOUTH ELEVATION



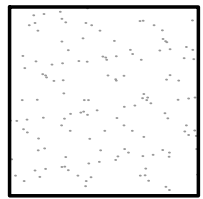
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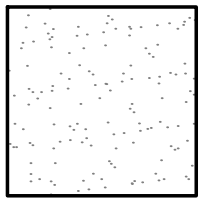
WEST ELEVATION



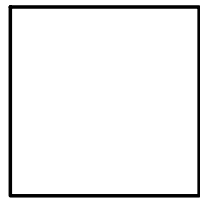
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SHERWIN WILLIAMS
"MEGA GREIGE"
SW7031



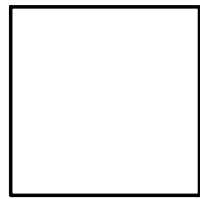
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SHERWIN WILLIAMS
"PACER WHITE"
SW6098



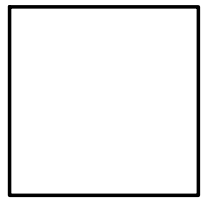
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"SPALDING GREY"
SW6074



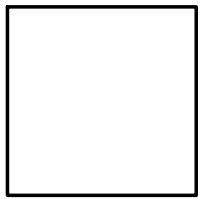
CORNICE/
PATIO TRELLIS
SHERWIN WILLIAMS
"HOMESTEAD BROWN"
SW7515



METAL DOOR
SHERWIN WILLIAMS
"PACER WHITE"
SW6098

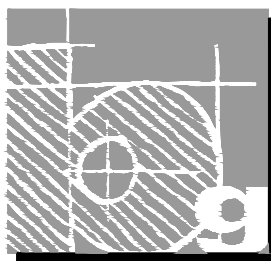


METAL DOOR
SHERWIN WILLIAMS
"MEGA GREIGE"
SW7031



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DARK BRONZE
ANODIZED ALUMINUM

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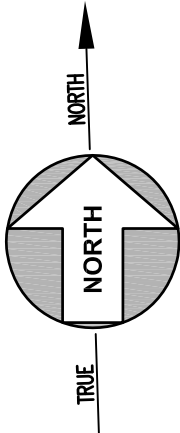
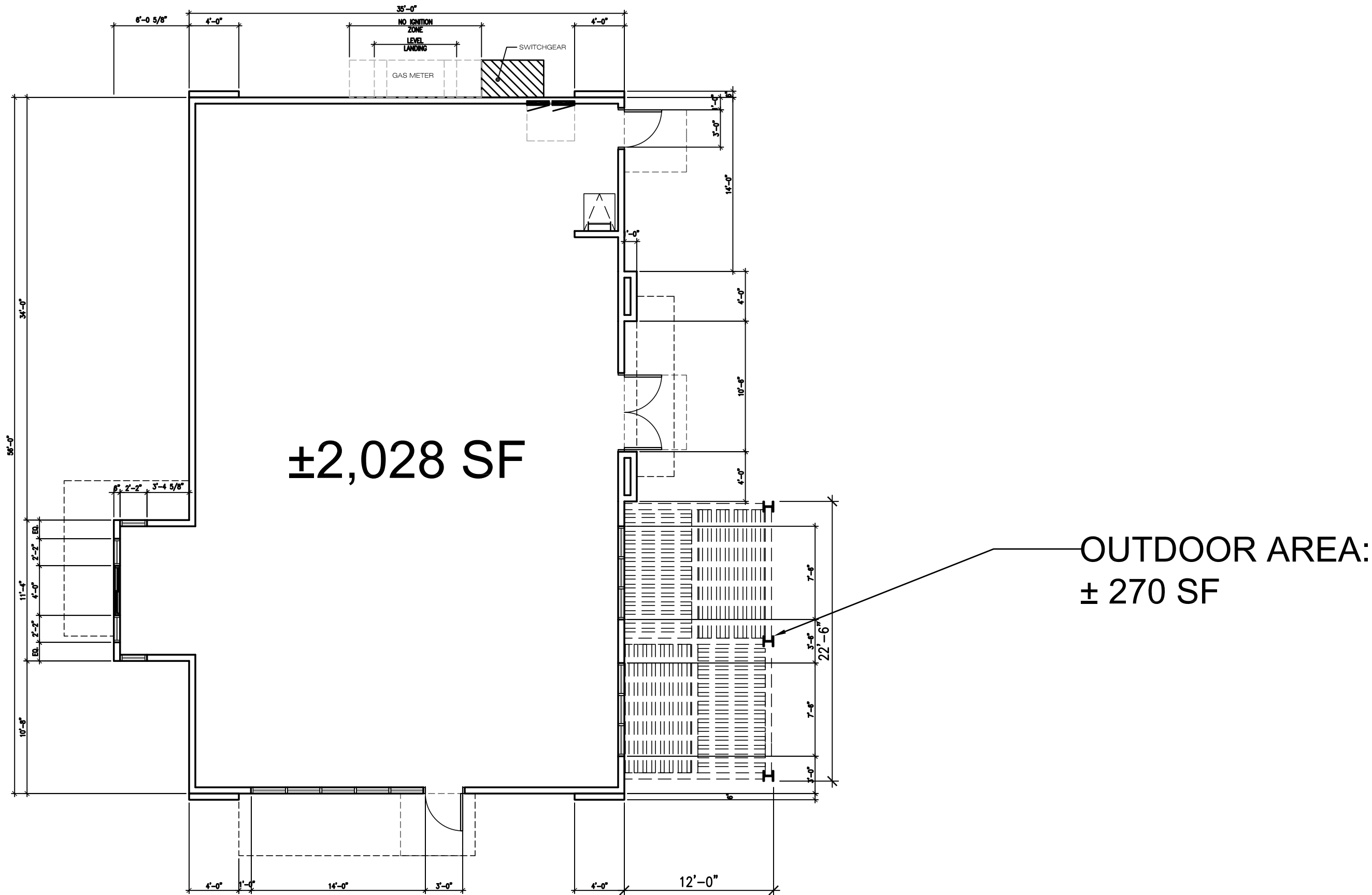
ELEVATIONS

Scale: 1/8" = 1'-0"

September 24, 2021

P:\19\19682 - Coachella, First & Harrison Starbucks Shell
CDs\Design\Elevations\19682 - Design Elevations.dwg
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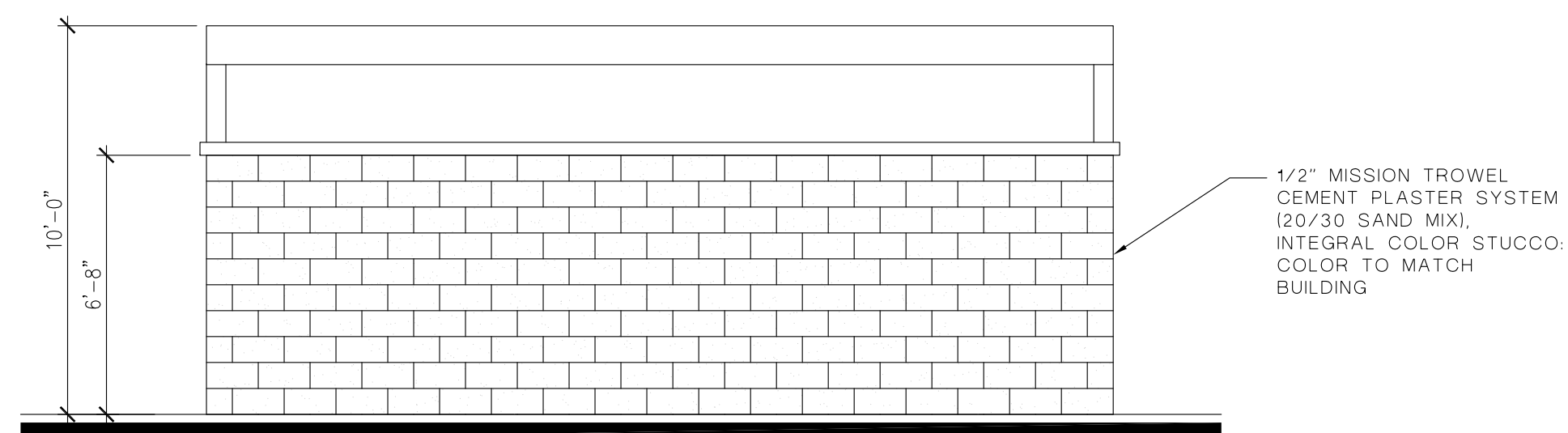
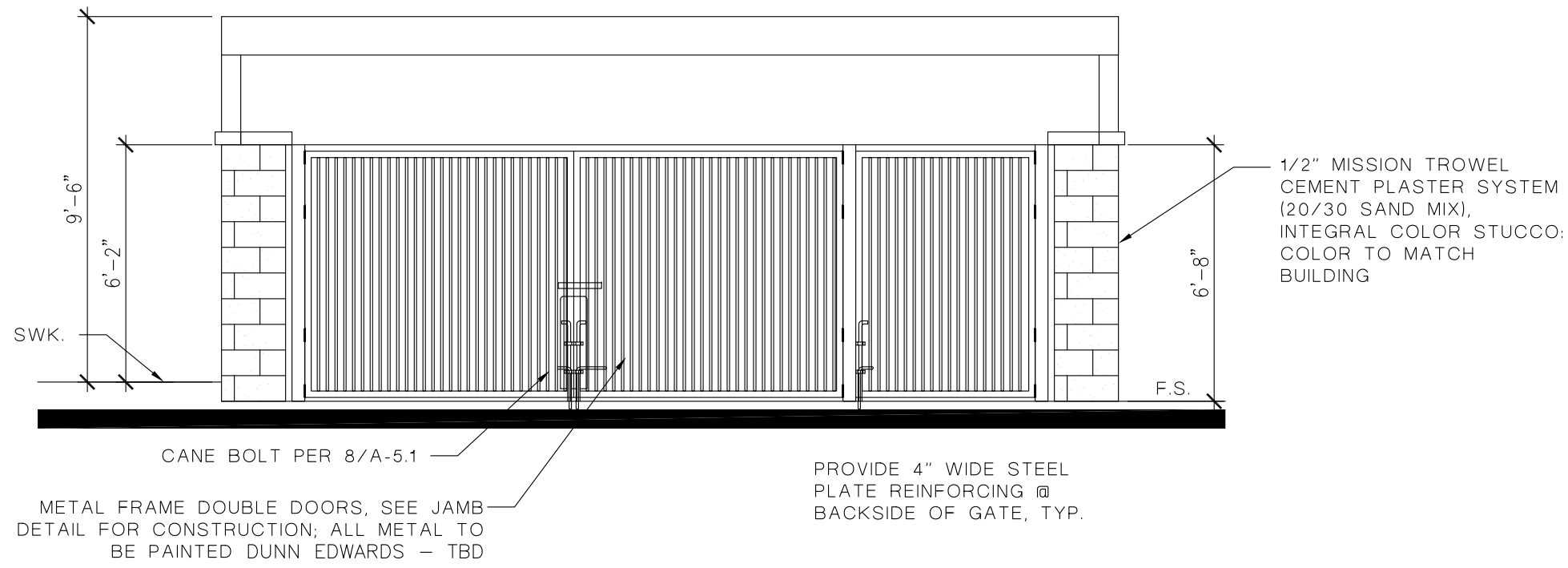
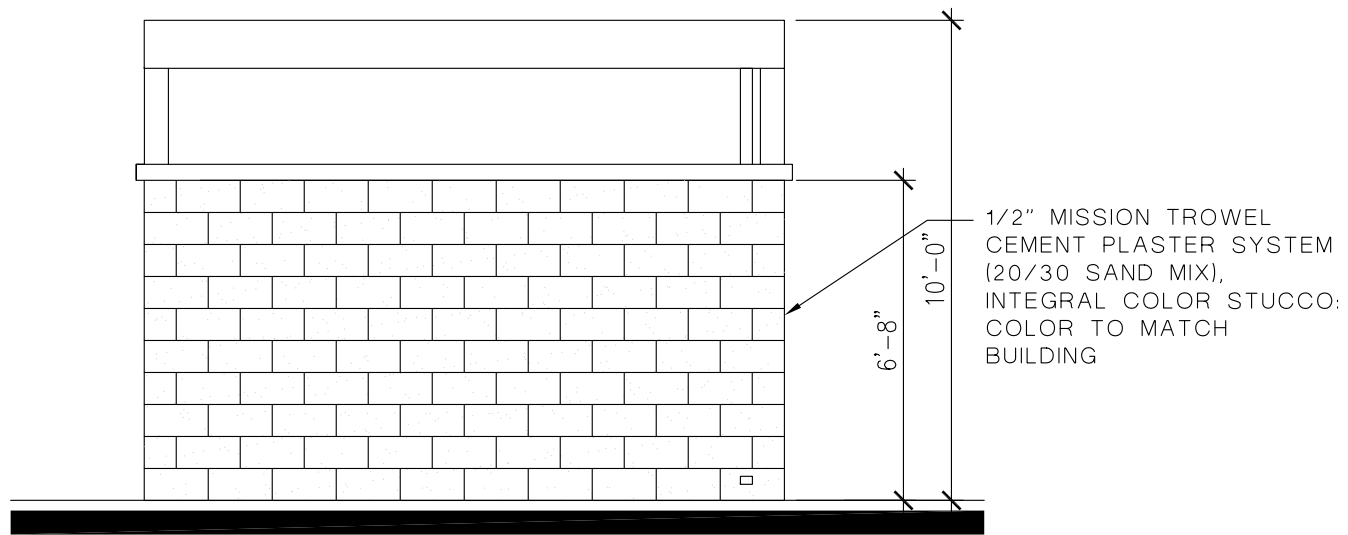
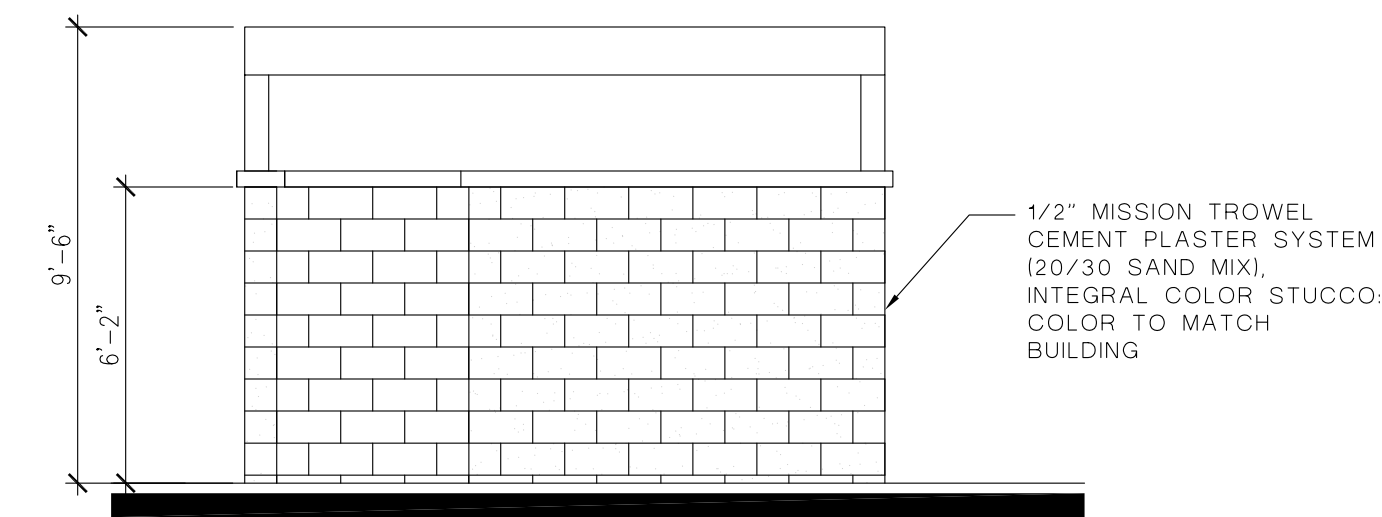
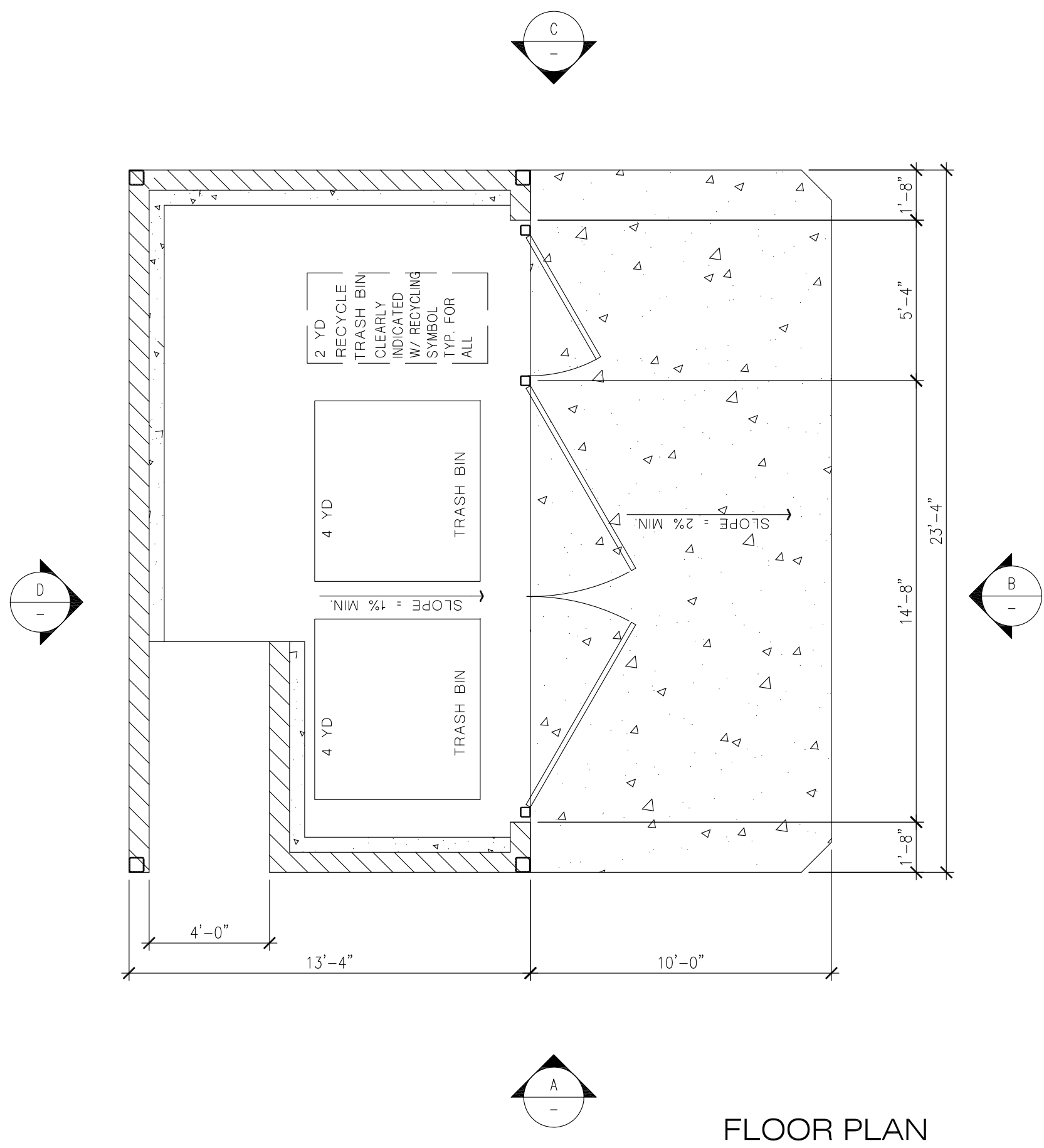
Attachment 9



MULTI-TENANT
NEC CESAR CHAVEZ STREET & FIRST STREET
COACHELLA, CALIFORNIA

FLOOR PLAN
Scale: 1/8" = 1'-0"
November 23, 2021

Attachment 9





STOREFRONT CANOPY
DARK BRONZE
ANODIZED ALUMINUM



CORNICE
PLASTER FINISH
SHERWIN WILLIAMS
HOMESTEAD BROWN
SW7515

HARDIE PANEL
SHERWIN WILLIAMS PAINT



MEGA GREIGE
SW7031

PLASTER
SHERWIN WILLIAMS PAINT



SPALDING GRAY
SW6074



COOL BEIGE
SW9086



PACER WHITE
SW6098



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COACHELLA, CALIFORNIA

MATERIAL
BOARD
May 14, 2020



RENDER 4
Scale= N.T.S. A-202



RENDER 2
Scale= N.T.S. A-202



RENDER 3
Scale= N.T.S. A-202



RENDER 1
Scale= N.T.S. A-202



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:		
ISSUE DATE:		
1ST	1ST CUP SUBMITTAL	10-11-21

DRAWN BY: RR/CL/JL

PANDA PROJECT #: S8-22-D8226
ARCH PROJECT #: 19-317

 **GARY WANG & ASSOCIATES, INC.**
1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7101
<http://www.garywang.com>

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HARRISON & AVE 50
COACHELLA, CA 92236

A-202
EXTERIOR RENDERERS

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1ST	1ST CUP SUBMITTAL	10-11-21



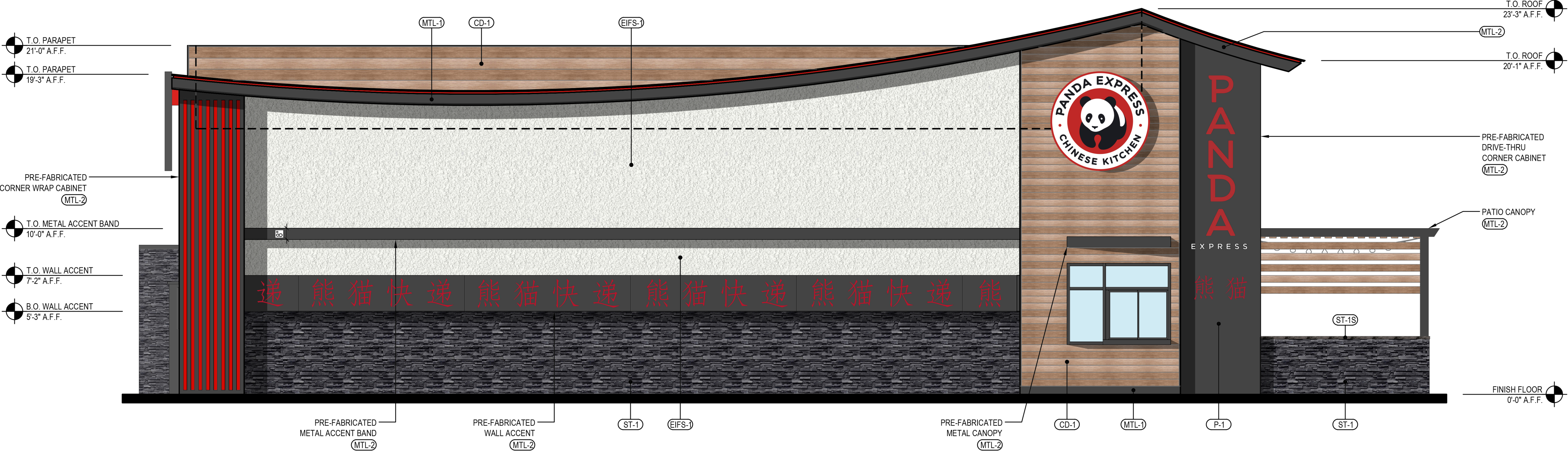
**GARY WANG
& ASSOCIATES, INC.**

1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754

TEL: (626) 288-6898 FAX: (626) 768-7101
<http://www.garywang.com>

EXTERIOR ELEVATIONS

Scale= 1/4" = 1'-0" | A-201



Scale= 1/4" = 1'-0" **A-201**

Telephone: 626.799.9898
Facsimile: 626.372.8288

REVISIONS:

[illegible]

ISSUE DATE:

1ST	1ST CUP SUBMITTAL	10-11-21
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DRAWN BY: RR/CL/JL

PANDA PROJECT #: S8-22-D8226

ARCH PROJECT #: 19-317



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PANDA EXPRESS

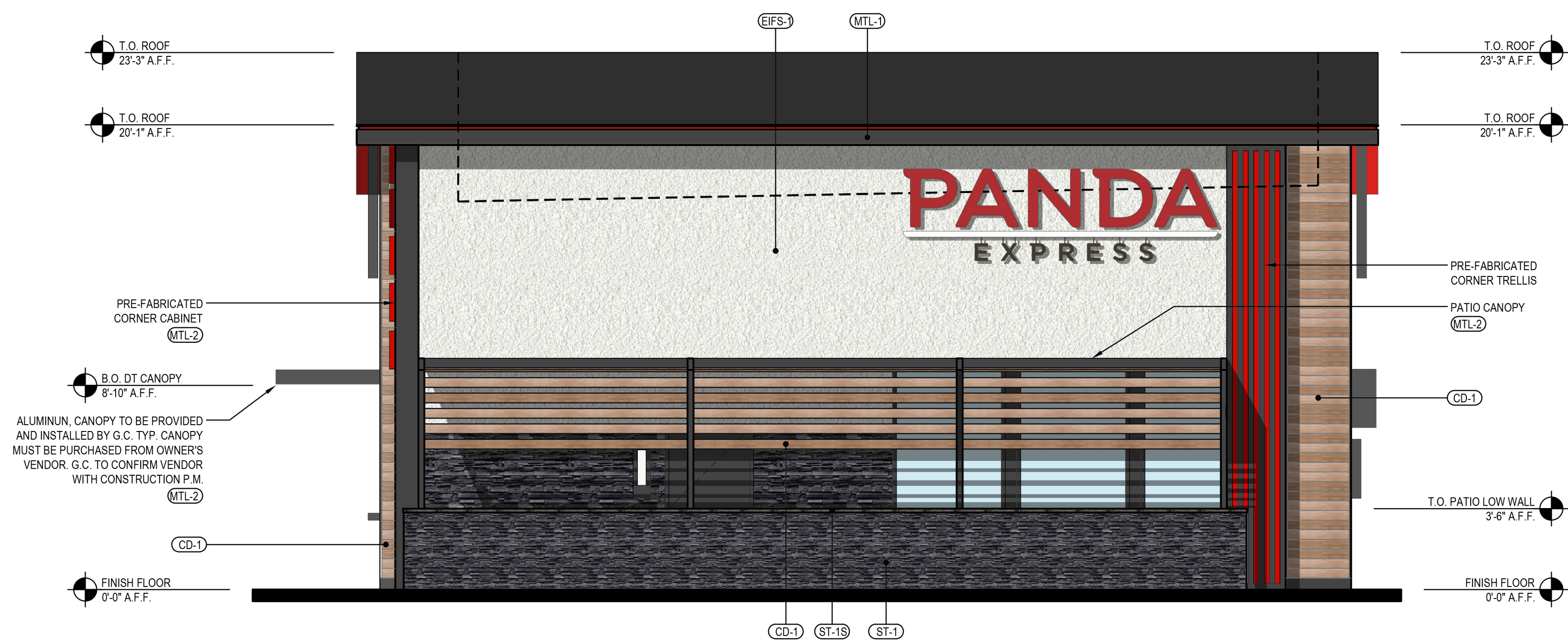
HARRISON & AVE 50
COACHELLA, CA 92236

A-200

EXTERIOR ELEVATIONS

EAST ELEVATION	2
----------------	---

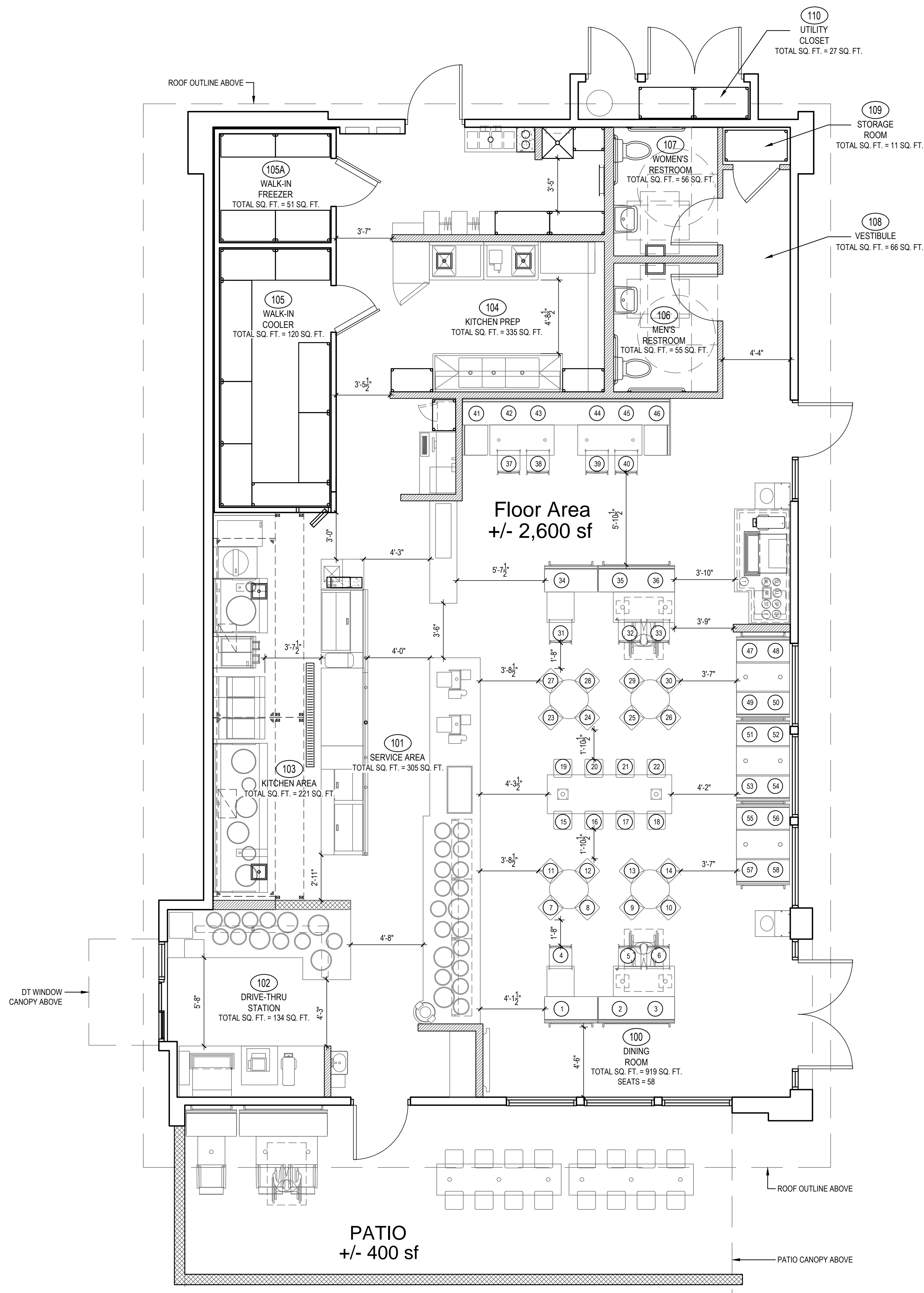
Scale= 1/4" = 1'-0" | A-200



WEST ELEVATION	1
----------------	---

Scale= 1/4" = 1'-0" **A-200**

Attachment 10



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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:		

ISSUE DATE:		
1ST	1ST CUP SUBMITTAL	10-11-21

DRAWN BY: RR/CL/JL

PANDA PROJECT #: S8-22-D8226
ARCH PROJECT #: 19-317



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<http://www.garywang.com>

PANDA EXPRESS

HARRISON & AVE 50
COACHELLA, CA 92236

A-101

FLOOR PLAN

NOT USED 2
Scale= NTS A-101

FLOOR PLAN 1
Scale= 1/4" = 1'-0" A-101

Telephone: 626.799.9898
Facsimile: 626.372.8288

REVISIONS:

DRAWN BY: RR/CL/JL

**GARY WANG
& ASSOCIATES, INC.**

1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754

TEL: (626) 288-6898 FAX: (626) 768-7101
<http://www.garywang.com>

A-407

<p>NOTE:</p> <p>THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200</p> <p>TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH (EIFS)</p> <p>INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER.</p> <p>COLOR TO MATCH EXTERIOR.</p>	<p>NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CAME BOLTS, ETC. AS INDICATED.</p> <p>NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.</p>
--	---



SIDE ELEVATION

ELEVATION	2
Scale= 3/8" = 1'-0"	A-407



NOTE:

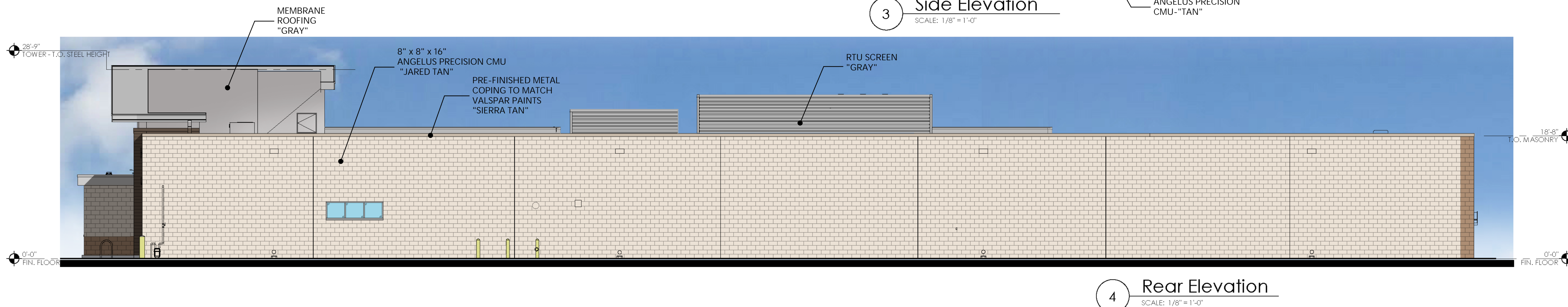
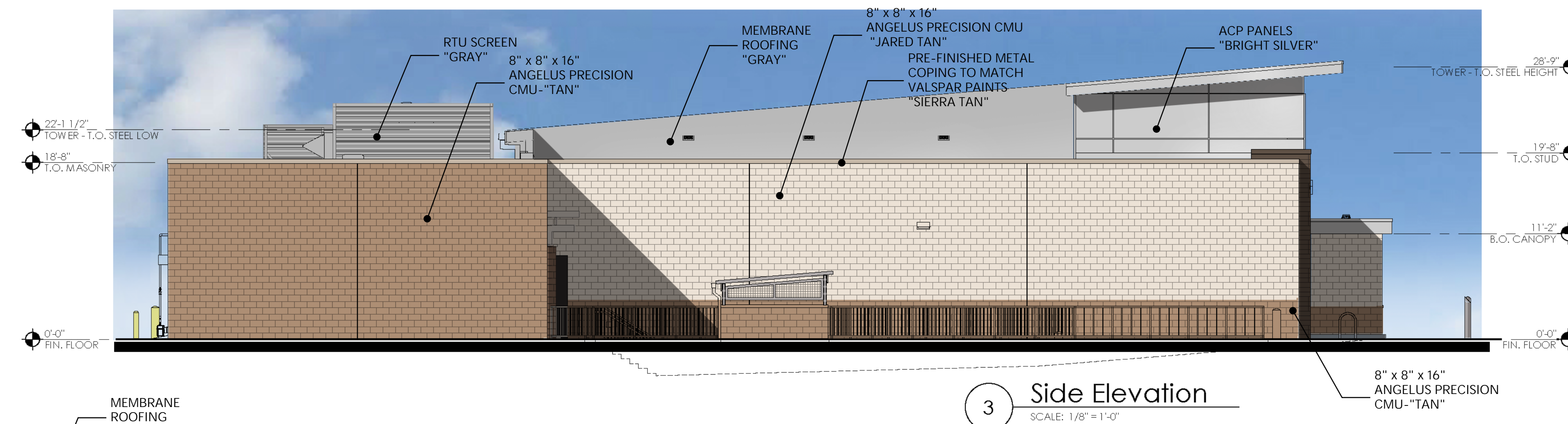
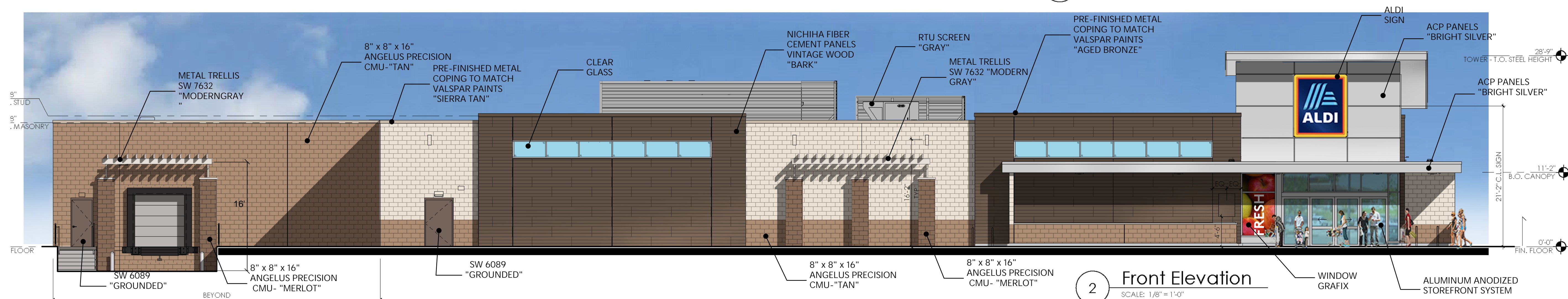
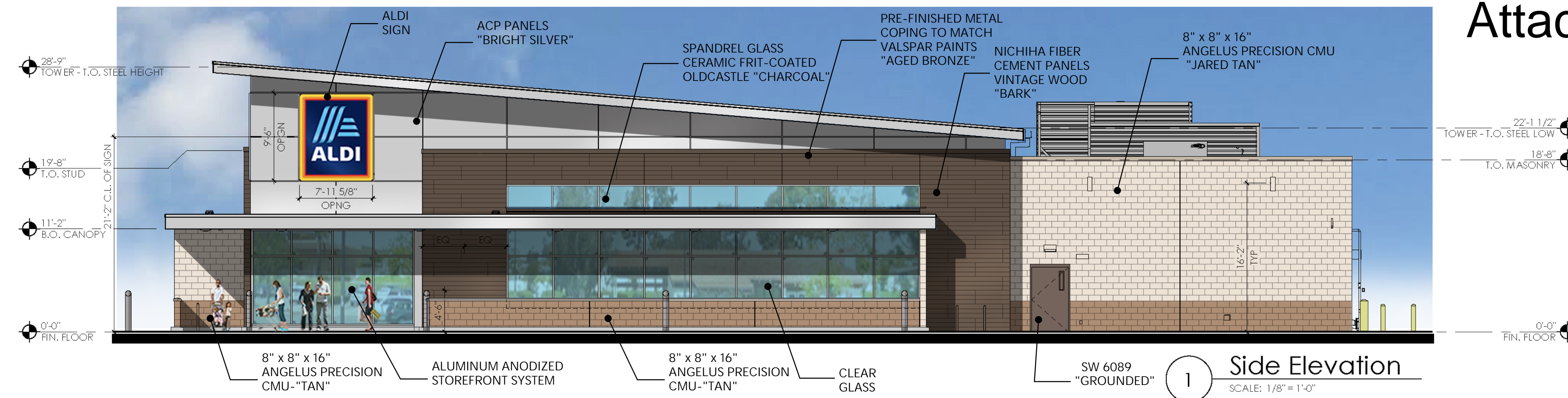
FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.





BACK ELEVATION

PLAN	1
Scale = 3/8" = 1'-0"	A-407

Attachment 11



Issued:										Date:									

EXTERIOR FINISH SCHEDULE				
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES	
E1	EXIT DISCHARGE	FACTORY FINISH	Attachment 11 TO UNITS, 2" MIN. REINFORCED CONCRETE DIMENSIONS	
E2	WALL SCONCE	FACTORY FINISH		
E3	FUSED DISCONNECT	FACTORY FINISH		
E4	UTILITY METERING & C.T.	FACTORY FINISH		
E5	EXTERIOR WALL PACK	FACTORY FINISH		
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH		
E7	GENERATOR QUICK CONNECT	FACTORY FINISH		
E8	AIR SAMPLING CONTROL DETECTION PANEL	FACTORY FINISH		
F1	FIRE DEPARTMENT CONNECTION	FACTORY FINISH		
F2	MOTOR GONG	FACTORY FINISH		
P1	HOSE BIB	FACTORY FINISH	SEE FIRE PROTECTION DWGS SEE FIRE PROTECTION DWGS	
P2	RPT DISCHARGE	FACTORY FINISH		SEE PLUMBING DWGS AND FLOOR PLAN
P3	GAS METER	FACTORY FINISH		SEE PLUMBING DWGS
	GLAZING KEY		RE: DWG A602	
	ALIGN KEY		A: ALIGN NICHHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND WINDOW MULLIONS C: ALIGN NICHHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS & WINDOW MULLIONS	

[illegible]

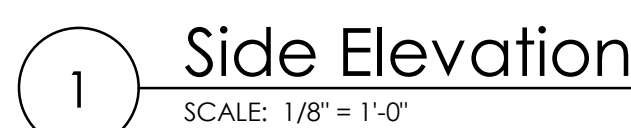
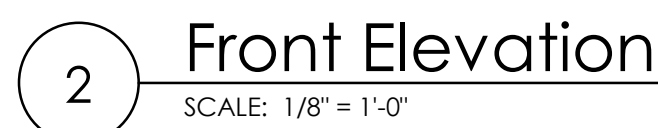
Project Architect/Engineer	Date:
Architect/Engineer Name	##/##/##
Project Lead	Date:
Lead Name	##/##/##
Project Designer	Date:
Designer Name	##/##/##



245 East Third Street
Long Beach, Ca 90802
t 562.628.8000
rdcollaborative.com



Drawing Name:

Date:	<div>Project No.</div> <div>20-197</div> <hr/> <div>A-201</div> <div>Drawing No.</div>
Type: RHSDV7ER	
Drawn By: SF	
Scale: As Noted	



EXTERIOR FINISH SCHEDULE				
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES	
E1	EXIT DISCHARGE	FACTORY FINISH	<div>Attachment 11</div> <div>TO BE USED FOR ALL REVISIONS AND DIMENSIONS</div>	
E2	WALL SCONCE	FACTORY FINISH		
E3	FUSED DISCONNECT	FACTORY FINISH		SEE ELECTRICAL DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH		SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH		MAN DOORS - MOUNT @ 9'-0" A.F.F.; LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH		MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	GENERATOR QUICK CONNECT	FACTORY FINISH		SEE ELECTRICAL DWGS
E8	AIR SAMPLING CONTROL DETECTION PANEL	FACTORY FINISH		SEE ELECTRICAL DWGS
F1	FIRE DEPARTMENT CONNECTION	FACTORY FINISH		SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH		SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS AND FLOOR PLAN	
P2	RPT DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS	
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS	
	GLAZING KEY		RE: DWG A602	
	ALIGN KEY		A: ALIGN NICHHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND WINDOW MULLIONS C: ALIGN NICHHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS & WINDOW MULLIONS	



Seal	Seal
Project Architect/Engineer Architect/Engineer Name	Date: ##/##/##
Project Lead Lead Name	Date: ##/##/##
Project Designer Designer Name	Date: ##/##/##



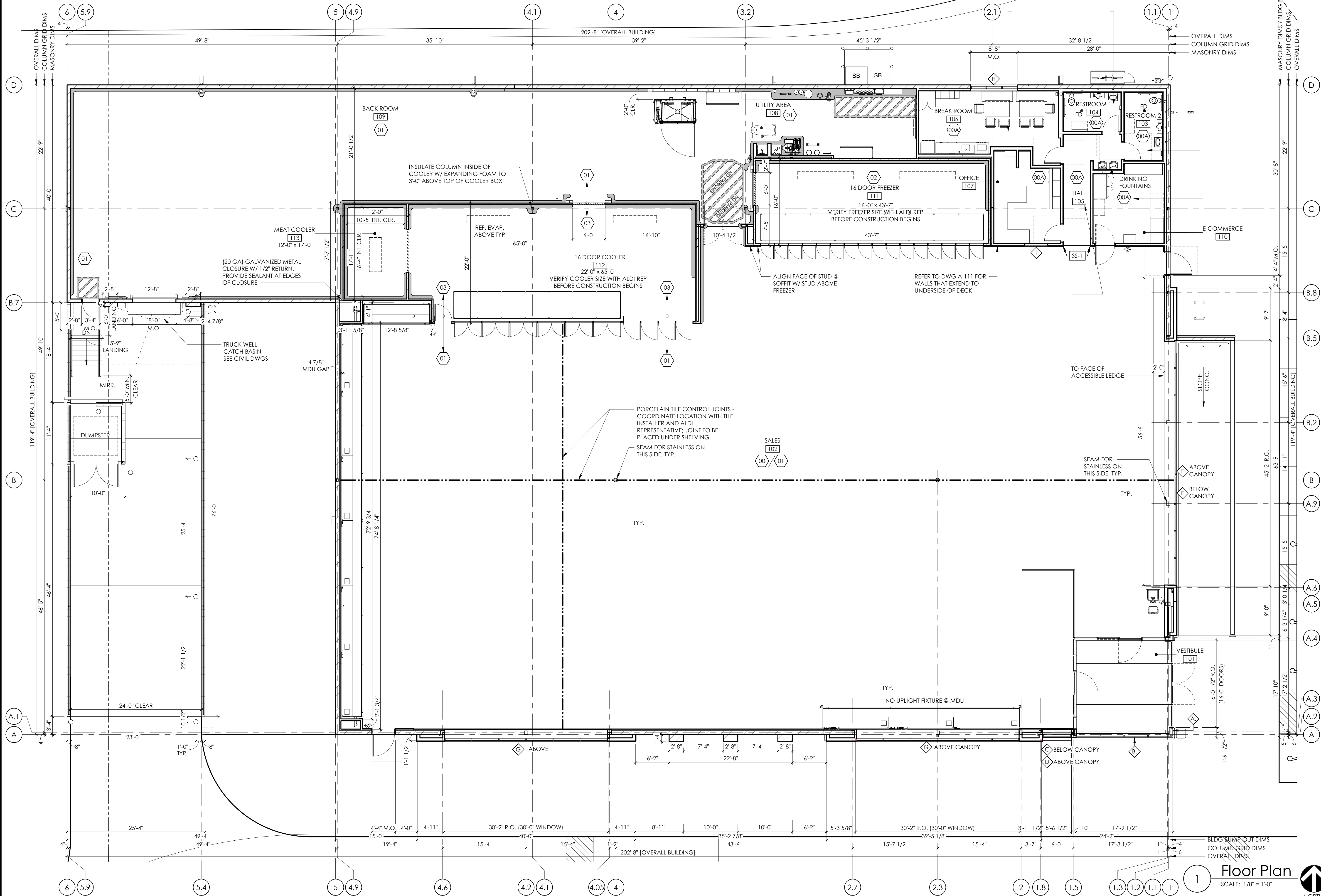
ALDI Inc.
12661 Aldi Place
Moreno Valley, CA 92555-6703
(951) 530-5750
(951) 530-5775 fax

<h1>Conceptual Exterior Elevations</h1>	
Drawing Name:	
Date: 08/14/20	Project No.
Type: RHSDV7ER	20-197
Drawn By:	A-202
Scale: As Noted	Drawing No.

Attachment 11

NOTES:
1. SEE SHEET A-603 FOR COLOR AND FINISH MATERIAL SCHEDULES.
2. SEE SHEET A-603 FOR INTERIOR METAL STUD INFORMATION.
3. ALL PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (I.E. CLEAR).
4. PROVIDE BLOCKING AS NEEDED FOR ALL WALL MOUNTED ITEMS.
5. FLAT STEEL IS REQUIRED AT MECHANICAL FIXTURES COORDINATE LOCATION WITH ALDI REPRESENTATIVE.
6. REFER TO SHEET A-602 FOR WINDOW / GLAZING DETAILS

KEY	FLOOR FINISH SCHEDULE
	DESCRIPTION
00	2 5/8" THICK SET TILE SYSTEM - FURNISHED AND INSTALLED BY OWNER
00A	3/4" THIN SET TILE - FURNISHED BY OWNER AND INSTALLED BY OWNER
01	CONCRETE SLAB - SMOOTH FINISH
02	CONCRETE SLAB (FREEZER) - SEALED MEDIUM BROOM FINISH
03	CONCRETE SLAB (COOLER) - SEALED SMOOTH FINISH



Issued: 09/29/21
Planning Submittal

Revisions:

These drawings are prototypical and shall not be used for any construction or renovation activities. They are only for use by ALDI and their designated design professionals on ALDI projects. When applying the required professional standard of care and permitted by law, the design professional may integrate these drawings into his/her own technical submission. The design professional is responsible for preparing a submittal in accordance with all applicable laws, building codes and local site conditions. Deviations from this prototypical design are to be coordinated with the ALDI Director of Real Estate.

Seal Seal

Project Architect/Engineer
Architect/Engineer Name

Project Lead
Lead Name

Project Designer
Designer Name

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Long Beach, Ca 90802
t 562.628.8000
rdcollaborative.com

ALDI Inc.
12661 Aldi Place
Moreno Valley, CA 92555-6703
(951) 330-5775
(951) 330-5775 fax

ALDI Inc. Store #: ##
Coachella
NEC Harrison St. & First St.
City of Coachella, CA,
Riverside County
Project Name & Location:

Floor Plan

Drawing Name:

Date:

Type: RHSDV7ER

Drawn By: SF

Scale: As Noted

Project No.
20-197

A-101

Drawing No.



NICHIHA FIBER CEMENT PANELS
"BARK"
VINTAGE WOOD COLLECTION



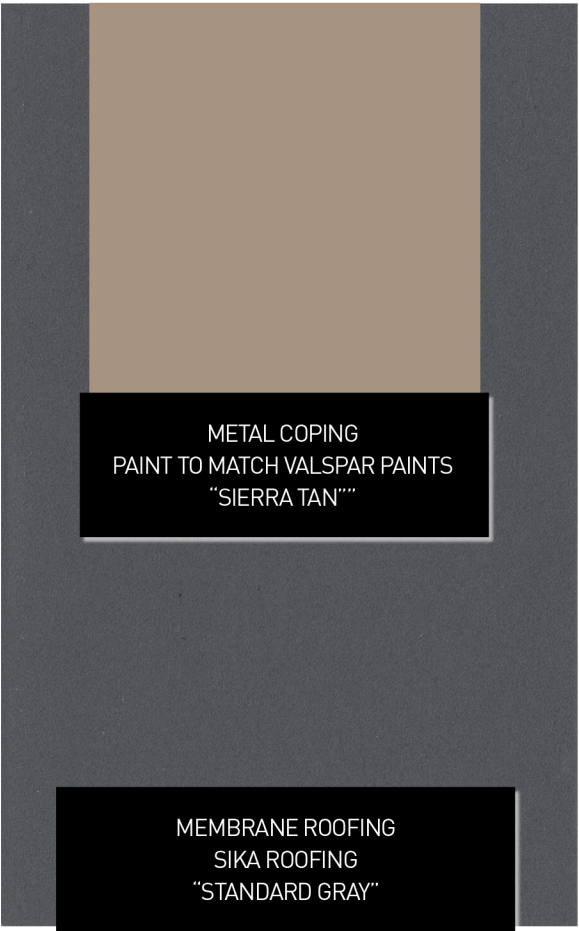
SPANDREL GLASS
GLASS COATINGS & CONCEPTS, LLC
SX3527E808 "CHARCOAL"



CONCRETE MASONRY UNITS
TO MATCH ANGELUS BLOCK
QUIKBRICK "JARED TAN"



EXTERIOR DOORS AND FRAMES TO MATCH
SHERWIN WILLIAMS PAINTS
SW 6089 "GROUNDED"

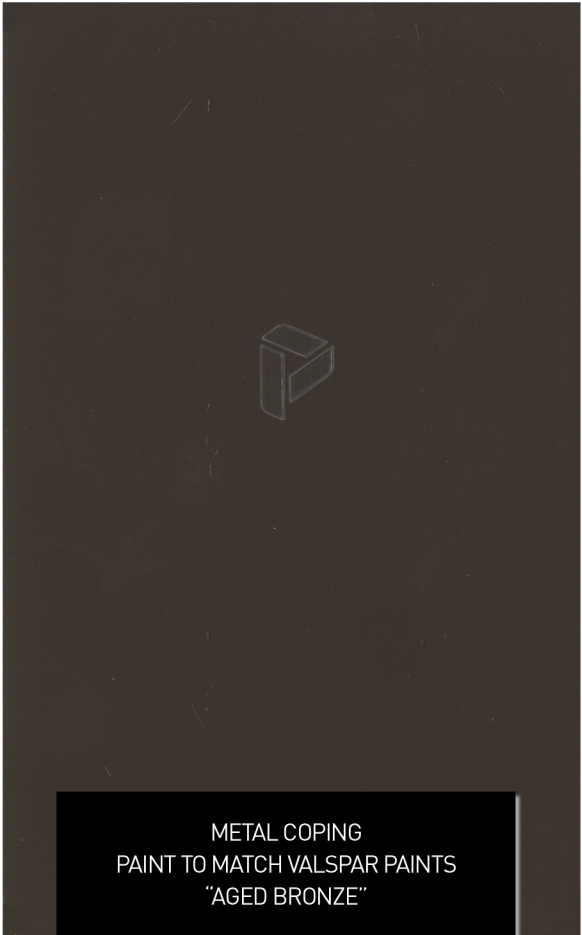


METAL COPING
PAINT TO MATCH VALSPAR PAINTS
"SIERRA TAN"

MEMBRANE ROOFING
SIKA ROOFING
"STANDARD GRAY"



ALUMINUM COMPOSITE PANELS
"BRIGHT SILVER"



METAL COPING
PAINT TO MATCH VALSPAR PAINTS
"AGED BRONZE"



ALUMINUM STOREFRONT
TO MATCH ARCADIA AC-2
"CLEAR ANODIZED ALUMINUM"

STOREFRONT GLASS TO MATCH
PPG / VITRO SOLARBAN
70XL INSULATED GLAZING UNIT

ALDI MARKET
CA Prototype



FOUNTAINHEAD PLAZA

HARRISON STREET @ 50TH STREET

COACHELLA, CA

SIGN PROGRAM



1550 S. Gene Autry Trail
Palm Springs, CA 92264
TEL: (760) 320-3042
FAX: 760-320-2090



Job Name:
FOUNTAINHEAD
DEVELOPMENT
Address:
COACHELLA

Account Representative:
JESSE CROSS

Designer:
JIM CROSS

Date:
10-25-07

Scale:
NONE

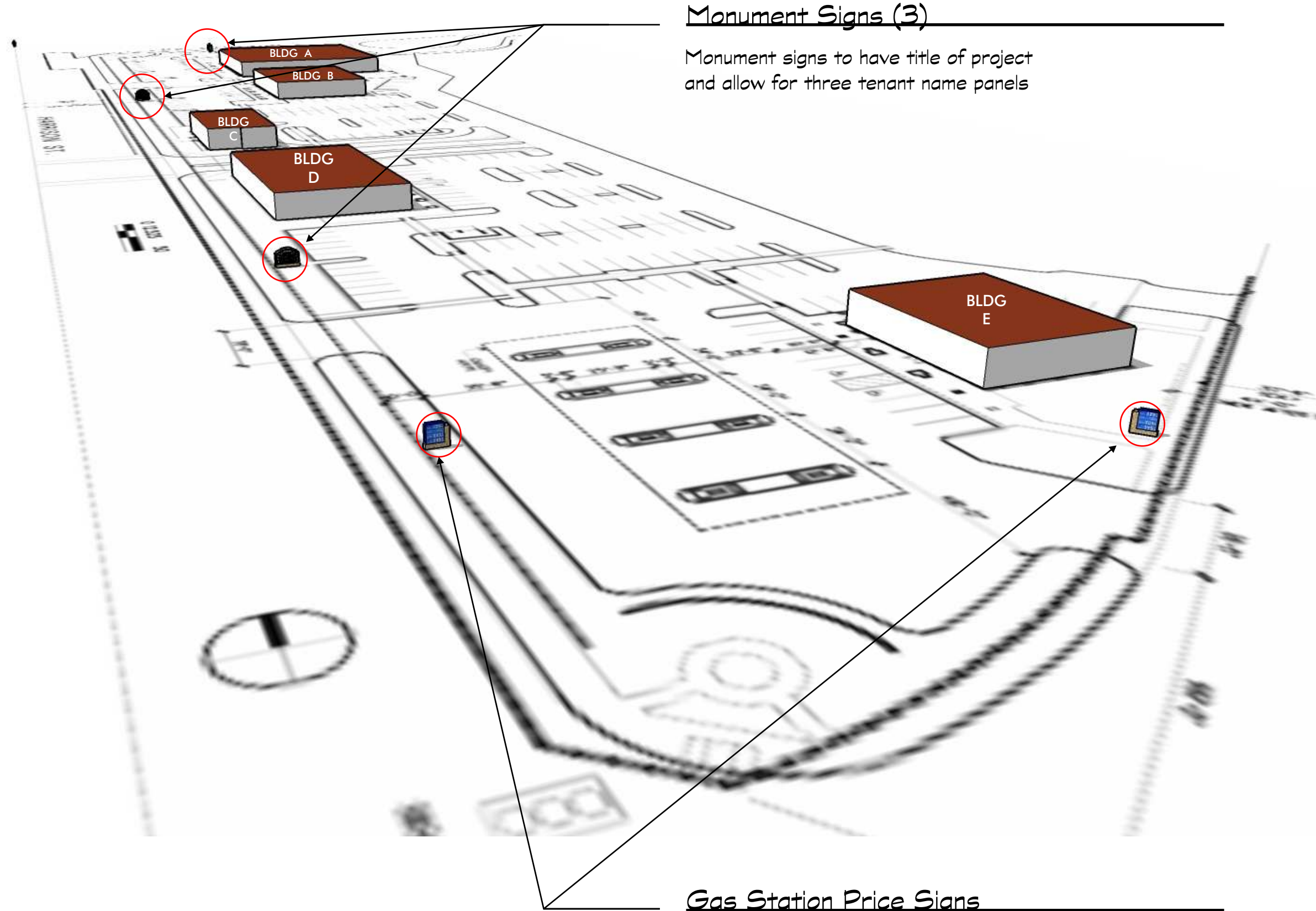
File Name:
F\Fountainhead\
Coachella\
Sign Program 102207
Revisions:

Client Approval:

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Monument Signs (3)

Monument signs to have title of project
and allow for three tenant name panels

Gas Station Price Signs

Monument signs to have title of gas station
as well as regulated gas price signage per
State guidelines



INTERNALLY ILLUMINATED PAN CHANNEL LETTERS ~ DAY VIEW



INTERNALLY ILLUMINATED PAN CHANNEL LETTERS ~ NIGHT VIEW

1550 S. Gene Autry Trail
Palm Springs, CA 92264
TEL: (760) 320-3042
FAX: 760-320-2090



Job Name:
FOUNTAINHEAD
DEVELOPMENT

Address:
COACHELLA

Account Representative:
JESSE CROSS

Designer:
JIM CROSS

Date:
10-25-07

Scale:
NONE

File Name:
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Sign Program 102207
Revisions:

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Sheet Number:



ILLUMINATED REVERSE PAN CHANNEL LETTERS ~ DAY VIEW



STANDARD ILLUMINATED REVERSE PAN CHANNEL LETTERS ~ NIGHT VIEW

1550 S. Gene Autry Trail
Palm Springs, CA 92264
TEL: (760) 320-3042
FAX: 760-320-2090



Job Name:
FOUNTAINHEAD
DEVELOPMENT

Address:
COACHELLA

Account Representative:
JESSE CROSS

Designer:
JIM CROSS

Date:
10-25-07

Scale:
NONE

File Name:
F\Fountainhead\
Coachella\
Sign Program 102207
Revisions:

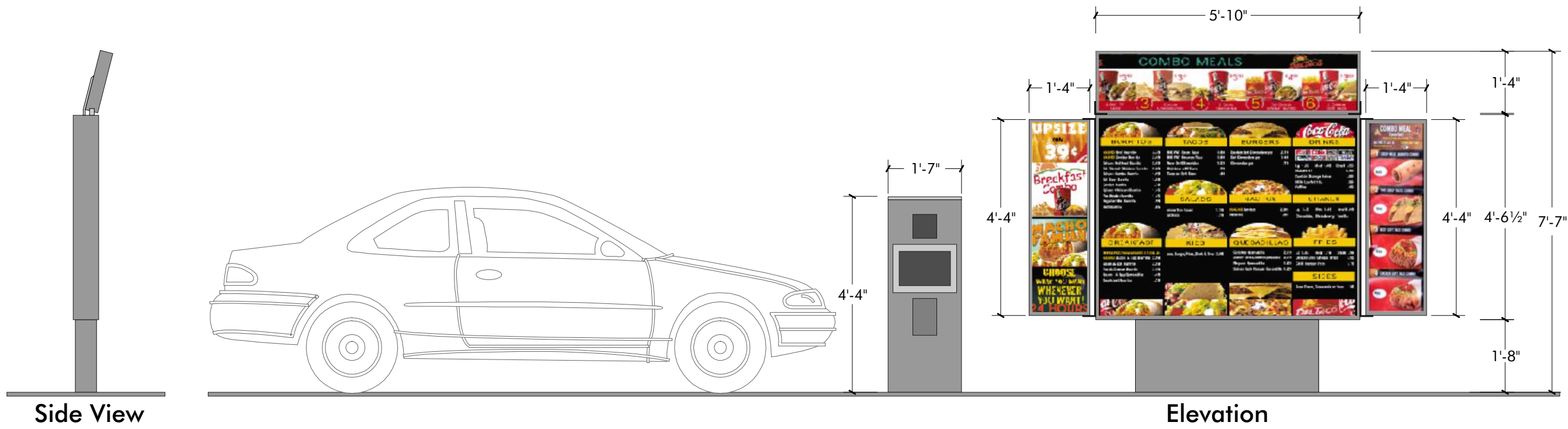
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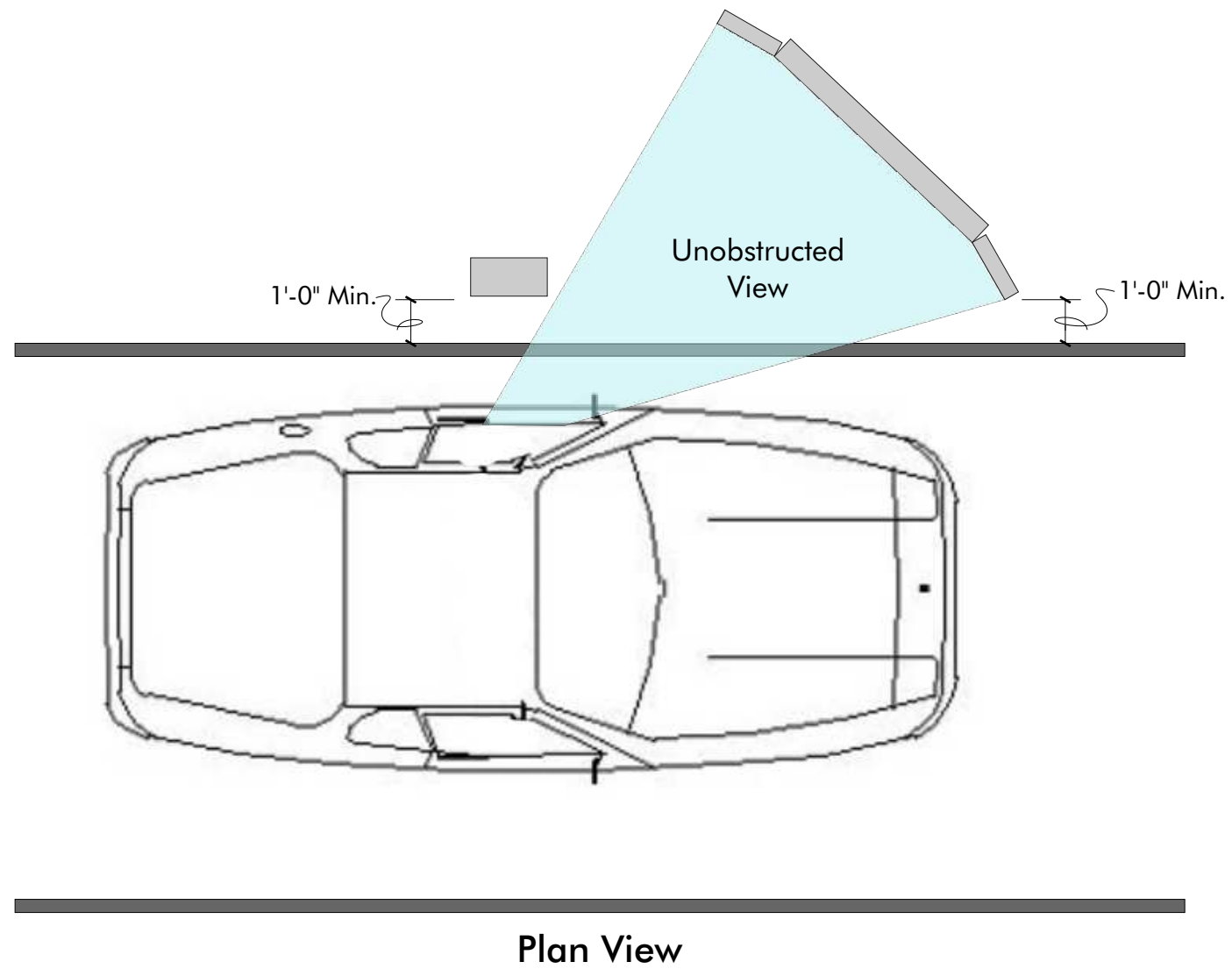
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Sheet Number:



Internally Illuminated Menu Display



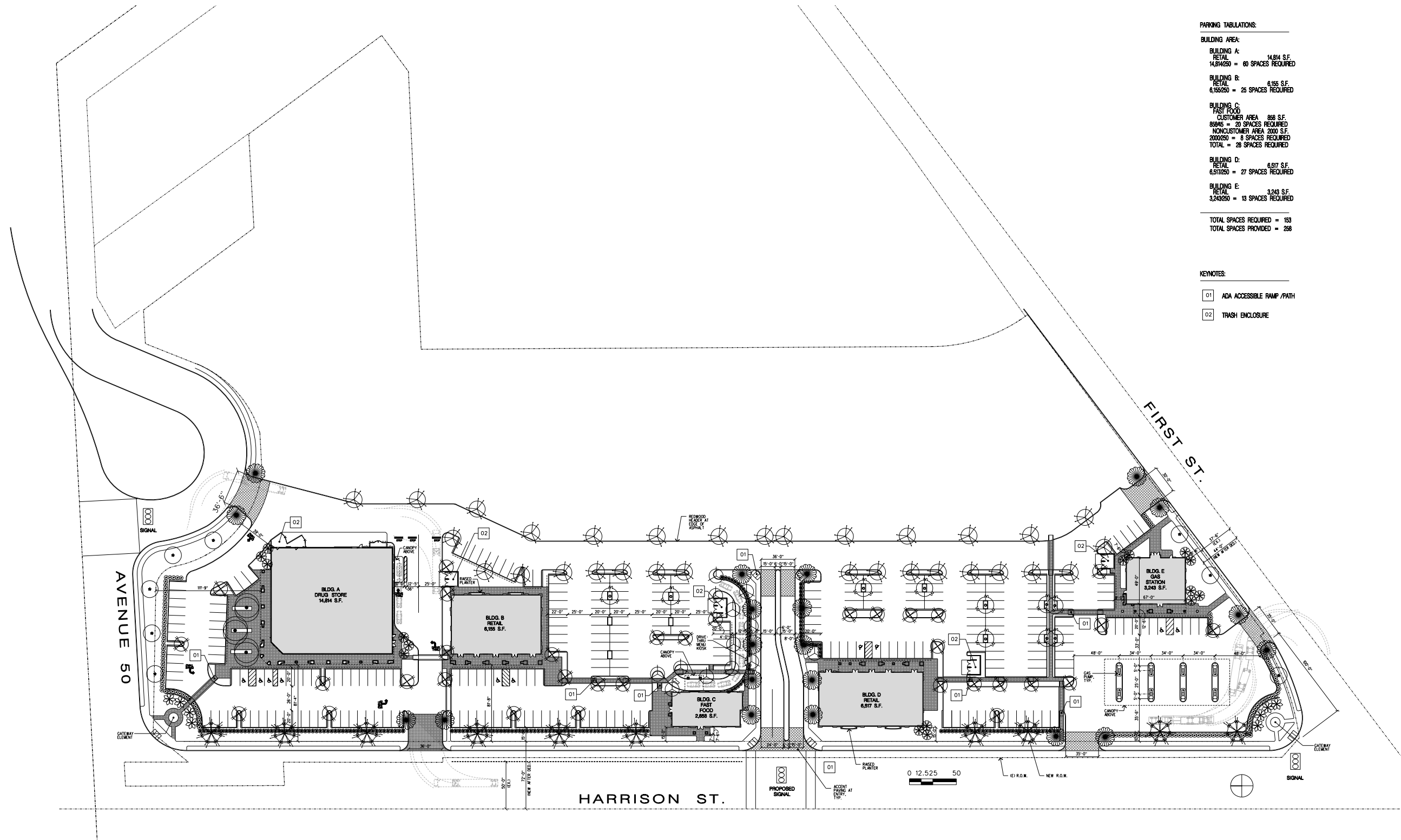




Fountainhead Coachella, California
Fountainhead

Site Plan





PARKING TABULATIONS:

BUILDING AREA:	
BUILDING A:	14,814 S.F.
RETAIL	14,814/250 = 60 SPACES REQUIRED
BUILDING B:	
RETAIL	6,155 S.F.
6,155/250 = 25 SPACES REQUIRED	
BUILDING C:	
FAST FOOD	2,000 S.F.
CUSTOMER AREA	868 S.F.
868/45 = 20 SPACES REQUIRED	
NONCUSTOMER AREA	2,000 S.F.
2,000/250 = 8 SPACES REQUIRED	
TOTAL	= 28 SPACES REQUIRED
BUILDING D:	
RETAIL	6,577 S.F.
6,577/250 = 27 SPACES REQUIRED	
BUILDING E:	
RETAIL	3,243 S.F.
3,243/250 = 13 SPACES REQUIRED	
TOTAL SPACES REQUIRED = 133	
TOTAL SPACES PROVIDED = 258	

- KEYNOTES:
- 01 ADA ACCESSIBLE RAMP /PATH
 - 02 TRASH ENCLOSURE

Fountainhead Coachella, California

Fountainhead

Site Plan





EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Fountainhead Coachella, California
Fountainhead

Building A - Elevations



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Fountainhead Coachella, California
Fountainhead

Building B - Elevations



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Fountainhead Coachella, California
Fountainhead

Building C - Elevations



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

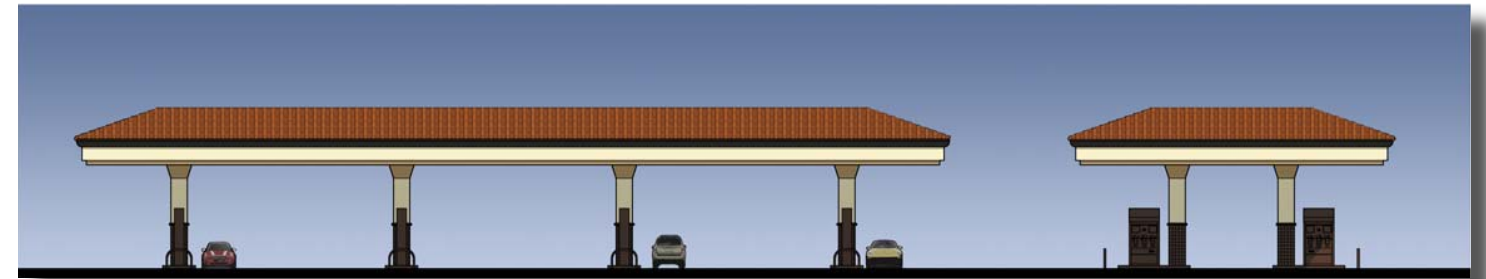
Fountainhead Coachella, California
Fountainhead

Building D - Elevations



NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION

SOUTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Fountainhead Coachella, California
Fountainhead

Building E & F - Elevations



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Attachment 13

Item 3.

BILL WEISER - FIRE CHIEF

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PALM DESERT

PERRIS

RANCHO MIRAGE

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TEMECULA

WILDOMAR

BOARD OF SUPERVISORS:

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DISTRICT 1

KAREN SPIEGEL
DISTRICT 2

CHARLES WASHINGTON
DISTRICT 3

V. MANUEL PEREZ
DISTRICT 4

JEFF HEWITT
DISTRICT 5

Planning Case Conditions

Date: 11/22/21

City Case Number: TPM 37940, AR 20-03, CUP 321, CUP 322

Project Name: Fountainhead Plaza

Reviewed By: Chris Cox, Assistant Fire Marshal

Fire Department Case Number: FPARC2000005

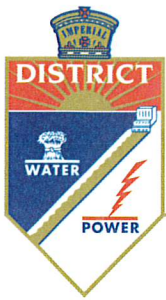
East Office of the Fire Marshal Responsibility

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
5. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.
6. Hazardous Materials: Prior to building permit issuance, a hazardous materials inventory statement shall be provided to the Office of the Fire Marshal. Approved chemical classification forms and safety data sheets shall be provided with the hazardous materials inventory statement. Ref. CFC 5001.5.2

7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Ref. CFC 506.1
10. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

If you have any questions or comments, then please contact me at 760-393-3386 or chris.cox@fire.ca.gov.



IID

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Item 3.

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November 23, 2021

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

SUBJECT: Fountainhead Plaza Phase 5 Project in Coachella, CA; CUP #346, CUP #347, AR #21-12, AR #20-03 (modification), TPM #37940 (modification)

Dear Mr. Perez:

On November 3, 2021 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the the site, floor and elevation plans for the Fountainhead Plaza Phase 5 project; Conditional Use Permit #346, CUP #347 and Architectural Review #21-12 and modifications to AR #20-03 and Tentative Parcel Map #37940. The applicant, Coachella Retail Realty Associates, LP, proposes to develop 2.83 acres of an 8.25 acre property to include a 2,600 sq. ft. drive-thru restaurant (Panda Express), 2,050 sq. ft. drive-thru (Starbucks) and a 20,442 sq. ft. supermarket (Aldi) at the northeast corner of Cesar Chavez Street and First Street (APNs 778-020-007 and -010-017) in Coachella, CA.

The IID has reviewed the project information and has the following comments:

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of any additional facilities needed to extend electrical service to the proposed development such as distribution backbone feeders, distribution overhead and/or underground line extensions, the re-configuration of distribution circuits, transmission line extensions or other upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending backbone distribution lines (conduit and cable) along First and Cesar Chavez Streets in the

frontage of the property from existing facilities on First Street and Harrison Street. The upgrade of existing underground conductor to connect to existing facilities on Avenue 50 and Grapefruit Boulevard is also required. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

3. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
4. IID Regulations governing line extensions can be found at:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions

for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

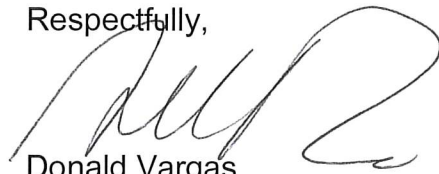
9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
10. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure

must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

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

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Wayne K. Strumpfer, General Counsel
Jamie Asbury – Assoc. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate

RESOLUTION NO. 2020-55

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

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

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

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

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

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

WHEREAS the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General

Plan policies and zoning regulations; and,

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

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

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

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

the community as a whole. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.

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

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

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

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

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

Final Map

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

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

Engineering Grading and Drainage

17. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
18. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
19. Plans shall show reciprocal easements access between proposed parcels.
20. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention

basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed locations after the retention basins have been rough graded. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

21. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
22. Applicant shall comply with the regional NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
23. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
24. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
25. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
26. Applicant shall obtain approval of site access and circulation from Fire Marshall.
27. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

28. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Rough Grading

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

Precise Grading

32. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
33. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
34. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.

Street Improvements

35. Condition deleted.
36. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
37. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the

improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

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

Sewer and Water Improvements

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

Prior to Issuance of Building Permits

41. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
42. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, on-site lighting, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
43. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
44. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

Prior to Release of Occupancy Permits/Acceptance of Public Improvements

45. Temporary Certificates of occupancy may be issued to allow businesses to open, prior to, all public improvements, including landscaping and lighting of the retention basins, and

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

Riverside County Fire Department:
GENERAL CONDITIONS

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

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

Imperial Irrigation District:

58. The applicant shall meet and confirm any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines). The applicant shall submit proof of compliance with any requirements by IID.
59. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Utilities:

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

not assessed sewer fees for water used on landscape.

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

Coachella Valley Water District:

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

Coachella Valley Unified School District:

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

Riverside County Environmental Health Department:

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

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

Landscaping and Fencing:

75. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
76. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and

Development Services Department.

77. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
78. The landscape plans shall provide for minimum 5-gallon groundcover plants, 5-gallon shrubs, for all plantings shown on the approved site plan. All new plantings and all existing plants and trees shall be irrigated with an automatic and durable drip irrigation system.
79. Any new landscaped areas that have been disturbed shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
80. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size. The developer shall incorporate Washingtonia filifera palm trees along the frontage of Cesar Chavez Street to match the existing Walgreens/Taco Bell/McDonalds center.
81. A minimum of 10 California or Mexican Fan Palms with a minimum 10 to 15 foot brown trunk height shall be planted at the intersection of First Street and Cesar Chavez Street.
82. Full diamond planters shall be provided at every four (4) parking stalls where parking stalls are facing each other, half diamonds also at every four (4) parking stalls where parking stalls are not facing each other such as in front of buildings and any perimeter landscaping.
83. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be

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

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

Project Design:

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

PASSED, APPROVED and ADOPTED this 14th day of October 2020.



Steven A. Hernandez
Mayor

ATTEST:



Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:



Carlos Campos
City Attorney

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

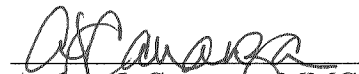
I HEREBY CERTIFY that the foregoing Resolution No. 2020-55 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14th day of October 2020 by the following vote of Council:

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

NOES: None.

ABSENT: None.

ABSTAIN: Councilmember Bautista and Councilmember Beaman Jacinto.



Andra J. Carranza, MMC
Deputy City Clerk

RESOLUTION NO. 2020-56

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

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

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

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

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

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

Findings for Tentative Parcel Map 37940

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

and is consistent with the City's vision for this area to be developed with commercial uses to serve the adjacent urban residential uses by providing close proximity to commercial amenities.

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

Conditions of Approval for TPM No. 37940:

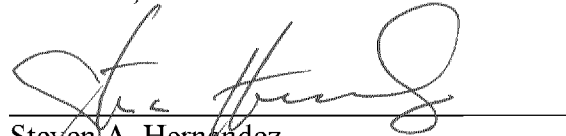
1. Tentative Parcel Map No. 37940 is approved for the Fountainhead Development Project

for a two-year period from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the conditional use permit. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permits and architectural Review.

Final Map

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


PASSED, APPROVED and ADOPTED this 14th day of October 2020.


Steven A. Hernandez
Mayor

ATTEST:


Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:



Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2020-56 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14th day of October 2020 by the following vote of Council:

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

NOES: None.

ABSENT: None.

ABSTAIN: Councilmember Bautista and Councilmember Beaman Jacinto.



Andrea J. Carranza, MMC
Deputy City Clerk

