



City Hall Council Chamber
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

September 06, 2023
6:00 PM

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

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

Or one tap mobile :

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

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In real time:

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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. Planning Commission Meeting Minutes July 19, 2023

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Request for a second 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Variance No. 23-03 a request to allow for the construction of a second, two (2) car garage of 424 square feet at a five-foot side yard setback, where a 10-foot side yard setback is required in the Suburban Neighborhood (S-N) zone at an existing 2,642 sq. ft. two-story residence at 83892 Avenida La Luna. The second garage would support enclosed parking for a proposed accessory dwelling unit of 1,034 sq. ft. that would also be built at a five-foot side yard setback. Applicant: Jesus Arteaga.
4. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Panda Express, Inc.
5. Freestanding Identification Sign Relocation– Eberhard Equipment Architecture Review No. 23-09 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. AKC Permit Co. (Applicant)
6. Yamama Liquor – Alcohol Sales

Conditional Use Permit No. 370 to allow liquor sales (ABC Type 21, Off-Sale General) within a 4,800 SF convenience store located at 1030 Sixth Street Suite 1-4. Applicant Eileya Makhoul

INFORMATIONAL:

7. Development Updates and Future Agenda

ADJOURNMENT:

Complete Agenda Packets are available for public inspection at the City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

DE UNA REUNIÓN ESPECIAL DE
LA
COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

6 de Septiembre, 2023
6:00 PM

Si desea asistir a la reunión a través de zoom, aquí está el enlace:

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

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

En vivo:

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

Por escrito:

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

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

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA AGENDA:

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

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 19 de Julio, 2023.

COMUNICACIONES ESCRITAS:

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

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

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

2. Solicitud de extensión de un año para el Mapa de Área Tentativo Núm. 37088 para una subdivisión de 115 lotes residenciales en 5.02 acres en la esquina noroeste de Avenue 50 y Calhoun Street (APN 612-280-018). Solicitante: Tower Energy Group.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

3. Excepción Núm. 23-03 una unidad de vivienda accesoria propuesta de 1,200 pies cuadrados con un nuevo garaje para 2 autos a cinco pies de la línea de propiedad del patio lateral donde la Ordenanza de Zonificación requiere una distancia mínima de patio lateral de 10 pies en 83892 Avenida La Luna
4. Revisión Arquitectónica Núm. 23-12, una solicitud para modificar la arquitectura del edificio de drive thru de Panda Express con la adición de tiras de iluminación LED rojas al diseño del elemento de techo inclinado en 50-120 Cesar Chavez Street. El proyecto fue aprobado originalmente como Revisión Arquitectónica Núm. 21-12 y consiste en la construcción en 2.83 acres de una propiedad de 8.25 acres para incluir un restaurante Panda Express de 2,600 pies cuadrados y un supermercado Aldi de 20,442 pies cuadrados en la esquina noreste de Cesar Chavez Street y First Street (APN# 778-020-007 y 778-010-017). Solicitante: Panda Express, Inc.
5. Revisión Arquitectónica 23-09 para una modificación a la ubicación de un letrero de identificación independiente iluminado internamente a 21' de alto ubicado en 86100 Avenue 54 (APN: APN:763-141-007) Solicitante: AKC Permit Co.
6. Permiso de Uso Condicional Núm. 370 para permitir la venta de licores (ABC Tipo 21, Venta para

Consumo fuera de las Instalaciones General) dentro de una tienda de abarrotes de 4,800 pies cuadrados ubicada en 1030 Sixth Street Suite 1-4

INFORMATIVO:

Development Services Tentative Future Agenda

SE SUSPENDE LA SESIÓN:

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

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES
OF A STUDY SESSION
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 19, 2023
6:00 PM

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

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

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CALL TO ORDER: 6:07 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

Commissioners Absent: Commissioner Murillo, Alternate Commissioner Fonseca.

Staff Present:

- *Abraham Galvan Sanchez, Deputy City Attorney.
- *Gabriel Perez, Development Services Director.
- *Adrian Moreno, Associate Planner.
- *Jesus Medina, Information Technology Tech.
- *Jason Stevens, Information Technology Manager.

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.”

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY VICE CHAIR HERNANDEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – July 5, 2023.

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

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. City of Coachella 6th Cycle Housing Element General Plan Amendment No. 21-02 and Environmental Assessment No. 22-03 for consideration of the City of Coachella 6th Cycle Housing Element for 2021-2029. City-Initiated.

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

Kathryn Slama, Director at LWC, gave a brief presentation for the item made herself available and provided comments.

Public Hearing Opened at 6:39 pm by Chair Gonzalez.

Public Hearing Closed at 6:40 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2023-21 RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION FOR THE ADOPTION OF 2021-2029 HOUSING ELEMENT AND APPROVE GENERAL PLAN AMENDMENT NO. 21-02 AMENDING THE CITY OF COACHELLA 2035 GENERAL PLAN FOR THE ADOPTION OF THE 2021-2029 HOUSING ELEMENT.

Approved by the following roll call vote:

AYES: Commissioner Arvizo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

3. El Dorado Liquor – Alcohol Sales Conditional Use Permit No. 367 to allow liquor sales (ABC Type 20, Off-Sale Beer & Wine) within a 1,378 SF convenience store located within the Coachella Shopping Center at 49647 Cesar Chavez Street. Applicant Jose Luis Cedano Zamudio.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:53 pm by Chair Gonzalez.

Public Hearing Closed at 6:53 pm by Chair Gonzalez.

Public Hearing Re-Opened at 6:54 pm by Chair Gonzalez.

Public Hearing Closed at 6:53 pm by Chair Gonzalez.

Jose Luis Cedano, business owner, provided comments made himself available and happy to open his business here at the City of Coachella with his family.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC2023-19 APPROVING CONDITIONAL USE PERMIT NO. 367 WITH THE FINDINGS AND CONDITIONS LISTED IN RESOLUTION PC2023-19:

Approved by the following roll call vote:

AYES: Commissioner Arvizo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

4. Sushi Mariscos Guamuchil – Alcohol Sales Conditional Use Permit No. 366 to allow an expansion of alcohol sales as part of a 2,463 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits) in an existing commercial building located at 49405 Grapefruit Blvd in the C-G (General Commercial) zone. Mayra Bojorquez (Applicant)

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

Public Hearing Opened at 7:05 pm by Chair Gonzalez.

Carlos Eduardo, owner, provided comments and thanked everyone for giving him the opportunity to open his business here at the city.

Public Hearing Closed at 7:06 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR TO ADOPT RESOLUTION NO PC2023-20 APPROVING CONDITIONAL USE PERMIT NO. 366 TO ALLOW LIQUOR SALE LICENSE TYPE 47 ON-SALE BEER, WINE AND DISTILLED SPIRITS SERVICE FOR THE 2,463 SQUARE SUSHI MARISCOS GUAMUCHIL RESTAURNAT EATING PLACE (ABC LICENSE TYPE 47 – ON-SALE BEER, WINE, DISTILLED – GENERAL), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 49405 GRAPEFRUIT BLVD:

Approved by the following roll call vote:

AYES: Commissioner Arvizo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

INFORMATIONAL:

5. Director’s Development Update

- Welcomed Chair Gonzales back.
- The city received a 2 Million grant from the State awarded to RCTC for a Rail Station Feasibility Study.

ADJOURNMENT: 7:13 P.M.

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
9/6/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Request for a second 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant the 1st 12-Month Time Extension eligible for Tentative Tract Map No. 37088 with the findings and conditions in City Council Resolution No. 2016-27, and establishing a new expiration date of January 13, 2024.

BACKGROUND:

The City Council approved Tentative Tract Map No. 37088 on July 13, 2016. The Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well approval of Tentative Tract Map No. 37088 and Change of Zone 16-01 for a planned unit development as part of the overall proposed development of the Ravella project consisting of 115 single family residential lots on 20 acres at the Northwest corner of Avenue 50 and Calhoun Street.

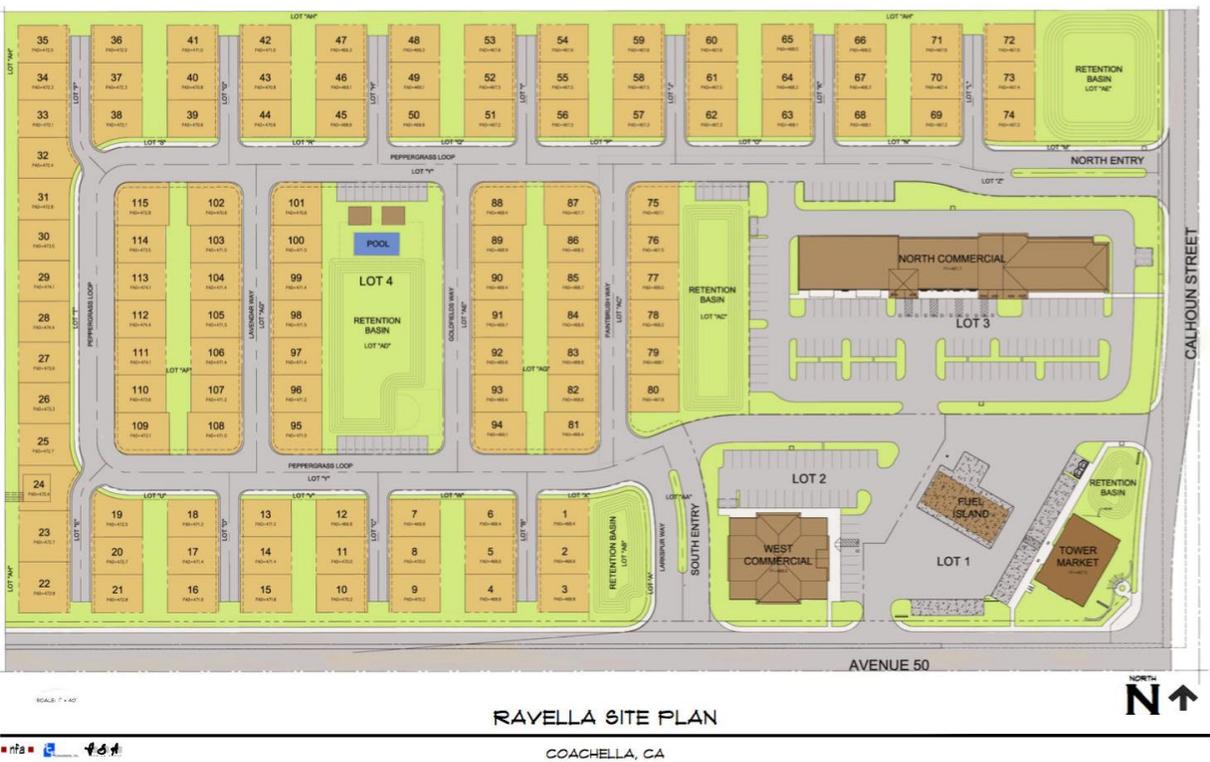
Pursuant to the Subdivision Map Act, and Title 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. The Planning Commission may grant up to three 12-month time extensions if a timely request is submitted stating the reasons for the project delays. The TTM 37088 was automatically extended by 36 months to July 13, 2021 from the original July 13, 2018 expiration under the Subdivision Map act due to the filing of the first final map recording the first 4 lots. Due to Assembly Bill 1561, the project was automatically extended by the California Legislature 18 months from the original expiration of July 13, 2018 to January 13, 2023. The applicant filed their extension in October 2022 before the project expiration and is eligible for the first 12 month extension of time to January 13, 2024.

DISCUSSION/ANALYSIS:

As illustrated below, TTM 37088 proposes to subdivide approximately 20 acres into 115 single family residential lots with a minimum lot size of 2,373 sq. ft. and a maximum lot size of 3,789 sq. ft. Access to the residential project will consist of a private road system with one driveway on

Avenue 50 and one driveway on Calhoun Street. All of the homes either front or back up to a passive open space area. The project will have private streets but will not be a gated community. The entire Ravella site currently consists of 4 lots for the project's 4 phases. Phase 1 includes the Tower Market service station at the corner of Avenue 50 and Calhoun Street. Phase 2 includes a proposed 20,000 square foot building for Borrego Health Clinic while Phase 3 includes a 9,350 square foot commercial building adjacent to Avenue 50, which remains vacant. Phase 4 includes the proposed 115 residential homes.

Figure 1: Project Phasing Map



The residential component includes 3 retention basins, one of which includes a pool and shade structure and sport court.

Residential Layout/Architectural Theming

The proposed project utilizes a “green court” concept where the homes face a common open space area. In this project, the homes are provided access off common private alleys as illustrated on the exhibit below. These homes are situated on very small lots (2,300 square feet minimum) and will have very minimal yard space. The minimum front, site and rear yard setbacks will be 5 feet. The patio covers will be allowed to have supporting columns at 3.5 feet from the property lines, provided the eave is no less than 36 inches from the property line. The PD ordinance encourages clustered housing in exchange for general open space lots and amenities throughout the community, as proposed for this project. Fencing for the individual homes will be subject to HOA approval and subject to a separate building permit. All garden walls must be decorative masonry with decorative cap. However, the applicant has indicated they would like to allow vinyl fencing for the property lines between two homes.

Figure 2: Residential Cluster Example



One floor plan and elevation is proposed. Each home contains 4 bedrooms and 3 baths as illustrated below and complies with the base district minimum dwelling unit size of 1,200 square feet. The two-car garage has an interior enclosure for trash bins, and the front entry porch has an area designated for the A/C mechanical equipment in order to keep the side yards clear of obstructions. Additionally, staff is recommending the use of “decorative” garage doors, with windows on the upper 25% of the garage door.

Figure 3: Sample Architecture



Landscaping:

The conceptual landscaping plan is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of grading/building permits for the project phase in consideration.

Figure 4: Landscape Plan



Staff recommends that the Planning Commission approve Resolution No. PC2023-25 for a first 12-month time extension for Tentative Tract Map No. 37088, subject to the findings and conditions of approval in City Council Resolution No. 2018-58, City Council Resolution No. 2016-27 establishing a new expiration date of January 13, 2024.

Attachments:

1. Resolution No. PC2023-25 Approving a 12-month extension of time for TTM No. 37088
2. TTM No. 37088 Exhibit
3. City Council Resolution No. 2016-27 (EA 16-02 Mitigated Negative Declaration)
4. City Council Resolution No. 2016-28 (TTM No. 37088)

RESOLUTION NO. PC2023-25

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A 12-MONTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37088 TO JANUARY 13, 2024 FOR THE PHASED SUBDIVISION OF APPROXIMATELY 20 ACRES (TOWER ENERGY) INTO THREE COMMERCIAL LOTS AND A REMAINDER LOT FOR FUTURE SUBDIVISION INTO 115 LOTS, LOCATED AT THE NORTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET. TOWER ENERGY, APPLICANT.

WHEREAS Tower Energy Group filed an application for a 12-month time extension for Tentative Tract Map No. 37088 for a subdivision of 20 acres into 115 single family residential lots at the northwest corner of Avenue 50 and Calhoun Street at 86100 Avenue 54; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64410, Title 7 of the Government Code), the City's Subdivision Ordinance, and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, the City Council approved Tentative Tract Map at a public hearing on July 13, 2016 with findings and conditions; and

WHEREAS, Tentative Tract Map No. 37088 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of Tower Energy Project and the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and

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

WHEREAS, the proposed project is Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

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

Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative

Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

Section 3. Tentative tract Map No. 37088 Time Extension

With respect to Tentative Tract Map, the Planning Commission can make the findings for the proposed project which include:

1. That the proposed map is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035. The site is within the City's Neighborhood Center land use designation and abuts Avenue 50 and Calhoun Street. Avenue 50 is designated as a Major Roadway with a bicycle lane and Calhoun Street is designated as a collector with a bicycle lane. The proposed phased subdivision map will allow for three lots as part of the 5-acre commercial development, and a 4th lot for the future subdivision of 115 residential homes with private streets and common area lots consistent with the submitted planned unit development and will promote the City's long-term economic development goals for the larger vicinity.
2. The site is physically suitable for the type of development and the proposed density. The proposed subdivision will provide small lots and generous open-space lots for a planned-unit development of new single-family residential lots, and lots for a 5-acre commercial center. All proposed lots comply with minimum lot area and dimension requirements of the base zoning districts of RM (for the residential community) and CN (for the commercial center). Additionally, the subdivision would have adequate ingress and egress, from Avenue 50 and Calhoun Street, to accommodate the proposed development.
3. The design of the subdivision is not likely to cause substantial environmental damage nor substantially and avoidable injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. The initial environmental study prepared for this project did not identify any biological resources on the site or in the vicinity of the project.
4. The design of the subdivision is not likely to cause serious health problems. The proposed subdivision would allow for small single-family residential lots and generous open-space lots to provide a medium density residential development. The proposed retail, service station and office uses are not known to cause serious health concerns as proposed in the neighborhood commercial center.
5. The design of the subdivision 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 is located on the northwest corner of Avenue 50 and Calhoun Street. As conditioned there will be independent and shared access into the neighborhood commercial center, and two pointes of access into the residential subdivision. There are no known conflicting existing or future easements and rights-of-way within the project site.
6. The design of the subdivision will provide, to the extent feasible, for future passive or

natural heating or cooling opportunities. The proposed lot configurations allow for east-west orientation of homes, and all future construction will be designed to the latest Building Codes and energy efficient design and construction will be required by the City's Building Department.

7. The Planning Commission, in light of the whole record before it, including but not limited to recommendation of the Development Services Director as provided in the Staff Report dated June 15, 2016 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby finds that Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

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 a 12-month time extension for Tentative Tract Map No. 37088 to January 13, 2024 to subject to the conditions of approval of Council Resolution No. 2016-18.

PASSED APPROVED and ADOPTED this 6th day of September 2023.

Ruben Gonzalez, 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. PC2023-25, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of September 2023, by the following roll call vote:

AYES:

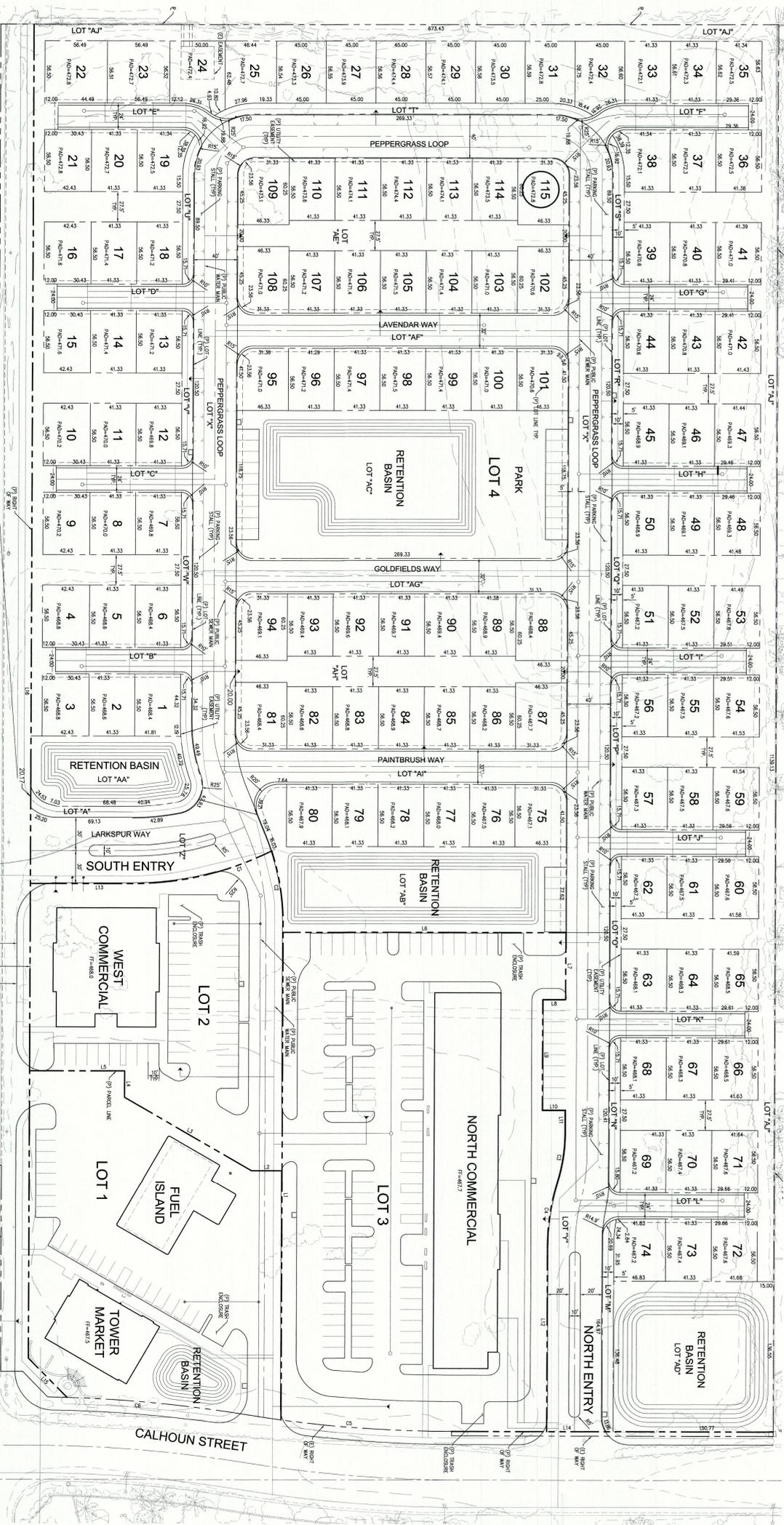
NOES:

ABSENT:

ABSTAIN:

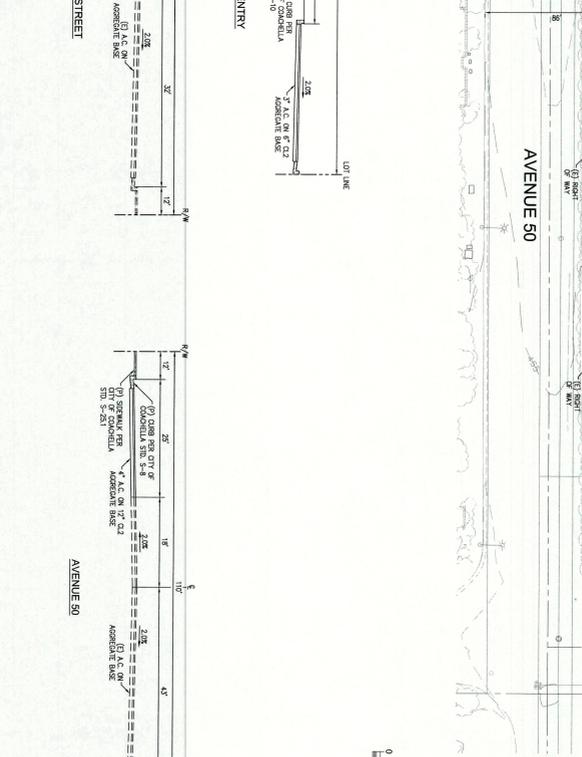
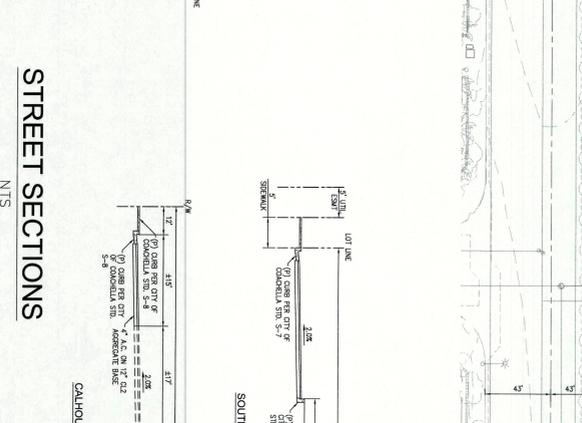
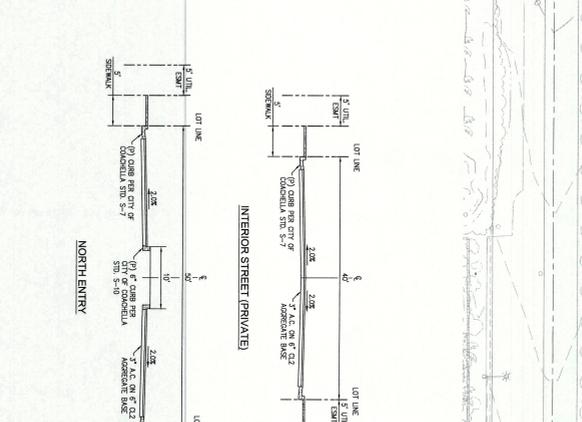
Gabriel Perez
Planning Commission Secretary

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 TENTATIVE TRACT MAP NO. 37088
 SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN



LETTERED LOT INFORMATION		LOT INFORMATION	
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	2,357	61	2,355
2	2,355	62	2,355
3	2,357	63	2,355
4	2,355	64	2,355
5	2,355	65	2,355
6	2,355	66	2,355
7	2,355	67	2,355
8	2,355	68	2,355
9	2,357	69	2,355
10	2,355	70	2,355
11	2,355	71	2,355
12	2,355	72	2,355
13	2,355	73	2,355
14	2,355	74	2,355
15	2,357	75	2,355
16	2,355	76	2,355
17	2,355	77	2,355
18	2,355	78	2,355
19	2,355	79	2,355
20	2,355	80	2,355
21	2,357	81	2,355
22	2,357	82	2,355
23	2,355	83	2,355
24	2,355	84	2,355
25	2,355	85	2,355
26	2,355	86	2,355
27	2,355	87	2,355
28	2,355	88	2,355
29	2,355	89	2,355
30	2,355	90	2,355
31	2,357	91	2,355
32	2,357	92	2,355
33	2,355	93	2,355
34	2,355	94	2,355
35	2,355	95	2,355
36	2,355	96	2,355
37	2,355	97	2,355
38	2,355	98	2,355
39	2,355	99	2,355
40	2,355	100	2,355
41	2,355	101	2,355
42	2,355	102	2,355
43	2,355	103	2,355
44	2,355	104	2,355
45	2,355	105	2,355
46	2,355	106	2,355
47	2,355	107	2,355
48	2,355	108	2,355
49	2,355	109	2,355
50	2,355	110	2,355
51	2,355	111	2,355
52	2,355	112	2,355
53	2,355	113	2,355
54	2,355	114	2,355
55	2,355	115	2,355

LOT LINE DATA	
LINE NO.	BEARING DISTANCE
L1	N89°53'57"E 444.66'
L2	N0°00'00"E 23.68'
L3	N89°53'57"E 23.68'
L4	N89°53'57"E 23.68'
L5	N89°53'57"E 23.68'
L6	N89°53'57"E 23.68'
L7	N89°53'57"E 23.68'
L8	N89°53'57"E 23.68'
L9	N89°53'57"E 23.68'
L10	N89°53'57"E 23.68'
L11	N89°53'57"E 23.68'
L12	N89°53'57"E 23.68'
L13	N89°53'57"E 23.68'
L14	N89°53'57"E 23.68'
L15	N89°53'57"E 23.68'
L16	N89°53'57"E 23.68'



LEGAL DESCRIPTION:
 SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

OWNER/APPPLICANT:
 TOWER MARKET, INC.
 2070 AVENUE 50, SUITE 100
 COACHELLA, CA 92301
 (951) 777-2002

CIVIL ENGINEER:
 BRITTS ASSOCIATES, INC.
 2000 DOW CENTER DRIVE
 COACHELLA, CA 92301
 (951) 777-2002

SOILS ENGINEER:
 BRITTS ASSOCIATES, INC.
 2000 DOW CENTER DRIVE
 COACHELLA, CA 92301
 (951) 777-2002

DEVELOPER:
 TOWER MARKET, INC.
 2070 AVENUE 50, SUITE 100
 COACHELLA, CA 92301
 (951) 777-2002

UTILITIES:
 COACHELLA WATER AUTHORITY (951) 398-7292
 COACHELLA WASTE WATER DISTRICT (951) 398-7853
 RIVERSIDE COUNTY WATER DISTRICT (951) 301-7796
 SOUTHERN CALIFORNIA Edison (800) 652-6555
 THE GAS COMPANY (800) 483-2500
 VERIZON (951) 342-2255
 THE WATER AGENCY (951) 342-2255

PROJECT:
 TOWER MARKET, INC. 115 RETENTION BASIN, FUEL ISLAND, TOWER MARKET, WEST COMMERCIAL, AND PARK LOT 4. TOTAL AREA: 268,000 SQ. FT. TOTAL LOTS: 115. THIS TRACT MAP SHOWS THE PROPOSED LOTS, STREETS, AND UTILITIES. THE TRACT MAP IS SUBJECT TO THE CITY OF COACHELLA'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS. THE CITY OF COACHELLA HAS REVIEWED THIS TRACT MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS. THE CITY OF COACHELLA'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE TRACT MAP AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF COACHELLA'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE TRACT MAP AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

RCCE CONSULTANTS INC.
 24422 Avenida de la Cortina
 Laguna Hills, CA 92653
 Phone: 949.453.0711

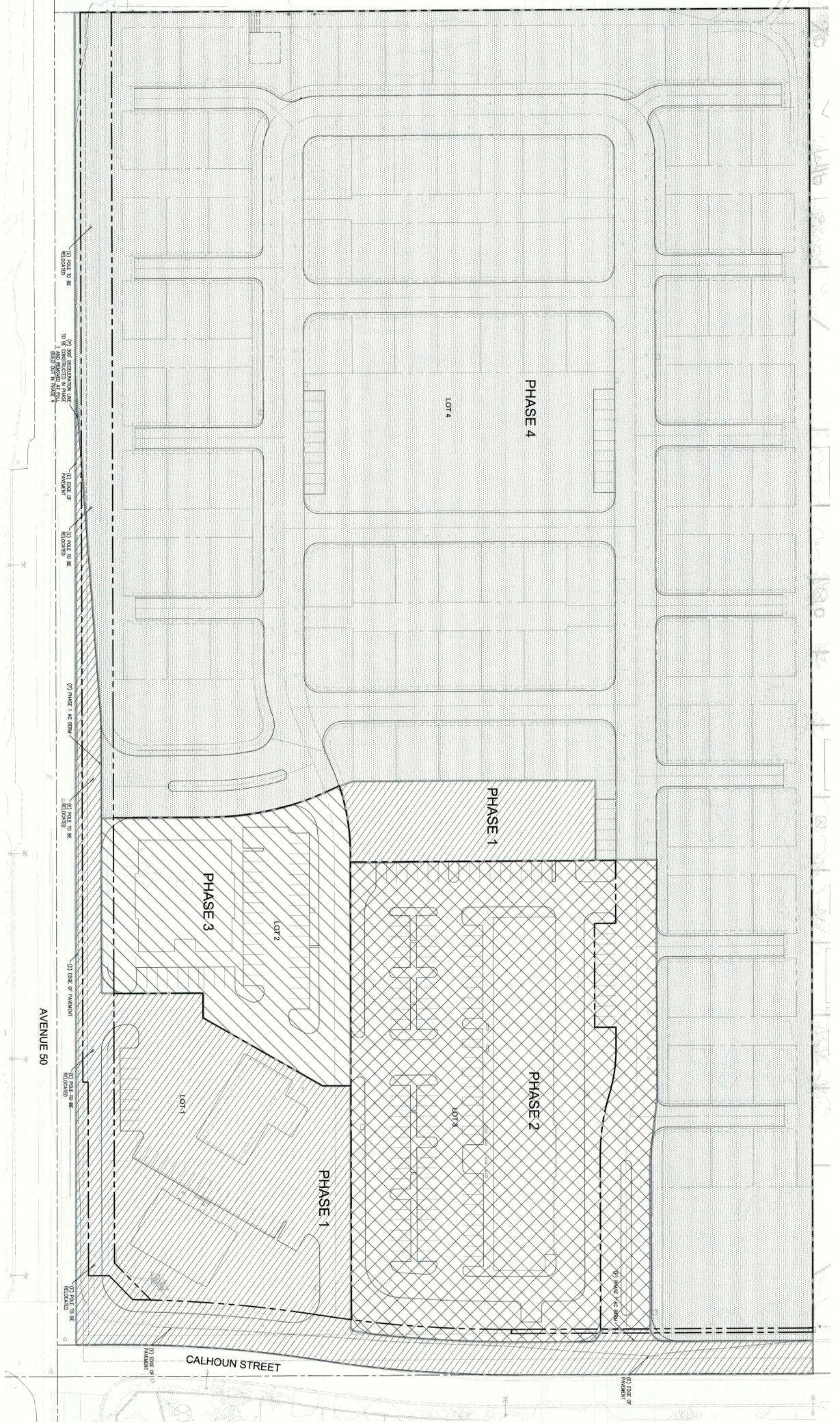
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

SCALE: [Scale]
 FILE NO.: [File No.]

STAMP
 BASIS OF BEARINGS
 BENCH MARK
 APPROVED BY: [Signature]

TENTATIVE TRACT MAP NO. 37088
 IN THE COUNTY OF RIVERSIDE, CA
 IN THE CITY OF COACHELLA

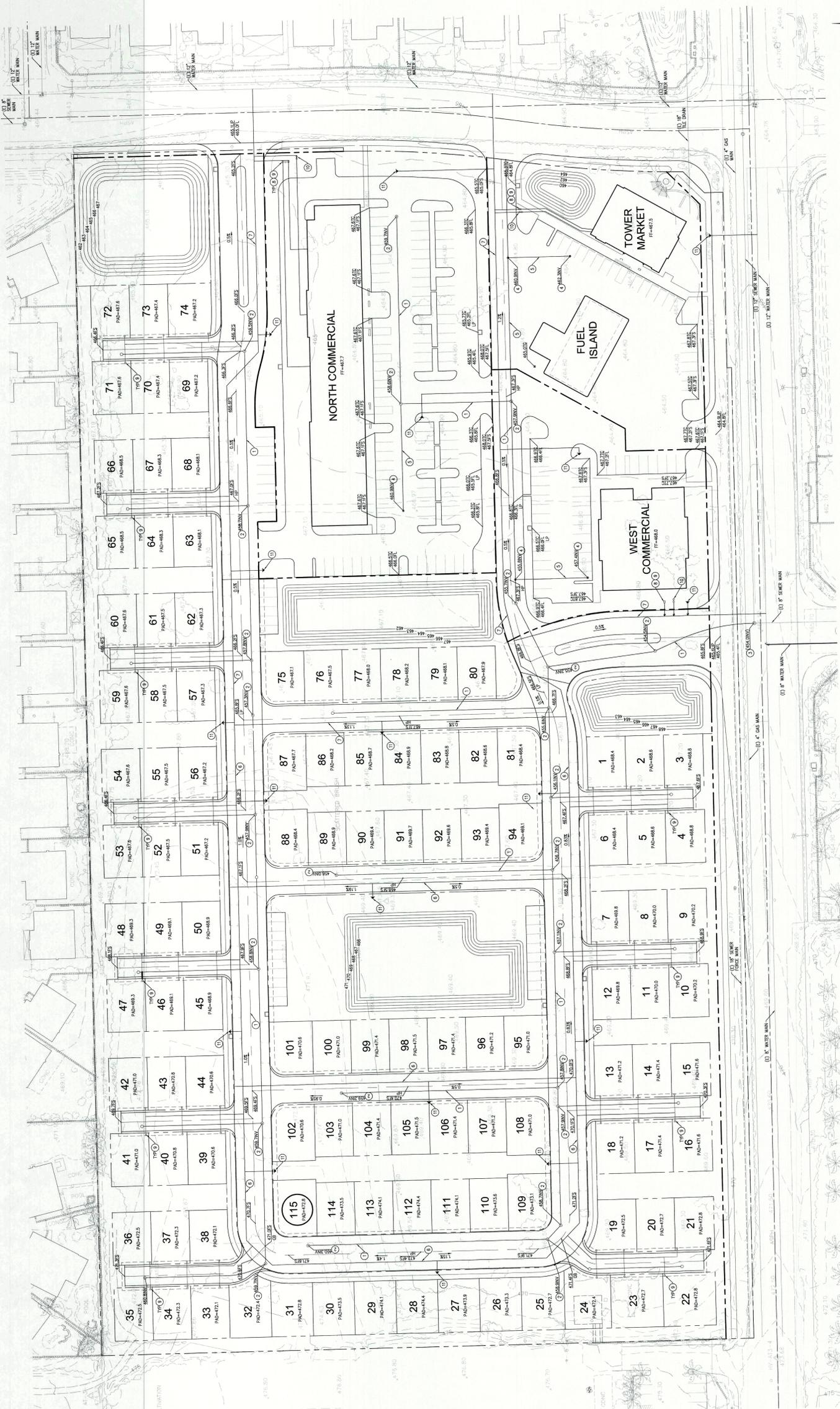
DRAWING NAME: TTM Ravella 01 SP
PROJECT NO: Tower Ten
SHEET 1 OF 3



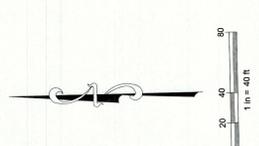
LEGEND

SYMBOL	DESCRIPTION
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	PHASE BOUNDARY
	PARCEL LINES

REVISIONS					
DATE NO.	BY	CHECKED BY:	DATE:	SCALE:	FILE NO.
DESIGNED BY:	DATE:	CHECKED BY:	DATE:	SCALE:	FILE NO.
RCE CONSULTANTS, INC. SIGNATURE: _____ 06/30/17 CIVIL ENGINEER 24422 Avenida de la Ciudad Laguna Hills, CA 92653 Phone: 949.453.0171					
STAMP REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA No. 60653 Exp. 06/30/17					
BASIS OF BEARINGS SENSITIVE LINE OF SECTION IS SHOWN AS NORTH BEARING OF 100° 00' 00" IN MAP OF COACHELLA BOOK 4 PAGES 25-4, THROUGH 25-10, OR					
BENCH MARK CITY OF COACHELLA B.M. 1001 IS ELEVATION 48.27' (MAD 88-100)					
APPROVED BY: _____					
TENTATIVE TRACT MAP NO. 37088 IN THE COUNTY OF RIVERSIDE, CA IN THE CITY OF COACHELLA					
DRAWING NAME: TTM Ravella 02 PM PROJECT No. Tower 1H SHEET 2 OF 3					



- CONSTRUCTION NOTES**
- INSTALL 8" SDR 21 PVC SEWER MAIN PER CITY OF COACHELLA STD. D-4.
 - CONSTRUCT 48" SEWER MANHOLE PER CITY OF COACHELLA STD. D-2.
 - CONNECT TO EXISTING SEWER MANHOLE.
 - INSTALL 8" SEWER CLEANOUT PER CITY OF COACHELLA STD. D-1.
 - INSTALL 4" SDR 40 PVC SEWER MAIN PER CITY OF COACHELLA STD. D-1.
 - INSTALL 12" C-900 CLASS 200 PVC WATER MAIN PER CITY OF COACHELLA STD. W-5.
 - INSTALL 12" C-900 CLASS 200 PVC WATER MAIN PER CITY OF COACHELLA STD. W-5.
 - INSTALL REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER CITY OF COACHELLA STD. W-6.
 - INSTALL STANDARD WATER SERVICE METER PER CITY OF COACHELLA STD. W-8.
 - INSTALL THE DETECTOR CHECK ASSEMBLY PER CITY OF COACHELLA STD. W-10.
 - INSTALL 8" FIRE HYDRANT PER CITY OF COACHELLA STD. W-4.



DRAWING NAME: TTM Ravella 03 PG UT		PROJECT No. Tower Et		SHEET 3 OF 3	
APPROVED BY:		BENCH MARK CITY OF COACHELLA ELEVATION 465.237 NAD 83 84500		STAMP 	
BASIS OF BEARINGS SOURCE: LINE OF SECTION 34, TOWN 45 NORTH RANGE 12 EAST, AS SHOWN IN RECORD MAP BOOK 4, PAGES 31-34, THROUGH 33-0, OR		FILE NO.		DATE NO. DRAWN BY:	
DESIGNED BY: CARESSY		SCALE:		CHECKED BY:	
RCE CONSULTANTS, INC. P.E. 24422 Avenida de la Carlota Logano Hills, CA 92653 Phone: 949-453-0111		DATE:		DRAWN BY:	

RESOLUTION NO. 2016-27**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA ADOPTING A MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 16-02) FOR CHANGE OF ZONE NO. 16-01, ARCHITECTURAL REVIEW NO. 16-05, TENTATIVE TRACT MAP NO 37088 AND CUP 267 and CUP 268. TOWER ENERGY (APPLICANT).**

WHEREAS, the proposed project, as set forth in Change of Zone No. 16-01, Architectural Review No. 16-05, Tentative Tract Map No. 37088, CUP 267 and CUP 268 consists of the above referenced applications on 20 acres located at the NW corner of Avenue 50 and Calhoun Street. The project includes a change of zone that will change the existing Residential-Single Family zone to Residential-Medium Planned Development and to Neighborhood Commercial-Planned Development. CUP No. 267 will permit the construction of a gas station/neighborhood market while CUP 268 will permit a residential planned development containing 115 single-family homes. Tentative Tract 37088 proposes a subdivision of the property into 4 lots and furthermore to subdivide lot 4 into 115 residential lots. Architectural Review 16-05 includes two additional commercial buildings on parcels two and three.

The subject site consists of a 20-acre undeveloped parcel of land located at the northwest corner of Avenue 50 and Calhoun Street and is further identified by APN 612-280-018; and

WHEREAS, the City completed Environmental Assessment/Initial Study No. 16-02 for the proposed project pursuant to the California Environmental Quality Act, as amended; and

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

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration for the subject project was posted with the County Clerk and duly noticed and published in the Desert Sun Newspaper, a local newspaper of general circulation, on Monday, May 16, 2016; and

WHEREAS, the proposed Mitigated Negative Declaration was made available for a 20-day public review period commencing on Monday, May 16, 2016 and ending on Monday, June 6, 2016; and

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

WHEREAS, findings of the initial study indicated that the proposed project would not create any impacts to air quality, biological resources, cultural resources, geology and soils, traffic and transportation and noise; and

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

WHEREAS, the proposed project would not be detrimental to the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the City Council has considered the Mitigated Negative Declaration prepared for Change of Zone No. 16-01, Architectural Review No. 16-05, Tentative Tract Map No. 37088 and CUP 267 and CUP 268 under Environmental Assessment No. 16-02, attached hereto, and has determined that the project would have no significant deleterious effect on the environment and orders that a Mitigated Negative Declaration be filed pursuant to the California Environmental Quality Act, as amended, for Change of Zone No. 16-01, Architectural Review No. 16-05, Tentative Tract Map No. 37088 and CUP 267 and CUP 268 for property located on the northwest corner of Avenue 50 and Calhoun Street further identified as APN 612-280-018; and

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Coachella this 13th day of July by the following roll call vote:

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

NOES: None

ABSENT: Councilmember Perez

ABSTAIN None


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, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2016-27, adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 13th day of July 2016.



Angela M. Zepeda, City Clerk

MITIGATION MONITORING AND REPORTING PROGRAM

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a less than significant level. A completed and signed checklist for each measure indicates that this measure has been complied with and implemented, and fulfills the City’s monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
<i>Air Quality and Greenhouse Gas Emissions</i>			
<p>AQ-1 Both commercial and residential elements of the project shall adhere to SCAQMD Rules 403 and 403.1 and follow and incorporate all Best Available Control Measures into a PM-10 Dust Control Plan and to be prepared for the both project land use component prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. Sample BACMs that would be used during construction are included here.</p> <p>1. Clearing and Grubbing</p> <ul style="list-style-type: none"> • 02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing. • 02-2 Stabilize soil during clearing and grubbing activities. • 02-3 Stabilize soil immediately after clearing and grubbing activities. <ul style="list-style-type: none"> ○ Water Exposed Surfaces three times per day ○ Soil Stabilizers for unpaved roads <p>2. Earth Moving Activities</p>	<p>Construction Contractor to prepare a PM-10 Dust Control Plan to the satisfaction of the Development Services Director</p>	<p>During Construction</p>	

Mitigation Measures		Responsible Party	Timing of Compliance	Signature and Date of Compliance
	<ul style="list-style-type: none"> 08-1 Pre-apply water to depth of proposed cuts 08-2 Reapply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction 08-3 Stabilize soils once earth-moving activities are complete. <ul style="list-style-type: none"> Pre-water to 12% 			
	<p>Landscaping</p> <ul style="list-style-type: none"> 10-1 Stabilize soils, materials, slopes Guidance: Apply water to materials to stabilize; maintain materials in a crusted condition; maintain effective cover over materials; stabilize sloping surfaces using soil until vegetation or ground cover can effectively stabilize the slopes; hydroseed prior to rain season. <ul style="list-style-type: none"> Replace Ground Cover in disturbed areas when unused for more than 10 days. 			
AQ-2	A coordinated effort shall be demonstrated between the City and the project grading contractors for any grading projects in the vicinity in order to minimize PM-10 dust emissions. Level of Significance Compliance with an approved PM-10 Dust Control Plan that sets forth the required Best Available Control Measures to be utilized during all phases of grading/construction of Project would ensure that impacts associated with emissions of criteria pollutants would be less than significant.	Construction Contractor in Coordination with the City	During construction	
Biological Resources				
BIO-1	Prior to any land disturbance, the applicant shall have a pre-construction survey conducted at the project site to determine presence/absence of burrowing owl. Results of the survey may determine whether focused surveys for the	Project Applicant submits survey results to Development Services Director	Prior to start of construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
	species must be conducted.			
BIO-2	<p>If the site survey determines the presence of burrowing owl, mitigation in accordance with the California Department of Fish and Game (CDFG) shall be implemented as follows:</p> <ul style="list-style-type: none"> • If burrowing owls are identified as being resident on-site outside the breeding season (February 1 through August 31) may be relocated to other sites by a permitted biologist (permitted by CDFG), as allowed in the CDFG <i>Staff Report on Burrowing Owl Mitigation</i> (March 2012). • If an active burrow is found during the breeding season, the burrow shall be treated as a nest site and temporary fencing shall be installed at a distance of 550 yards from the active burrow to prevent disturbance during grading or construction. This is the maximum buffer distance recommended in the CDFG <i>Staff Report on Burrowing Owl Mitigation</i>. Installation and removal of the fencing shall be done with a biological monitor present. 	<p>Construction Contractor to identify a qualified biologist prior to commencement of grading. In the event that burrowing owls are on site, the contractor shall stop work and contact the biologist and the Development Services Department</p> <p>No work in the area of the owl shall recommence until the biologist has given approval</p>	During construction	
Cultural Resources				
CR-1	<p>Because the project site is considered to be highly sensitive for containing prehistoric archaeological deposits in subsurface contexts and Native American human cremation have been found in the vicinity, a qualified archaeological monitor shall be present during all construction grading and trenching activities related to project implementation.</p>	Construction Contractor/ Archaeologist	During Construction Grading and Trenching	

Mitigation Measures		Responsible Party	Timing of Compliance	Signature and Date of Compliance
Noise				
N-1	The project's Noise Study evaluated a four-foot high barrier on top of a manufactured berm. However in redesigning the site, the applicant is proposing a six-foot high barrier (wall) to be constructed along Avenue 50 in front of the residential component of the project. This has been reviewed by the project's Noise Specialist and found to be adequate for sound attenuation for rear yards. The barrier shall be constructed of a non-gapping material consisting of masonry, ½- inch thick glass, earthen berm or any combination of these materials.	Construction Contractor to the satisfaction of the Building Official	During Construction	
N-2	Prior to issuance of the first building permit for the residential element of the project, a final noise study shall be prepared to ensure a 45 dBA CNEL interior noise level in the locations where noise levels are above 60 dBA CNEL, at the locations indicated in Exhibit 5-1 Modeled Receptor Locations and Table 5-3 Future Exterior Noise Levels in Initial Study Appendix G.	Project Applicant/ Noise Specialist to the satisfaction of the Development Services Director and the Building Official	Prior to Issuance of Building Permit for Residential Element	
Traffic				
TIA-1	The project applicant shall pay a fair share of the cost to signalize the following intersections recommended for EAP conditions to reduce peak hour delay and improve intersection and roadway segment LOS to LOS D or better: <ul style="list-style-type: none"> • Install a traffic signal at Jackson Street/Avenue 50 • Install a traffic signal at Calhoun Street/Avenue 50 	Project Applicant to the satisfaction of the Public Works Director	During construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
TIA-2	<p>The applicant shall construct the north side of Avenue 50 along the project’s frontage to its ultimate half section width as a Major Arterial with Bicycle Facility (118-foot cross section) in compliance with applicable City standards. The applicant shall also construct the west side of Calhoun Street along the project’s frontage to its ultimate half section width as a Collector with Bicycle Facility (90-foot cross section) in compliance with applicable City standards.</p>	<p>Project Applicant to the satisfaction of the Public Works Director</p>	<p>During construction</p>	
TIA-3	<p><i>Driveway 1/Colonia Drive and Avenue 50</i> – The Project applicant shall install a stop control on the southbound approach and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: One shared left-through-right turn lane. • Southbound Approach: One shared left-through-right turn lane. • Eastbound Approach: One left turn lane (within painted median), two through lanes and one defacto right-turn lane. • Westbound Approach: One left turn lane, one through lane and one shared through-right turn lane. <p><i>Calhoun Street and Driveway 2</i> – The project shall install a stop control on the eastbound approach and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: One left-turn lane and one through lane. • Southbound Approach: One shared through-right turn lane. • Eastbound Approach: One shared left-right turn lane 	<p>Project Applicant to the satisfaction of the Public Works Director</p>	<p>During Construction</p>	

Mitigation Measures		Responsible Party	Timing of Compliance	Signature and Date of Compliance
<i>Hazards and Hazardous Materials</i>				
HAZ-1	Further investigation of the vicinity of the slabs in the southwest corner of the site is recommended to evaluate the potential for USTs and pesticide residues. This would include a geophysical survey to look for buried objects and the collection of soil samples to test for pesticide residues.	Project Applicant/ Registered Environmental Assessor or Registered Geologist to the satisfaction of the Development Services Director	Prior to Construction	
HAZ-2	Abandon the existing well on site in accordance with applicable regulations.	Project Applicant/ Construction Contractor to the satisfaction of the City Building Official	Prior to or During Construction	
HAZ-3	The potential exists for buried hazardous materials to be present in the northern portion of the western boundary of the site. A geophysical survey shall be conducted to look for buried metallic objects, and a backhoe be used to dig into the debris field at representative locations to evaluate how much debris is present (if any) and whether hazardous materials appear to be present. If suspect materials are observed, soil samples should be collected and analyzed to evaluate whether hazardous materials are actually present.	Project Applicant/ Registered Environmental Assessor or Registered Geologist to the satisfaction of the Development Services Director	Prior to Construction	
HAZ-4	Prior to Certificate of Occupancy of the Vehicle Fueling Station, the applicant shall apply for and show proof of permits to construct and operate, including an approved HMBP.	Project Applicant to the satisfaction of the Development Services Director	Prior to Construction	

Mitigation Measures		Responsible Party	Timing of Compliance	Signature and Date of Compliance
TIA-4	Prior to the issuance of building permits for each component of the project, the applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.	Project Applicant to the satisfaction of the Public Works Director	Prior to Issuance of Building Permits for Each Project Component	

Mitigation Measures		Responsible Party	Timing of Compliance	Signature and Date of Compliance
CR-2	<p>A qualified vertebrate paleontologist should be retained prior to the start of construction, but after final depths of impacts are known, to develop a pre-construction paleontological mitigation plan limited to the proposed deep impact areas of the project only.</p> <p>In particular, the plan should (1) clearly define that test trenches should be dug to the maximum depth of proposed impacts, (2) permit the use of heavy equipment to perform the trenching as all samples will be taken from sidewalls after a stratigraphic profile is developed, (3) require recording of each strata revealed, (4) require radiocarbon dates for each strata, (5) require samples of about 10 kilogram (kg) for each strata with collection of additional samples up to 100 kg for layers rich in vertebrate fossils, (6) require identification and analysis by recognized experts, (7) require an interpretive report, (8) require curation of significant specimens recovered and (9) encourage publication of results. The plan will identify the amount of monitoring required.</p>	Construction Contractor/ Paleontologist	Prior to and During Construction	

Mitigation Measures		Responsible Party	Timing of Compliance	Signature and Date of Compliance
CR-3	In the event that human remains are uncovered, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	Construction Contractor shall notify the Riverside County Coroner and the Development Services Director	Curing Construction	
Geology and Soils				
GEO-1	Structurally, the buildings shall be designed per seismic requirements in the California Building Code.	Project Applicant/ Design Engineer to the satisfaction of the City Building Official	During Project Design	
GEO-2	All earthwork including excavation, backfill and preparation of the subgrade soil, shall be performed in accordance with the geotechnical recommendations presented in <i>Geotechnical Investigation, Proposed Residential Development, Tentative Tract Map 36680, APN 612-280-018, Coachella California</i> , December 2013, prepared by Sladden Engineering, and portions of the local regulatory requirements, as applicable.	Construction Contractor to the satisfaction of the City Building Official	During Construction	

RESOLUTION NO. 2016-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 37088 (TOWER ENERGY GROUP) TO ALLOW THE SUBDIVISION OF 20 ACRES INTO 4 PARCELS AND FURTHERMORE TO SUBDIVIDE PARCEL 4 INTO 115 SINGLE-FAMILY RESIDENTIAL LOTS, ON PROPERTY LOCATED NORTH OF AVENUE 50, WEST OF CALHOUN STREET. (TOWER ENERGY GROUP: APPLICANT).

WHEREAS, Tower Energy Group has filed an application for Tract 37088 to allow the subdivision of 20 acres of land into 4 lots and furthermore to subdivide lot 4 into 115 residential lots, on property located north of Avenue 50, west of Calhoun Street (APN 612-280- 018) and

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 66400, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on June 15, 2016, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, adopting the findings, revised conditions, and staff recommendations; and,

WHEREAS, the Planning Commission on June 15, 2016 recommended approval of Tentative Tract Map No. 37088 subject to the staff recommendations and the modified conditions as presented by staff and listed below; and,

WHEREAS, the City Council of the City of Coachella held a duly noticed public hearing on July 13, 2016 to review the proposed subdivision, and allowed public testimony on the matter; and,

WHEREAS, the City Council of the City of Coachella finds that Tentative Tract Map 37088 is in compliance with the Subdivision Map Act and the City’s Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve Tentative Tract Map No. 37088 (attached herein as “Exhibit A”) with the findings and conditions listed below.

Findings for Tentative Tract Map No. 37088

1. The proposed map and design of improvements are consistent with the General Plan and the City of Coachella Official Zoning Map. The subdivision is consistent with the development intensity permitted by the General Plan. Tentative Tract Map 37088 is in compliance with the subdivision standards of the Zoning Ordinance with respect to the R-PD (Residential-Planned Development) and CN-PD (Neighborhood Commercial-Planned Development) Zone.
2. The site is physically suitable for the type of development and the proposed density. The

proposed subdivision will provide adequately sized lots for future residential and commercial development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development.

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. 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.
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 residential uses. 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 4 lots for commercial and residential development and lot 4 will be further subdivided into 115 single-family lots with adequate street frontage, access, and utility connections to all properties. There are no known easements that would conflict with the proposed subdivision.
6. An Environmental Assessment/Initial Study (EA No. 16-02) was prepared for the subject project pursuant to the State of California Environmental Quality Act Guidelines (CEQA). On July 13, 2016, the City Council adopted a Mitigated Negative Declaration as part of EA 16-02 and approved Tentative Tract Map 37088. Therefore, no further environmental review is required.

Conditions of Approval for Tentative Tract Map No. 37088

Mitigation Measures – Air Quality:

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

Mitigation Measures – Biological Resources:

2. Prior to any land disturbance, including grading or construction, the applicant shall have a focused biological survey conducted at the project site to determine presence/absence of burrowing owl (*Athene cunicularia*). If the site survey determines the presence of burrowing owl, mitigation in accordance with the California Department of Fish and Wildlife (CDFW) shall be implemented as follows: If burrowing owls are identified as being resident on-site outside the breeding season (February 1 through August 31) they may be relocated to other sites by a permitted biologist (permitted by CDFW), as allowed in the department's *Staff*

Report on Burrowing Owl Mitigation (March 2012). If an active burrow is found during the breeding season, the burrow shall be treated as a nest site and temporary fencing shall be installed at a distance of 550 yards from the active burrow to prevent disturbance during grading or construction. This is the maximum buffer distance recommended in the *Staff Report on Burrowing Owl Mitigation*. Installation and removal of the fencing shall be done with a biological monitor present.

Mitigation Measures – Cultural Resources:

3. A qualified archaeological monitor, as well as a Native American monitor shall be present during at least the initial phases of site grading, and shall also inspect any trenches and proposed water quality basins, to ensure that if any buried cultural resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The archaeologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recording, and preservation of the sites that have outstanding cultural or historic significance.
4. A qualified paleontological monitor shall be present during at least the initial phases of renewed site grading, and shall also inspect all trenches and proposed water quality basins, to ensure that if any paleontological resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The paleontologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting paleontologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the San Bernardino County Museum or as much as excavation, recording, and preservation of the sites that have outstanding paleontological significance.
5. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. State Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.
6. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

Mitigation Measures – Geology and Soils:

7. Development of the project as proposed shall comply with recommendations for design and construction identified in the following documents: 1) "Geotechnical Investigation Proposed Residential Development Tentative Tract 36680 APN 612-280-018, Coachella California. Prepared by Sladden Engineering, December 31, 2013; 2) Geotechnical Investigation, Proposed Apartment Complex and MiniMart, Prepared by Sladden Engineering, February 12, 2012.

Mitigation Measures – Traffic and Transportation:

8. The applicant shall contribute to the City a fair share contribution for future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street. Said contribution may be satisfied through full payment or with a letter of credit prior to the issuance of a building permit, or as otherwise approved by the City Engineer.
9. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.
10. 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.
11. The applicant shall pay plan check fees. \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

Engineering – Grading and Drainage:

12. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan. Paving for public and private streets shall be constructed per City Standard unless more stringent standards are recommended by the geotechnical investigation.
13. A precise grading 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.
14. 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 as required by the approved geotechnical investigation recommendations. 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.

15. 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.
16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
17. Separate permits shall be required for all perimeter walls for the residential project. The maximum height of any wall shall be limited to six (6) feet as measured from the higher elevation of grade on either side.

Engineering – Street Improvements:

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 percent.
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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances. New sidewalks shall be installed on the existing site along Avenue 50 and Calhoun Street.
20. An additional dedication of land will be required along the north half of Avenue 50 and the west half of Calhoun Street as shown on the 2035 City of Coachella General Plan. Calhoun

Street will be constructed as a 88 foot "Collector Street with Enhanced Bicycle Facility". Avenue 50 will be constructed as a 118 foot "Major Arterial Street with Enhanced Bicycle Facility" with landscaped median, as approved by the City Engineer.

21. Applicant shall contribute its fair share contribution for the cost of future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street.
22. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
23. Sewer and Water service is available to the site. The applicant shall plot location of existing service mains on the existing grading plan.

Engineering – General:

24. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans.
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 amount of \$2,000 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.
26. "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.
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. Prior to the issuance of a certificate of occupancy, all public improvements, including landscaping and lighting of retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

29. An amount of \$9,112.28 shall be paid to the City to reimburse the cost of previously constructed water services under approval of "Reimbursement Agreement with Rilington Canyon LLC" for the extension of Water Main in Avenue 50.

Development Services – Landscaping:

30. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
31. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
32. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
33. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 22-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
34. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
35. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
36. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
37. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
38. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface.

39. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative ground coating.

Development Services – Project Design:

40. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-05 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
41. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
42. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. The location of the trash enclosure shall be approved by both Burrtec Waste Management and the City Engineer.
43. 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.
44. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 50 and Calhoun Street.

Riverside County Fire Department:

45. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.
46. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.
47. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 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. *50% reduction has been applied for the proposed sprinklered building provision.*
48. For any building with public access, including all having one or two dwelling units of less than 3,600 square feet - provide or show a water system capable of delivering a fire flow of 1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. **50% reduction has been applied for the proposed sprinklered building provision*

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 shall be provided 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 60,000 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. Any turn-around shall require a minimum 38-foot turning radius.
54. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
55. The minimum dimensions for access roads and gates are 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
56. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.
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. 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).
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. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.
61. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.
62. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
63. Adequate fire protection shall be included and the public water supply shall be protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.
64. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
65. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
66. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
67. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
68. Fire hydrants must be at the end of each dead end for flushing.
69. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
70. Above ground DCDA backflows must be installed for all fire line services.
71. Master-metered, radio-read water meters shall be utilized for the project.

Fees:

72. 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.
73. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.

74. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
75. The applicant shall pay all required water connection fees.
76. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial and residential development prior to issuance of building permits.
77. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
78. 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.

Miscellaneous:

79. Installation of sidewalks along Avenue 50 and Calhoun Street may be satisfied by an improvement agreement subject to review and approval by the City Engineer. The 1st phase of development shall include completion of all off-site improvements on Calhoun Street and the service station portion of the commercial frontage on Avenue 50.
80. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
81. The floor plans for the single family residential dwellings shall incorporate a trash bin storage area within the enclosed garages, and an A/C and mechanical equipment area in the covered porch area in order to avoid obstructions in the side yards.
82. The City Engineer or designee shall review the hydrology plans to mitigate drainage impacts of occasional large-storm rain events.
83. The applicant shall submit a comprehensive Sign Program for review by the Planning Commission through a non-hearing review, prior to the issuance of a certificate of occupancy for the first commercial buildings.
84. The applicant shall submit a photometric lighting plan for review and approval by the Development Services Director prior to the issuance of a building permit for exterior lighting fixtures within the commercial center.
85. The sub-divider or successor in interest shall annex the subject property into City of Coachella Community Facilities District (CFD) 2005-01 for City police, fire and paramedic services, prior to recordation of Tentative Tract Map 37088 and prior to the issuance of any

building permits for construction of off-site improvements or residential buildings. The sub-divider shall submit an assessment plat map exhibit prepared by a licensed design professional, along with the petition and ballot, and any other documents necessary to annex the subject property into the City of Coachella CFD 2005-01.

86. Prior to recordation of the final map, the sub-divider or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new residential lots created as part of Tentative Tract Map 37088. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, prior to recordation of the final map, if the City adopts a standardized development impact fee to collect the Supplemental Water Supply Charge fee collected at the time of issuance of a building permit for new homes, consistent with the MOU between CVWD and the City of Coachella.
87. 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.
88. "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.
89. 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.
90. Prior to issuance of a Certificate of Occupancy, the applicant shall dedicate artwork for display in common space(s) such as project entryways, perimeter to the development; the specific artwork to be dedicated shall be approved by the City of Coachella Development Services Director prior to installation.

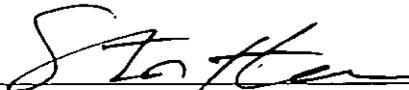
PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Coachella held on July 13, 2016 by the following roll call vote:

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

NOES: None

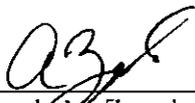
ABSENT: Councilmember Perez

ABSTAIN: None



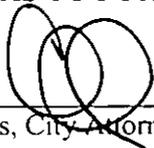
Steven A. Hernandez, Mayor

ATTEST:



Angela M. Zepeda, City Clerk

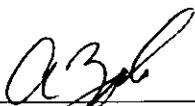
APPROVED AS TO FORM:



Carlos Campos, City Attorney

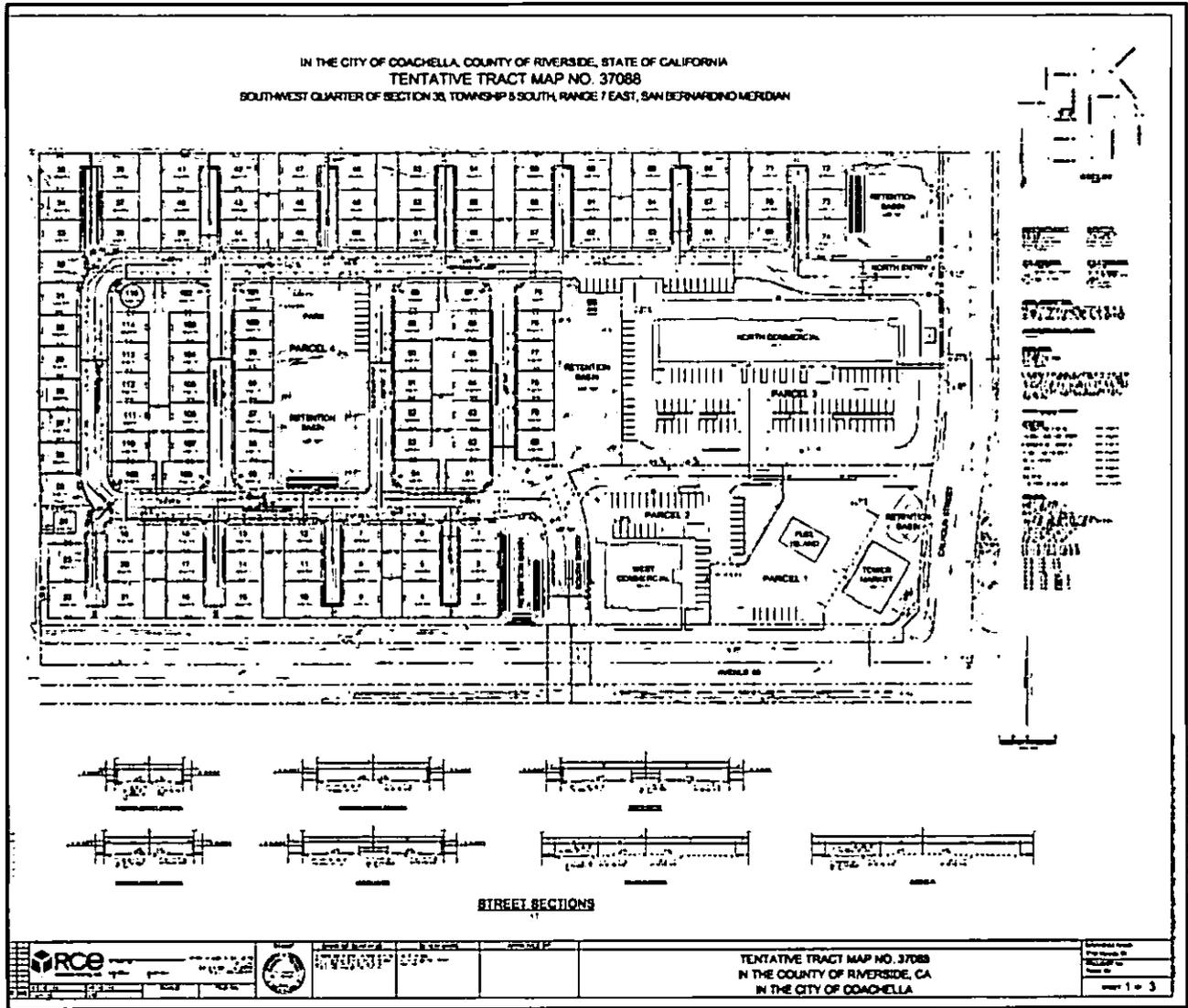
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF COACHELLA)

I, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolutions No. 2016-28, adopted by City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 13th day of July.



Angela M. Zepeda, City Clerk

"EXHIBIT A"





STAFF REPORT
9/6/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Variance No. 23-03 a request to allow for the construction of a second, two (2) car garage of 424 square feet at a five-foot side yard setback, where a 10-foot side yard setback is required in the Suburban Neighborhood (S-N) zone at an existing 2,642 sq. ft. two-story residence at 83892 Avenida La Luna. The second garage would support enclosed parking for a proposed accessory dwelling unit of 1,034 sq. ft. that would also be built at a five-foot side yard setback. Applicant: Jesus Arteaga.

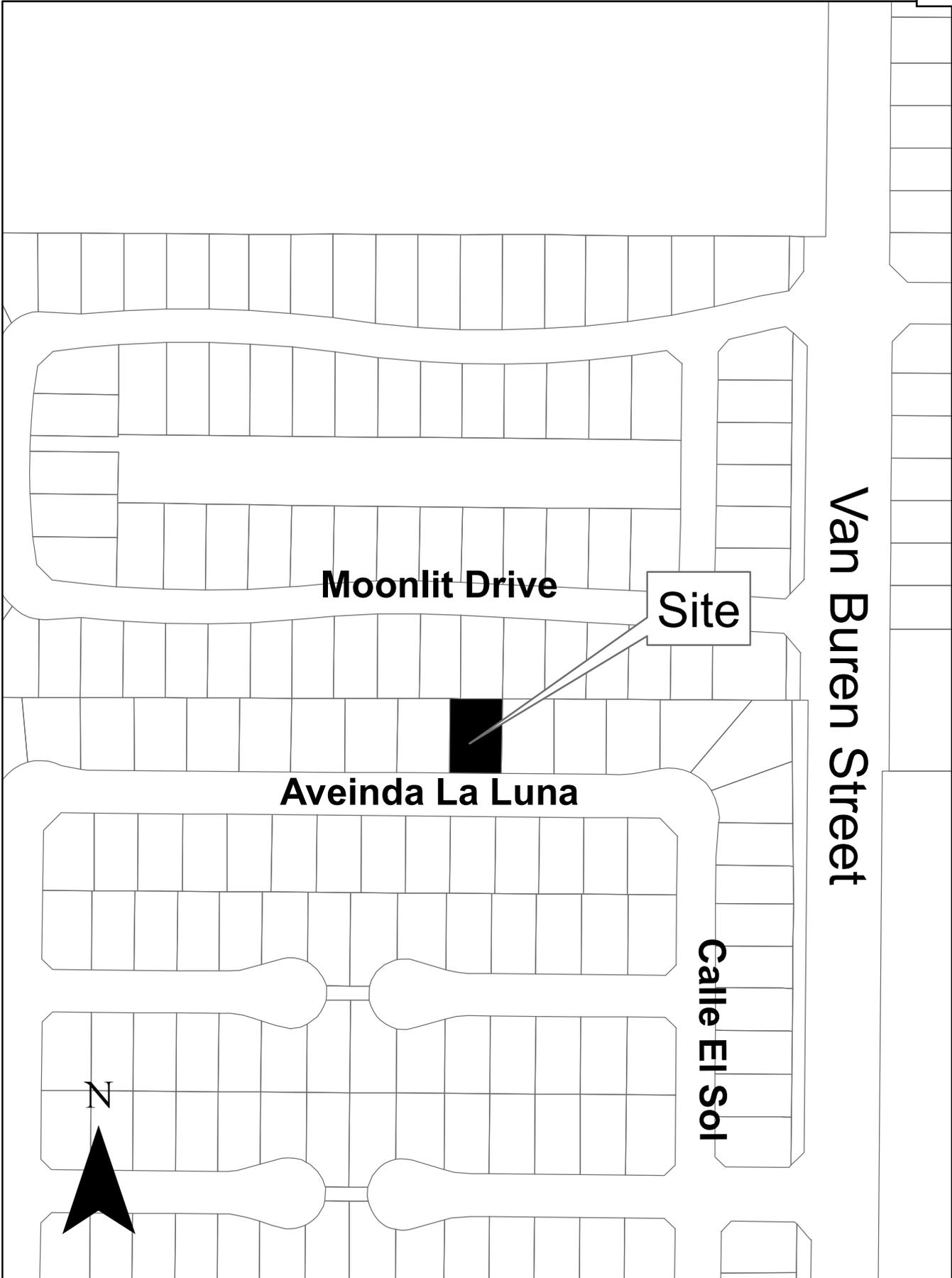
STAFF RECOMMENDATION:

The applicant requests a variance from the City's side yard setback standards for the proposed construction of a 2-car garage of 424 square feet at an existing 2-story single-family residence of 2,642 square feet at 83892 Avenida La Luna within the La Morada residential community consisting of 171 homes. All homes in the neighborhood range in size from 2,258 square feet to 2,839 square feet of living space. The proposed attached garage would be constructed on the west side of the home and would be in addition to the existing 3 car garage on opposite sides of the home. The proposed garage would serve a proposed 2-story, 1,034 sq. ft. attached accessory dwelling unit (ADU) that would be located directly behind the garage.

The variance request was necessary upon application due to the proposed five-foot side yard setback for the garage, where a 10-foot side yard setback is required in the Single-Family Residential Zone. The Single-Family Residential Zone has been renamed the Suburban Neighborhood (S-N) zone under the Zoning Consistency Updates adopted by the City Council on July 26, 2023 and went into effect August 26, 2023. The S-N zone permits 5-foot side yard setback for both sides of the residences on interior lots. The variance request is no longer required and no action is required by the Planning Commission.

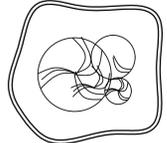
Attachments:

1. Vicinity Map
2. Development Plan Set
3. Suburban Neighborhood Development Standards



GENERAL REQUIREMENTS:

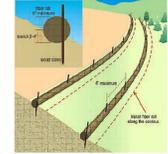
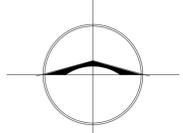
- 1. GENERAL CONTRACTOR SHALL VISIT JOB SITE AND VERIFY ALL GRADES, DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORK, INCLUDING THAT OF ALL SUB-TRADES.
3. GENERAL CONTRACTOR SHALL NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS.
4. ALL WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (LATEST ADOPTED EDITION) OR OTHER APPLICABLE GOVERNING CODES AND BUILDING ORDINANCES.
5. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR OPERATION. ALL SCRAP, DEBRIS AND OTHER EXCESS MATERIALS SHALL BE REMOVED FROM THE BUILDING SITE.
6. THE OWNER SHALL HAVE THE RIGHT TO MAKE CERTAIN CHANGES IN THE WORK AND THE CONTRACT AMOUNT SHALL BE ADJUSTED ACCORDINGLY. HOWEVER, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY CHANGES WITHOUT WRITTEN APPROVAL OF THE OWNER.
7. ALL MATERIAL SHALL BE FURNISHED AS SHOWN ON HEREIN UNLESS EQUAL ALTERNATES ARE APPROVED IN WRITING BY THE OWNER.



PROTECT ANY RESERVED FOR VEGETATION OR INFILTRATION AND PRESERVE EXISTING TREES

NPDES NOTES:

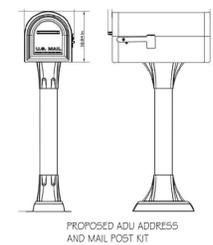
- 1. IN THE CASE OF EMERGENCY, CALL AT WORK PHONE # OR HOME PHONE #
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR HAZARD, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES, AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIIATOR OR BATTERY FLUIDS FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING DURING CONSTRUCTION, PERMITTED SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DOWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DOWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DE-SILTING FACILITIES.
12. THE PERMITTED CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTED CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTED SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5 - DAY RAIN PROBABILITY FORECAST EXCEEDS 40 %.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO MAXIMIZE EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND.
18. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.



FIBER ROLLS, TYPICAL INSTALATION OR SAND BAGS

ADU NEW ADDRESS:

Buildings shall have approved address identification that is legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained (319.1 CRC-2019)



PROPOSED ADU ADDRESS AND MAIL POST KIT

STORM WATER POLLUTION CONTROL REQUIREMENTS

- 1. ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE COVERED AND/OR PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY AND SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL IT CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF STORM WATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE STREET/PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON-SITE AND SHALL BE PROPERLY LOCATED TO COLLECT ALL TRIBUTARY SITE RUNOFF.
9. WHERE RETENTION OF STORM WATER RUNOFF ON-SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION.

PLUMBING FIXTURES - WATER CONSERVATION PER CGBC-4.303

Table listing water conservation requirements: WATER CLOSETS - 1.28 GAUPLUSH SINGLE SHOWERHEAD - 1.8 GPM AT 60 PSI, MULTIPLE SHOWERHEADS - 2.0 GPM AT 60 PSI, LAVATORY FAUCETS - MAX 1.2 GPM AT 60 PSI, MIN 0.8 GPM AT 20 PSI, KITCHEN FAUCETS - 1.8 GPM AT 60 PSI.

NOTE: WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THESE DRAWINGS AND LAYOUTS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF DESIGN MART DRAFTING SERVICE.

BUILDING CODE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEE), CITY OF COACHELLA AND RIVERSIDE COUNTY ORDINANCE.

PROPOSED SFD ROOM ADDITION, NEW 2 CAR GARAGE & NEW ADU

FOR: JESUS ARTEAGA

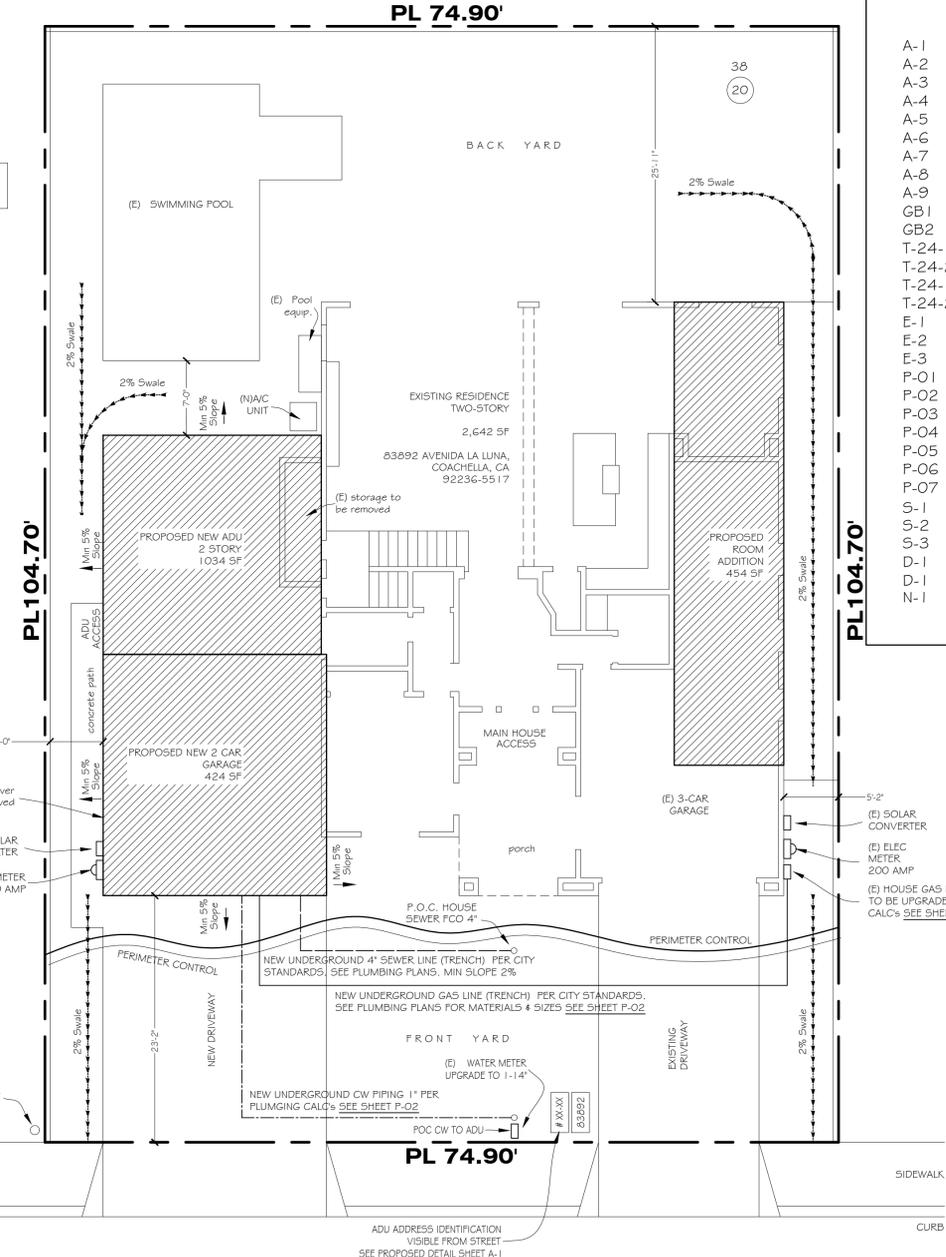
LOCATION: 83892 AVENIDA LA LUNA, COACHELLA, CA 92236-5517

Table with columns: SCOPE OF WORK, LEGAL DESCRIPTION, BUILDING ANALYSIS. Includes details on proposed room addition, ADU, and building analysis results like number of stories, fire sprinklers, and zoning.

SHEET INDEX

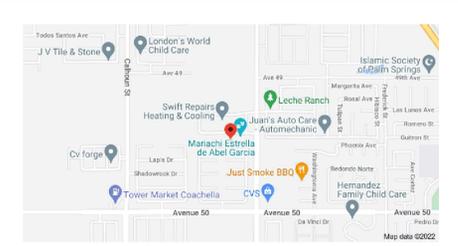
- A-1 SITE PLAN AND GENERAL NOTES
A-2 EXISTING FLOOR PLAN
A-3 ARCHITECTURAL NOTES & DETAILS
A-4 FIRST FLOOR PLAN
A-5 SECOND FLOOR PLAN
A-6 ROOF PLAN & NOTES
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GB1 GREEN BUILDING NOTES
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D-1 STRUCTURAL DETAILS
N-1 STRUCTURAL NOTES

NOTE: The project is NOT located within flood Zone (Zone A or AE) according to FEMA panel number OG0249 - OG065C2254H dated 03/06/2018. It will not be required the first floor to be elevated a minimum 1 foot above natural highest adjacent ground in compliance with FEMA and/or COACHELLA CITY AND RIVERSIDE COUNTY regulations. CUT AND FILL ESTIMATED 55 CUBIC YARDS



SITE PLAN

Avenida La Luna



VICINITY MAP



LOCATION MAP



FRONT VIEW

SMOKE ALARM: SMOKE ALARM SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314) *SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED*.

DEFERRED SUBMITTAL: 1. PHOTOVOLTAIC SYSTEM PER T-24 CALCULATIONS. SEPARATE PERMIT TO BE FINALIZED WITH ADU FINAL OR PRIOR TO ADU FINAL. 2. TRUSSES PACKAGE: TRUSS CALCULATIONS AND LAYOUT PLAN WILL BE REVIEWED BY THE ARCHENGINEER OF RECORD AND SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. (CRC R802.10.1) (CBC 2303.4.1.1)

CARBON MONOXIDE: CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

EZ Services logo and contact information: 919-915-1197, 909-637-8411, EZSERVICES@GMAIL.COM

ABBREVIATIONS table listing symbols for various construction elements like floor material change, french door, finish grade, etc.

TYPICAL NOTES table with 3 notes regarding horizontal ceiling, exterior windows, and water labeling.

OWNER/CLEINT: JESUS ARTEAGA. Mailing address: 83892 AVENIDA LA LUNA, COACHELLA, CA 92236-5517

PROJECT LOCATION: 83892 AVENIDA LA LUNA, COACHELLA, CA 92236-5517

PROJECT TITLE: PROPOSED SFD ROOM ADDITION, NEW 2 CAR GARAGE & NEW ADU

SHEET TITLE: SITE PLAN

PLANS PREPARE BY: JUAN GONZALEZ, Civil Engineer, Design and Planning. Contact: 951-992-7234, juan.gonzalez1171@hotmail.com

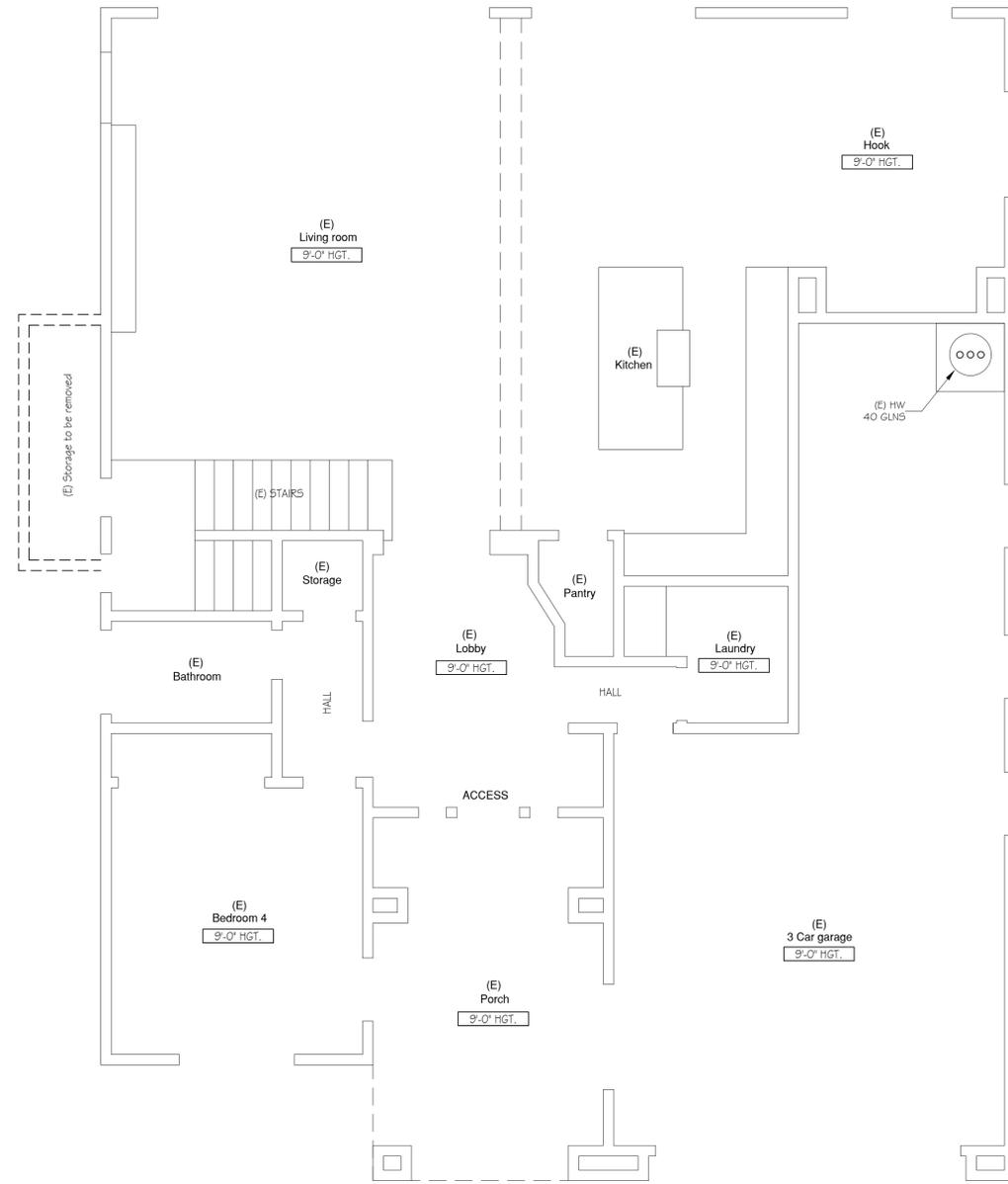
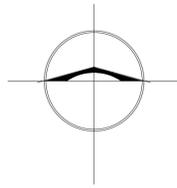
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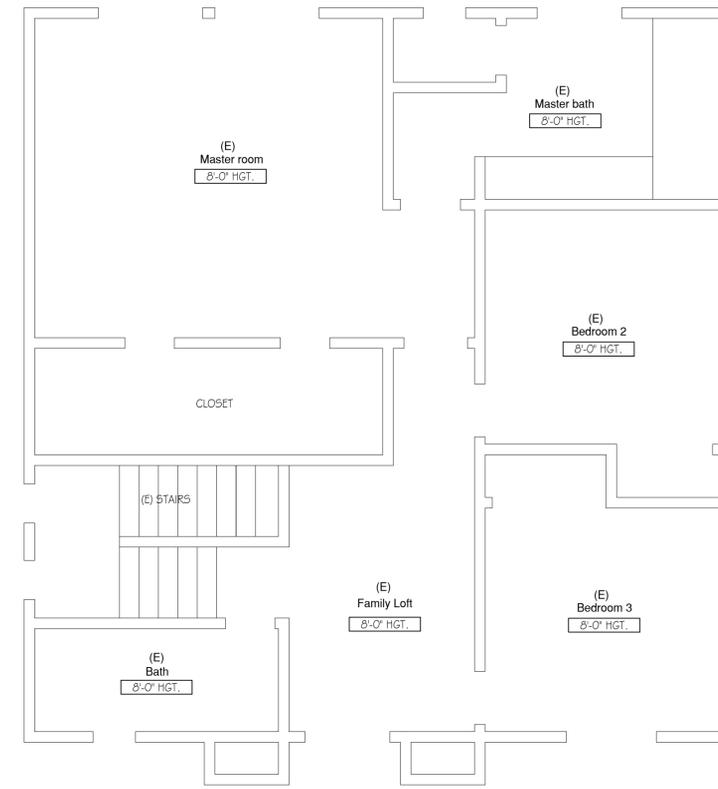
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SHEET

A1



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND	
	EXIST. CONSTRUCTION TO REMAIN
	DEMOLITION

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ABBREVIATIONS

S.H.	F.M.C.	FLOOR MATERIAL CHANGE
S.L.	FR. DR.	FRENCH DOOR
F.G.	FIN.G.	FINISH GRADE
OPT.	W	WITH
ELEV.	WARD	WARDROBE
CLC.	S + P	SHED & POLE
	VL	VINYL SIDING
	SL	SINGLE SLUG
	SLDR OR SLIDING	SLIDER OR SLIDING
	FIXED GLASS	FIXED GLASS
	OPTIONAL	OPTIONAL
	ELEVATION	ELEVATION
	CEILING	CEILING

- TYPICAL NOTES**
- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
 - ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
 - WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

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PROJECT LOCATION
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PROJECT TITLE
 PROPOSED SPD ROOM
 ADDITION, NEW 2 CAR
 GARAGE 4 NEW ADU

SHEET TITLE
 EXISTING FLOOR PLANS

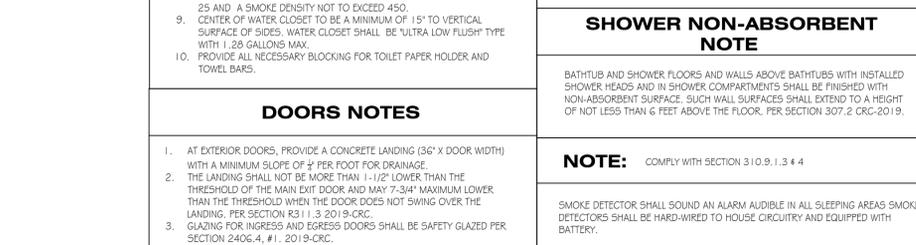
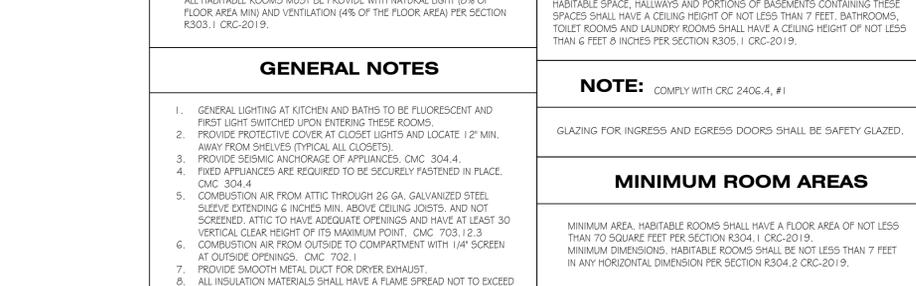
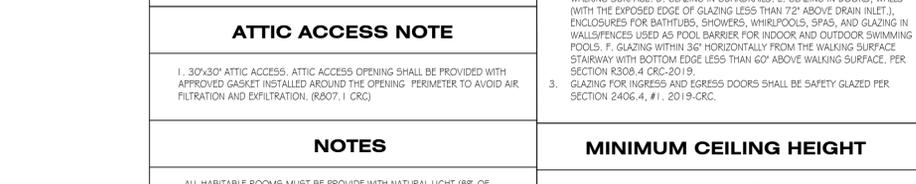
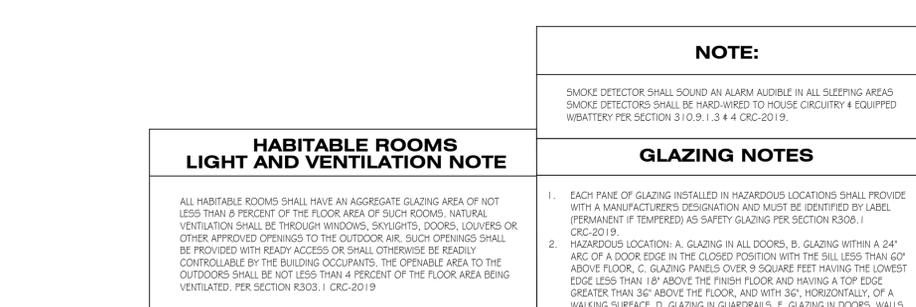
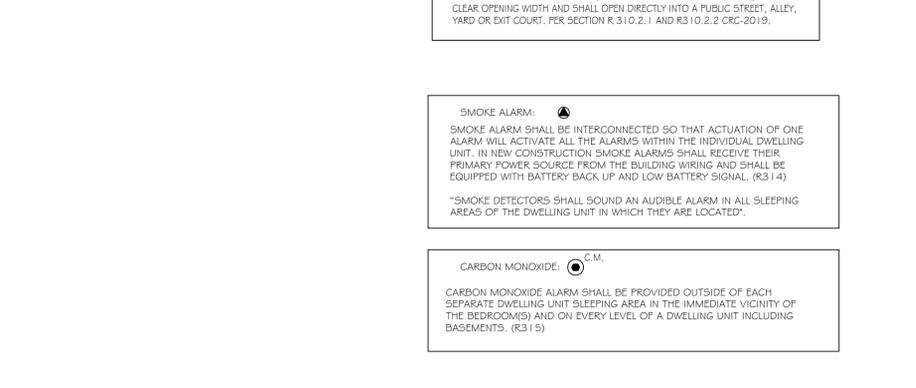
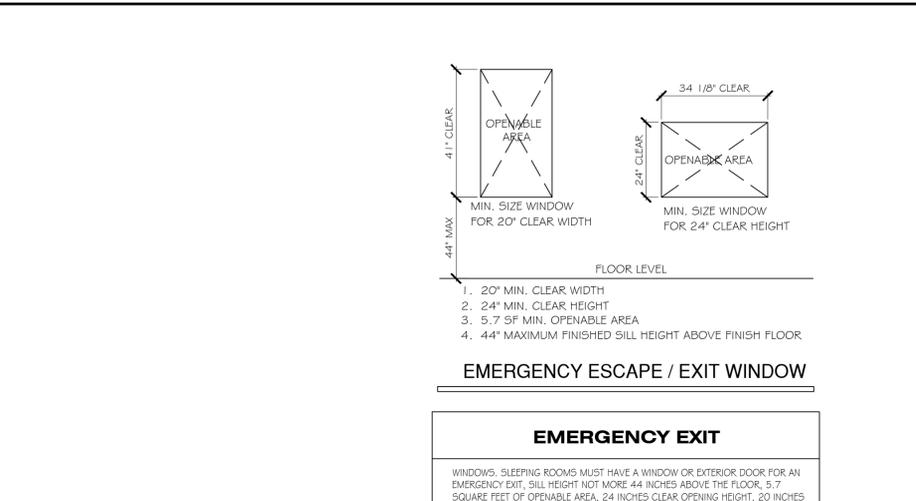
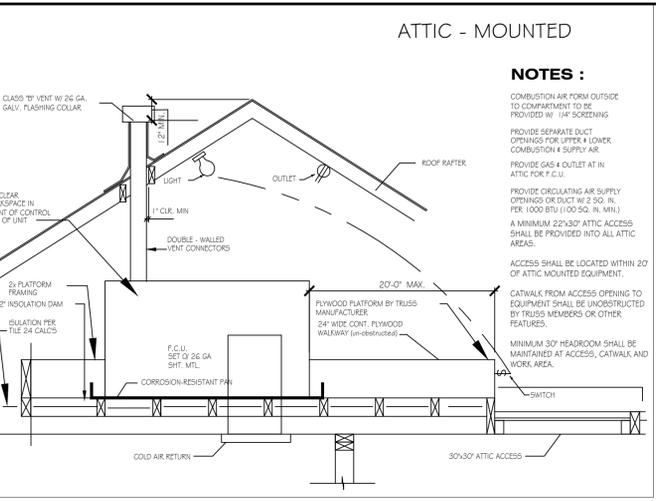
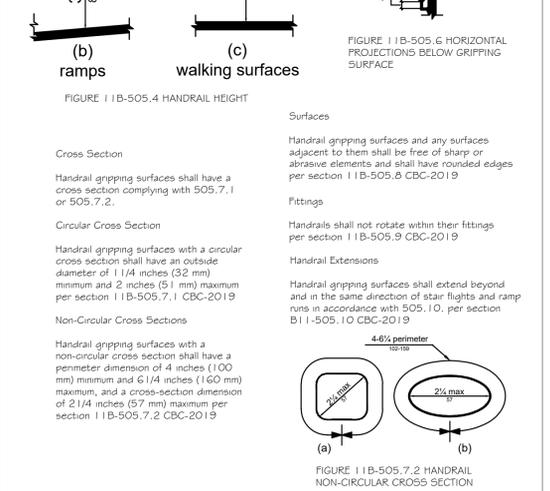
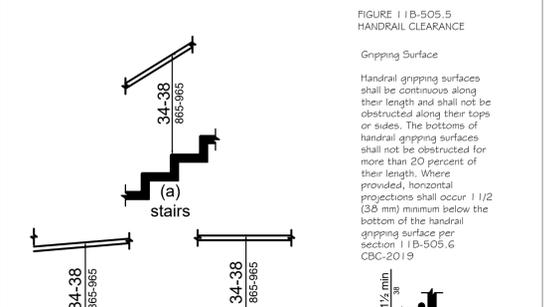
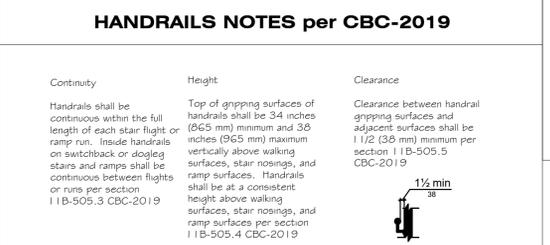
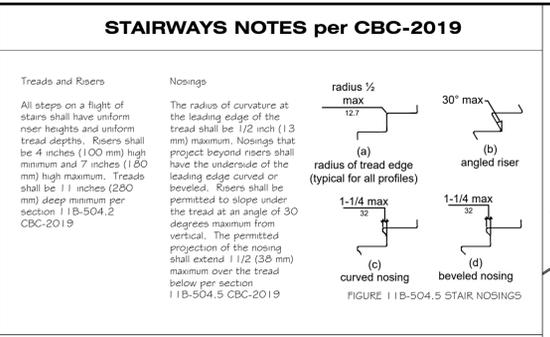
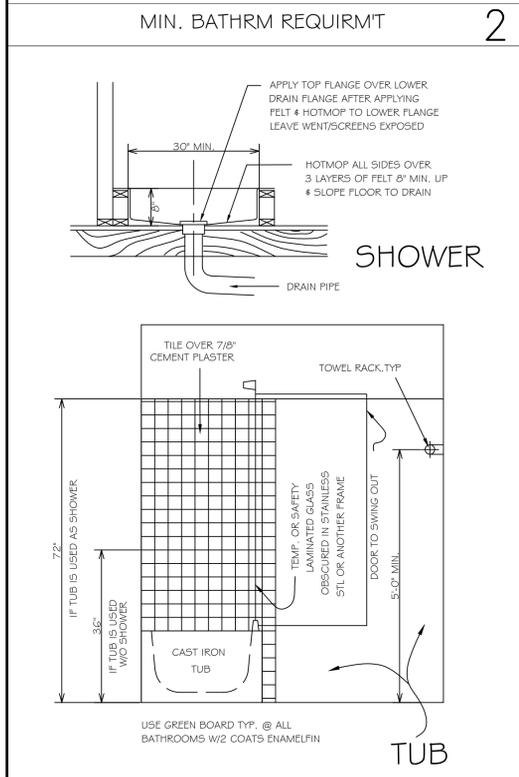
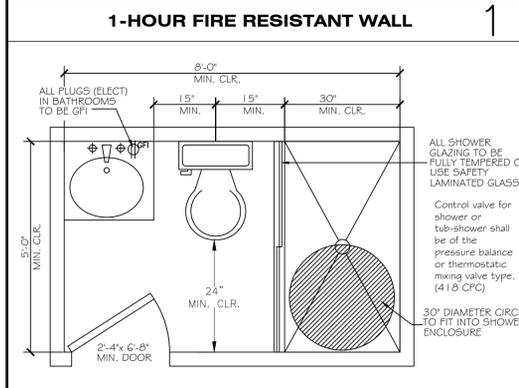
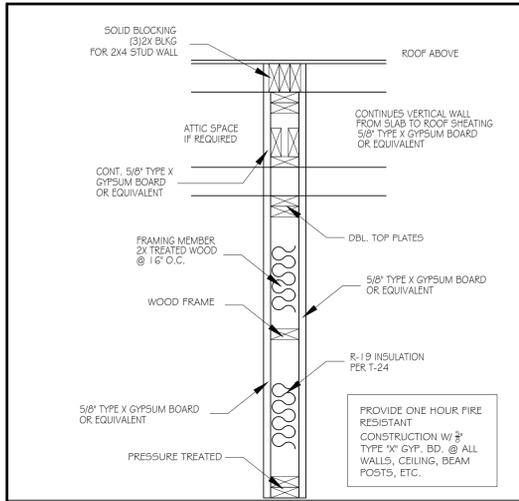
PLANS PREPARE BY:
JUAN GONZALEZ
 6055 Architectural Design and Planning
 12284 Westway St, Coachella, CA 92236
 TEL: (951) 992-7234
 juan.gonzalez.1571@hotmail.com

DRAFTING SERVICE

DATE
 11 / 22

SCALE
 AS SHOWN

SHEET
A2



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 919-915-1197
 909-637-0411
 EZSERVICES@GMAIL.COM

ABBREVIATIONS

F.M.C. FLOOR MATERIAL CHANGE
 F.R. DR. FRENCH DOOR
 F.I.G. FINISH GRADE
 W. WITH
 W.D. WAREHOUSE
 S.F.P. SHEET & POLE
 V.L. VINYL SLICKER

S.H. SINGLE RIVING
 S.L. SLIDER OR SLIDING
 F.G. FIXED GLASS
 O. OPTIONAL
 E. ELEVATION
 S.F.P. SHEET & POLE
 V.L. VINYL SLICKER

TYPICAL NOTES

- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
- ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
- WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

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 COACHELLA, CA 92236-5517

PROJECT LOCATION

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PROJECT TITLE

PROPOSED SPD ROOM
 ADDITION, NEW 2 CAR
 GARAGE & NEW ADU

SHEET TITLE

ARCHITECTURAL NOTES &
 DETAILS

PLANS PREPARE BY:

JUAN GONZALEZ
 Civil Architectural Design and Planning
 12284 Wilshire Blvd., Suite 200, Los Angeles, CA 90025
 TEL: (916) 992-7234
 juan.gonzalez.1571@hotmail.com

DRAFTING SERVICE

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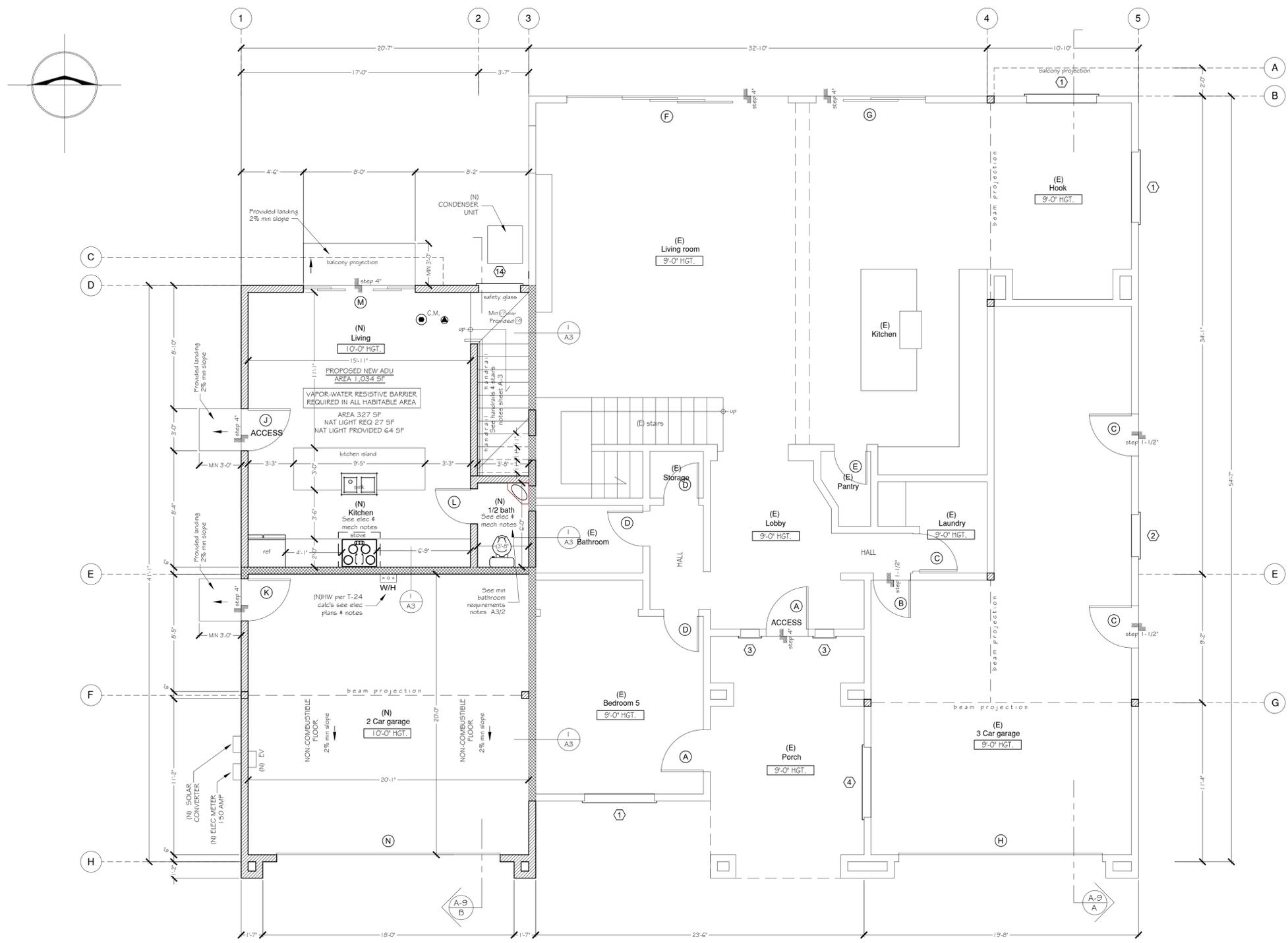
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SCALE

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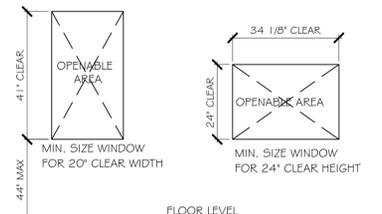
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A3



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



- EMERGENCY ESCAPE / EXIT WINDOW**
- 20" MIN. CLEAR WIDTH
 - 24" MIN. CLEAR HEIGHT
 - 5.7 SF MIN. OPENABLE AREA
 - 44" MAXIMUM FINISHED SILL HEIGHT ABOVE FINISH FLOOR

EMERGENCY EXIT

WINDOWS, SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT. SILL HEIGHT NOT MORE 44 INCHES ABOVE THE FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. PER SECTION R 310.2.1 AND R310.2.2 CRC-2019.

ABBREVIATIONS

F.M.C.	FLOOR MATERIAL CHANGE
FR. DR.	FRENCH DOOR
FIN. GR.	FINISH GRADE
W	WITH
WARD	WARDROBE
S + P	SHED & POLE
V.L.	VINYL SLIDER
S.H.	SINGLE HUNG
S.L.	SLIDER OR SLIDING
FIX. G.	FIXED GLASS
OPT.	OPTIONAL
ELEV.	ELEVATION
C.C.	CEILING

TYPICAL NOTES

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 PLANS

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JUAN GONZALEZ
 Architectural Design and Planning
 12284 W. 15th St., Suite 100, Coachella, CA 92236
 TEL: (951) 992-7234
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11 / 22

SCALE

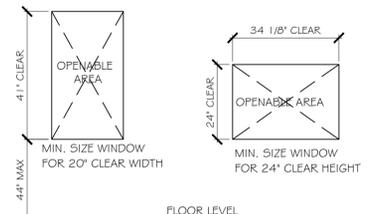
A5 SHOWN

SHEET

A4

WINDOW NO.	QTY	TYPE	CONDITION	SIZE (W X H)	THICKNESS	MATERIAL	U-FACTOR	SHGC
①	3	SLIDING	EXISTING	5'-0" X 5'-0"	-	-	-	-
②	1	SLIDING	EXISTING	3'-0" X 3'-0"	-	-	-	-
③	2	FIX	EXISTING	1'-4" X 4'-0"	-	-	-	-
④	1	SLIDING	EXISTING	5'-0" X 4'-0"	-	-	-	-
⑭	1	UP & DN	NEW	3'-0" X 13'-6"	DUAL GLASS	LOW E GLASS	0.3	0.21

DOORS NO.	QTY	SPACE	CONDITION	SIZE (W X H)	THICKNESS	TYPE	SELF CLOSER	COMMENTS
(A)	2	EXTERIOR	EXISTING	3'-0" X 8'-0"	1-3/4"	SC PANEL DOOR	NO	-
(B)	1	EXTERIOR	EXISTING	2'-8" X 6'-8"	1-3/4"	SC PANEL DOOR	YES	-
(C)	1	INTERIOR	EXISTING	2'-8" X 6'-8"	1-3/4"	HC PANEL DOOR	YES	-
(D)	3	INTERIOR	EXISTING	2'-6" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
(E)	1	INTERIOR	EXISTING	2'-4" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
(F)	1	EXTERIOR	EXISTING	15'-8" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	-
(G)	1	EXTERIOR	EXISTING	7'-10" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	-
(H)	1	EXTERIOR	EXISTING	16'-0" X 7'-0"	1-3/4"	GARAGE DOOR	NO	-
(J)	1	EXTERIOR	NEW	3'-0" X 8'-0"	1-3/4"	SC PANEL DOOR	NO	-
(K)	1	EXTERIOR	NEW	2'-8" X 8'-0"	1-3/4"	SC PANEL DOOR	YES	-
(L)	1	INTERIOR	NEW	2'-6" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
(M)	1	EXTERIOR	NEW	8'-0" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	-
(N)	1	EXTERIOR	NEW	16'-0" X 7'-0"	1-3/4"	GARAGE DOOR	NO	-



- EMERGENCY ESCAPE / EXIT WINDOW**
- 20" MIN. CLEAR WIDTH
 - 24" MIN. CLEAR HEIGHT
 - 5.7 5" MIN. OPENABLE AREA
 - 44" MAXIMUM FINISHED SILL HEIGHT ABOVE FINISH FLOOR

EMERGENCY EXIT

WINDOWS, SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT. SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. PER SECTION R 310.2.1 AND R310.2.2 CRC-2019.

ABBREVIATIONS

FLOOR MATERIAL CHANGE	F.M.C.
FRENCH DOOR	F.P.D.
FINISH GRADE	FIN.G.
WITH WARDROBE	W.
WARDROBE	WARD.
SHED & POLE	S & P.
VINYL SLIDER	V.L.
SINGLE HUNG	S.H.
SLIDER OR GLASS	S.L.
FIXED GLASS	F.G.
OPTIONAL	OPT.
ELEVATION	ELEV.
CEILING	C.C.

TYPICAL NOTES

- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD.
- ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-LIPS.
- WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER.

OWNER/CLIENT
 JESUS ARTEAGA
 Mailing address:
 83892 AVENIDA LA LUNA,
 COACHELLA, CA 92236-5517

PROJECT LOCATION
 83892 AVENIDA LA LUNA,
 COACHELLA, CA 92236-5517

PROJECT TITLE
 PROPOSED SFD ROOM
 ADDITION, NEW 2 CAR
 GARAGE & NEW ADU

SHEET TITLE
 PROPOSED SECOND
 FLOOR PLANS

PLANS PREPARE BY:
JUAN GONZALEZ
 Civil Architectural Design and Planning
 12284 W. 12th St., Coachella, CA 92236
 TEL: (951) 992-7234
 juan.gonzalez.1@notmail.com

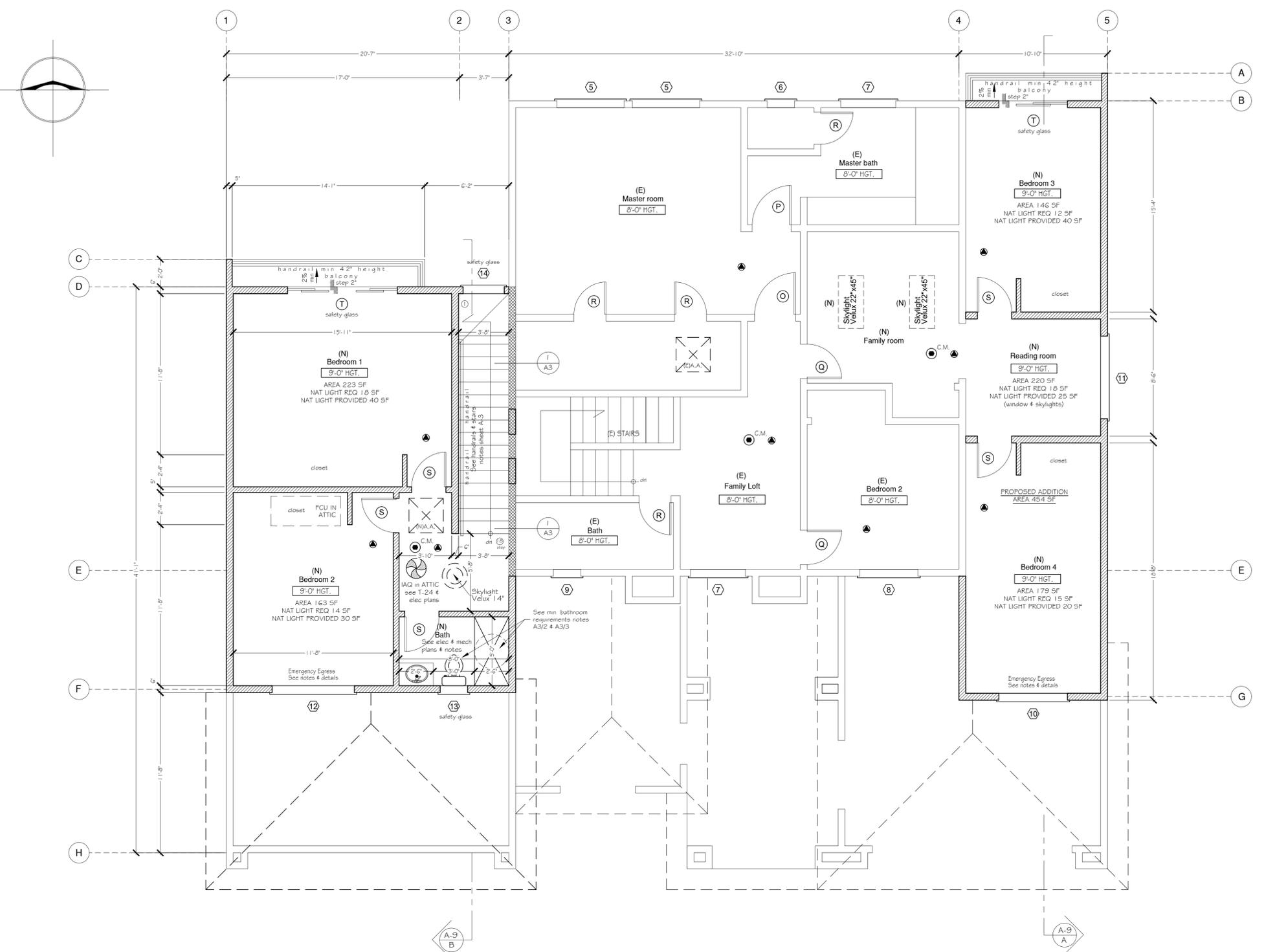
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DATE
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 AS SHOWN

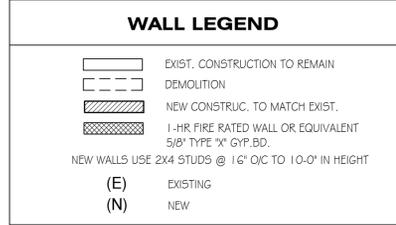
SHEET

A5



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



WINDOW SCHEDULE

WINDOW NO.	QTY	TYPE	CONDITION	SIZE (W X H)	THICKNESS	MATERIAL	U-FACTOR	SHGC
5	2	SLIDING	EXISTING	5'-0" X 5'-0"	-	-	-	-
6	1	FIX	EXISTING	2'-0" X 3'-0"	-	-	-	-
7	2	SLIDING	EXISTING	4'-0" X 4'-0"	-	-	-	-
8	1	SLIDING	EXISTING	4'-3" X 4'-0"	-	-	-	-
9	1	UP & DN	EXISTING	2'-0" X 3'-0"	-	-	-	-
10	1	SLIDING	NEW	5'-0" X 4'-0"	DUAL GLASS	LOW E GLASS	0.3	0.21
11	1	SLIDING	NEW	6'-0" X 2'-0"	DUAL GLASS	LOW E GLASS	0.3	0.21
12	1	SLIDING	NEW	6'-0" X 5'-0"	DUAL GLASS	LOW E GLASS	0.3	0.21
13	1	UP & DN	NEW	2'-0" X 3'-0"	DUAL GLASS	LOW E GLASS	0.3	0.21
14	1	UP & DN	NEW	3'-0" X 13'-6"	DUAL GLASS	LOW E GLASS	0.3	0.21

DOORS SCHEDULE

DOORS NO.	QTY	SPACE	CONDITION	SIZE (W X H)	THICKNESS	TYPE	SELF CLOSER	COMMENTS
Q	1	INTERIOR	EXISTING	3'-0" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
P	1	INTERIOR	EXISTING	2'-10" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
Q	2	INTERIOR	EXISTING	2'-6" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
R	4	INTERIOR	EXISTING	2'-4" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
S	5	INTERIOR	NEW	2'-6" X 6'-8"	1-3/4"	HC PANEL DOOR	NO	-
T	1	EXTERIOR	NEW	5'-0" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	SAFETY GLASS
U	1	EXTERIOR	NEW	8'-0" X 8'-0"	1-3/4"	GLASS SLD DOOR	NO	SAFETY GLASS
V								

NEW ADU CALCULATIONS

VENTILATION NEEDED

621 S.F. = 4.14 S.F. OF VENTILATION REQUIRED
150 S.F.

VENTILATION PROVIDED

71 LINEAR FT. OF EAVE = 23.68 EAVE BLOCKS (3-2" DIA. HOLES) EACH BLOCK = 9.42' S.F.
23.68 x 9.42 = 223.11 S.F.

2 DORMER ATTIC VENTS 38" X 26" EACH VENT = 100 SQ. IN. AS PER VERDE INDUSTRIES MODEL NO. 100ASD WWW.VERDEINDUSTRIES.COM

4 x 100" = 2.78 SQ. FT

X GABLE END ATTIC VENTS 12" X 18"
O GABLE END ATTIC VENTS 12" X 14"
VENT SQ. IN. AS PER AIR VENT INC. (CERTAINTED CO.) WWW.CERTAINTED.COM

X x 144" = X SQ. FT

O x 100" = O SQ. FT

TOTAL VENTILATION PROVIDED = 4.33 SQ. FT.

ADDITION MAIN HOUSE

VENTILATION NEEDED

454 S.F. = 3.03 S.F. OF VENTILATION REQUIRED
150 S.F.

VENTILATION PROVIDED

108 LINEAR FT. OF EAVE = 36 EAVE BLOCKS (3-2" DIA. HOLES) EACH BLOCK = 9.42' S.F.
36 x 9.42 = 339.12 S.F.

2 DORMER ATTIC VENTS 38" X 26" EACH VENT = 100 SQ. IN. AS PER VERDE INDUSTRIES MODEL NO. 100ASD WWW.VERDEINDUSTRIES.COM

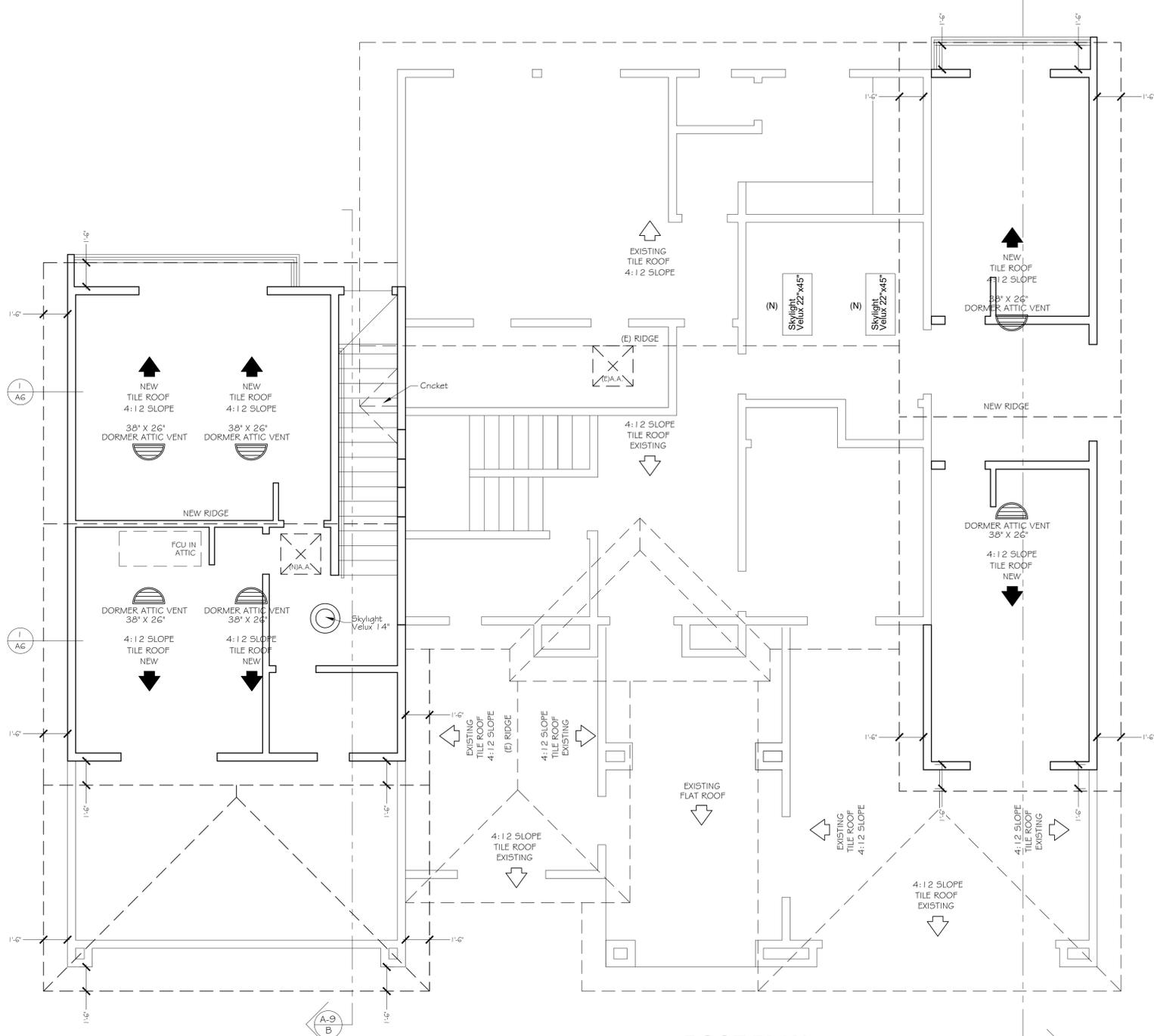
2 x 100" = 1.39 SQ. FT

X GABLE END ATTIC VENTS 12" X 18"
O GABLE END ATTIC VENTS 12" X 14"
VENT SQ. IN. AS PER AIR VENT INC. (CERTAINTED CO.) WWW.CERTAINTED.COM

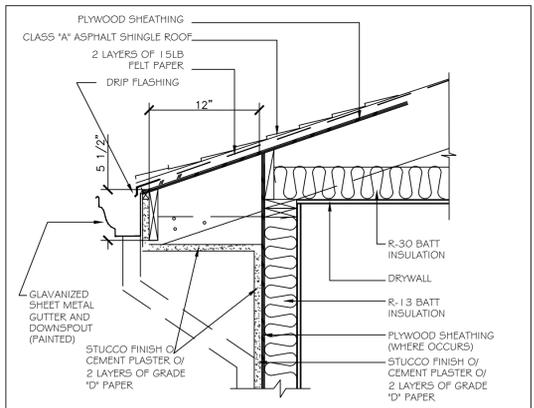
X x 144" = X SQ. FT

O x 100" = O SQ. FT

TOTAL VENTILATION PROVIDED = 3.75 SQ. FT.



ROOF PLAN
1/4" = 1'-0"



EAVE DETAIL
1

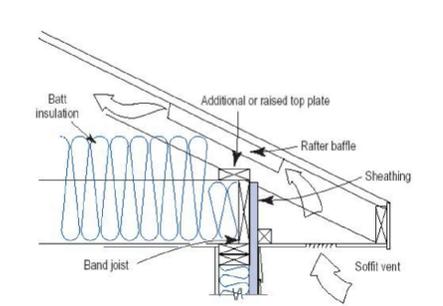
TILE ROOF SLOPE

R905.3.2 DECK SLOPE
CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3

UNDERLAYMENT NOTES

PER TABLE R905.1.1(2)
FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET

EAVE VENTILATION DETAIL



1. VENT AND INSULATION CLEARANCE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. PER CRC-2019 R906.3
2. INSTALLATION AND WEATHER PROTECTION. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1. PER CRC-2019 R906.4
3. SEE ROOF PLAN FOR LOCATIONS.

ROOF NOTES

- ALL MANUFACTURED EQUIPMENT AND MATERIAL SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS ON SITE.
1. ROOFING PRODUCTS SHALL BE LISTED BY THE COOL ROOFS RATING COUNCIL WITH CURRENT CRCR PRODUCT ID NUMBER AND MUST BEAR THE FOLLOWING RATING: A. LOW SLOPED ROOF (LESS THAN 2:12 SLOPE), A MINIMUM AGED SOLAR REFLECTANCE OF 0.63 AND THERMAL EMITTANCE OF 0.75, OR A MINIMUM SRI OF 75. B. HIGH SLOPED ROOF (2:12 OR STEEPER SLOPE), A MINIMUM AGED SOLAR REFLECTANCE OF 0.20 AND THERMAL EMITTANCE OF 0.75, OR A MINIMUM SRI OF 16.

NOTES

- ALL MANUFACTURED EQUIPMENT AND MATERIAL SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS ON SITE.
1. TILE ROOF CLASS "A", DURATION PRODUCT LINE, OVER 2 LAYERS OF 30# ASTM D 226 TYPE I FELT PAPER MIN. UNDERLAYMENT TO BE INSTALLED IN COMPLIANCE WITH 2019 CRCR SECTION R905.2.7 ICC-ESR 1900
 2. DORMER ATTIC VENTS (GALVANIZED IRON W 1/2" OPENINGS 12" X 24" TYPICAL). SEE ROOF PLAN FOR LOCATIONS.
 3. 6" WOOD FASCIA.

COMP. ROOFING

TILE ROOFING W/ 5 FELT OVER 1/2 CDX PLYWD. SHEATHING
4:12 PITCH

ROOF VENT NOTES

1. DORMER ATTIC VENTS 38" X 26" EACH VENT = 100 SQ. IN. AS PER VERDE INDUSTRIES MODEL NO. 100ASD WWW.VERDEINDUSTRIES.COM
2. MIN 1" BETWEEN PLYWOOD AND INSULATION AND EAVE VENTS. PER R906.3 CRCR
3. MIN 1/16" MAX 1/4" MESH AT VENTS, INCLUDING CONTINUOUS VENTS
4. OPENING FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.

ROOF FINISHING NOTE

ALL NEW TILE ROOF SHALL MATCH COLOR, SHAPE AND TEXTURE OF EXISTING IN MAIN HOUSE.

EZ Services
English 919-915-1197
Español 909-637-9411
EZSERVICES@AOL.COM

ABBREVIATIONS

F.M.C.	FLOOR MATERIAL CHANGE
F.R.D.R.	FRENCH DOOR
F.I.G.	FINISH GRADE
W	WITH
W.D.	WAREHOUSE
S + P	SHEEP & POLE
V.L.	VINYL SLIPKICK
S.H.	SINGLE HUNG
S.L.	SLIDER OR SLIDING
F.G.	FIXED GLASS
OPT.	OPTIONAL
ELEV.	ELEVATION
CLG.	CEILING

- TYPICAL NOTES**
1. ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
 2. ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
 3. WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

OWNER/CLIENT
JESUS ARTEAGA
Mailing address:
83892 AVENIDA LA LUNA,
COACHELLA, CA 92236-5517

PROJECT LOCATION
83892 AVENIDA LA LUNA,
COACHELLA, CA 92236-5517

PROJECT TITLE
PROPOSED SPD ROOM
ADDITION, NEW 2 CAR
GARAGE 4 NEW ADU

SHEET TITLE
PROPOSED ROOF PLAN

PLANS PREPARE BY:
JUAN GONZALEZ
Architectural Design and Planning
12284 Wilshire St. Suite 100, Coachella, CA 92236
TEL: (951) 992-7234
juan.gonzalez1571@hotmail.com

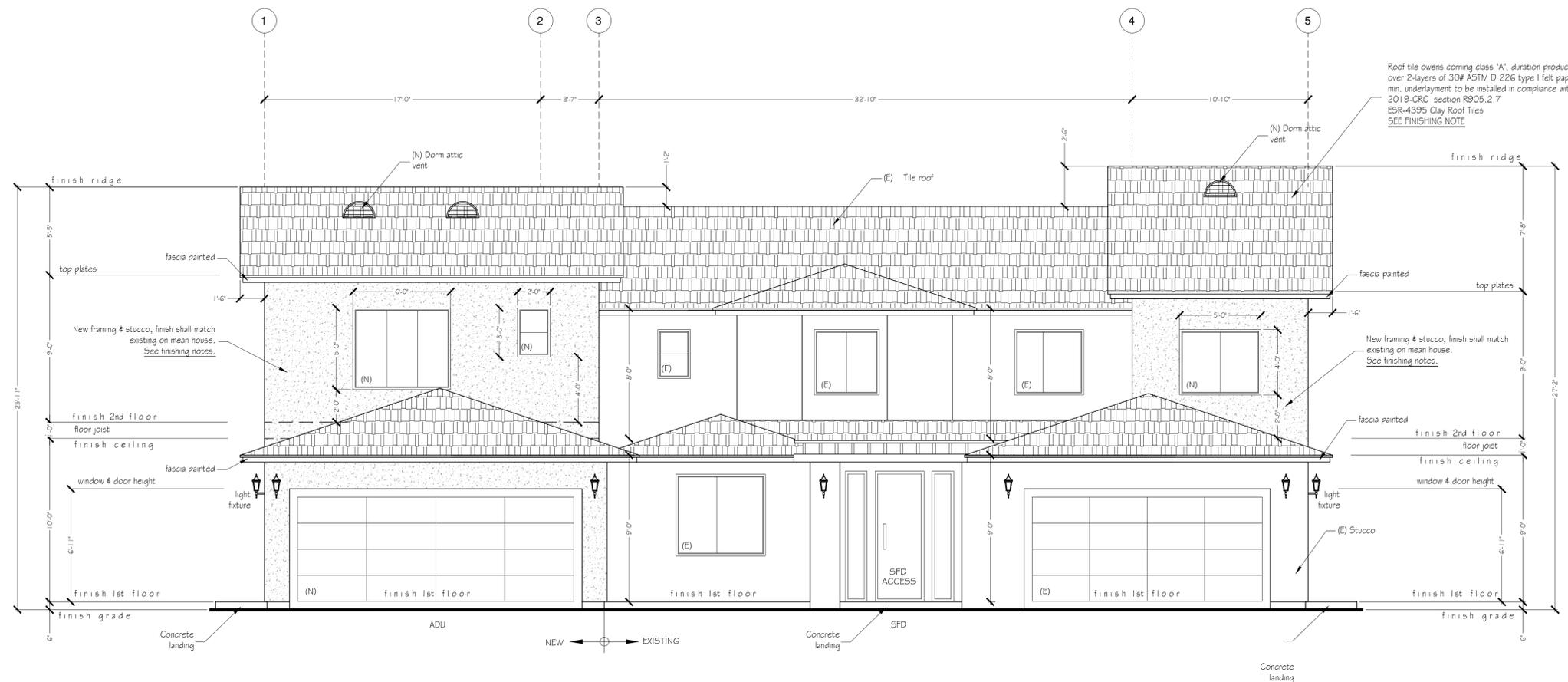
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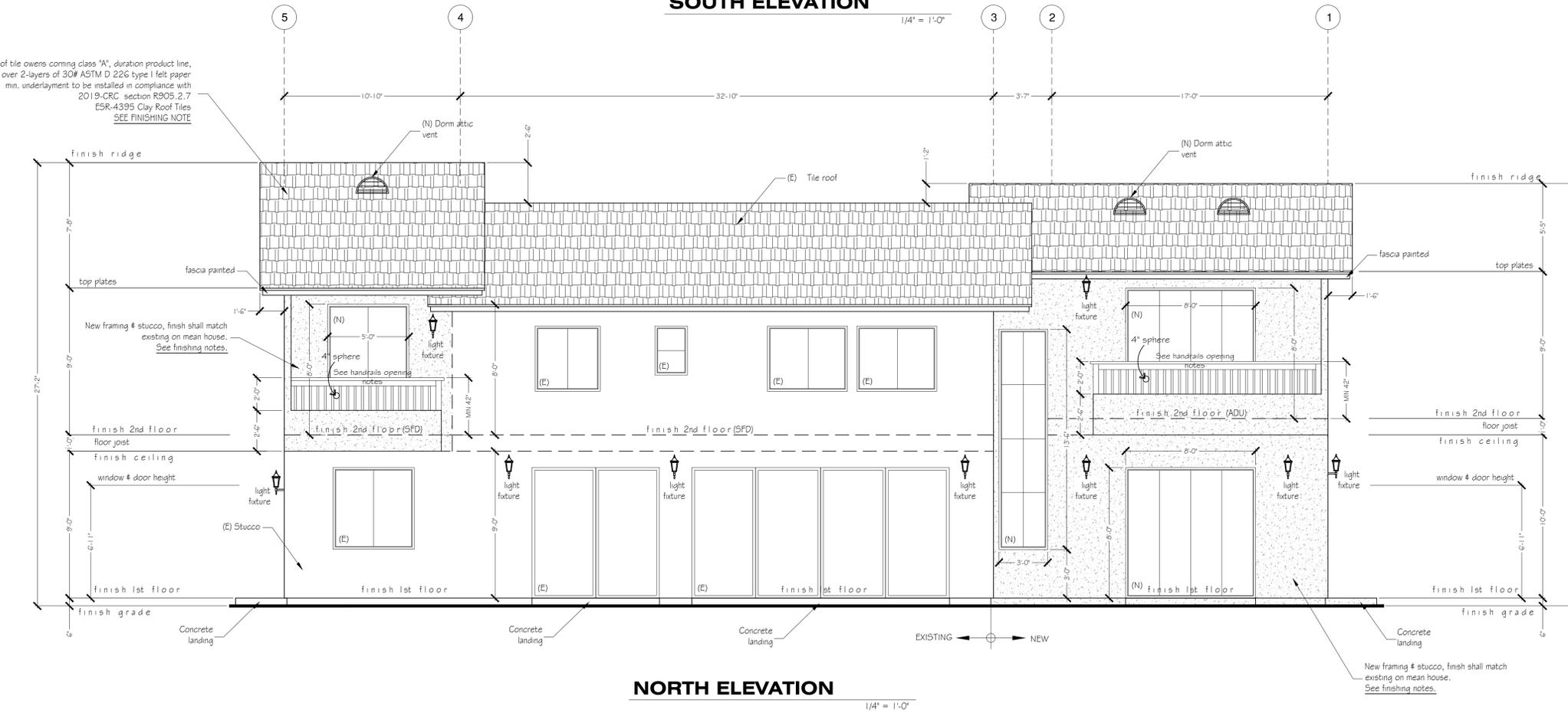
SCALE
AS SHOWN

SHEET

A6



SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

FINISHING NOTES

1. ALL NEW TILE SHALL MATCH COLOR, SHAPE AND TEXTURE OF EXISTING IN MAIN HOUSE.
2. NEW STUCCO FINISH SHALL MATCH WITH EXISTING MAIN RESIDENCE COLOR & SIZE.
3. ALL NEW WINDOW FRAME, TRIM & SEAL SHALL MATCH EXISTING IN THE MAIN HOUSE.

ELEVATION KEY NOTES

○ INDICATES ELEVATION NOTES - SEE NUMBERS BELOW :

ALL MANUFACTURED EQUIPMENT AND MATERIAL SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS ON SITE.

1. ROOF TILE OWENS CORNING CLASS "A", DURATION PRODUCT LINE, OVER 2 LAYERS OF 30# ASTM D 226 TYPE I FELT PAPER MIN. UNDERLAYMENT TO BE INSTALLED IN COMPLIANCE WITH 2019-CRC SECTION R905.2.7
2. SMOOTH STUCCO 2 LAYERS OF GRADE "D" PAPER WATER RESISTIVE BARRIER MATCHING EXISTING. SEE STUCCO NOTES.
3. WOOD FASCIA PAINTED.
4. NEW LIGHT FIXTURE. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF RUNS OF NOT LESS THAN 1 FOOT CANDLE. PER CRC-2019 SECTION R-303.7
5. ATTIC VENTILATION SHALL COMPLY WITH CRC-2019 SECTION R806.1, R806.2
6. WINDOW SILL HEIGHT 44" MAX ABOVE FINISH FLOOR PER SECTION 310.2.2 CRC-2019
7. CRAWL ACCESS. MIN 18" X 24". PER CRC-2019 SECTION R 408.4
8. UNDER FLOOR VENTS SHALL COMPLY CRC-2019 SECTION R 408.1

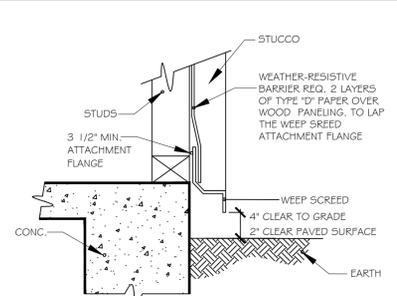
STUCCO NOTES

1. STUCCO SYSTEM SHALL COMPLY WITH ICC ESR-1194.
2. GENERAL INSTALLATION. THE EXTERIOR COATING MUST BE APPLIED BY HAND-TROWELLING OR MACHINE-SPRAYING, IN ONE COAT OR TWO COATS, TO A MINIMUM 3/8" INCH THICKNESS, UNLESS NOTED OTHERWISE.
3. THE LATH MUST BE EMBEDDED IN THE MINIMUM COATING THICKNESS AND THEREFORE CANNOT BE EXPOSED.
4. THE FINISH COAT MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURED INSTRUCTIONS.

NOTES

1. WATER RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND R703.7.3 CRC-2019.
2. NEW STUCCO (EXTERIOR PLASTER) SHALL BE IN COMPLIANCE WITH ASTM C 926, ASTM C 1063 AND THE PROVISIONS OF CRC-2019.
3. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/4" INCH-LONG, 11 GAGE NAILS HAVING A 3/8" INCH HEAD, OR 3/4" INCH-LONG, SPACED NOT MORE THAN 6 INCHES AS REQUIRED IN SECTION R 703.7.1 CRC-2019.
4. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE-TREATED WOOD OR DECAY-RESISTANT WOOD PER SECTION R317.1 AND SECTION R703.7.2 CRC-2019.

WEEP SCREED DETAIL



ELEVATIONS NOTES

NEW ADU SHALL MATCH THE EXISTING RESIDENCE IN COLOR, MATERIAL AND STYLE

RSI 2.1.3 Opening Limitations
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
4" sphere
Exceptions:
The triangular openings at the open side of stair, formed by the nosing, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
Guards on the open side of stairs shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter.

Services
Elevation
919-915-1197
909-637-8411
EZSERVICESPERM.COM

ABBREVIATIONS

FLOOR MATERIAL CHANGE	F.M.C.
FRENCH DOOR	F.R.D.
FINISH GRADE	FIN.G.
WITH WAREHOUSE	W.W.
WAREHOUSE SHEET & POLE VINYL SUBSTR.	W.W.S.P.
SINGLE RUNG	S.H.
SLIDER OR SLIDING	S.L.
FIXED GLASS	F.G.
OPTIONAL ELEVATION	OPT. ELEV.
CEILING	C.C.

TYPICAL NOTES

1. ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
2. ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
3. WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

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PROJECT TITLE
PROPOSED SFD ROOM
ADDITION, NEW 2 CAR
GARAGE & NEW ADU

SHEET TITLE
ELEVATIONS

PLANS PREPARE BY:
JUAN GONZALEZ
Civil Architectural Design and Planning
12284 Wilshire Blvd, Suite 200, Los Angeles, CA 90025
TEL: (916) 992-7234
juan.gonzalez1171@hotmail.com

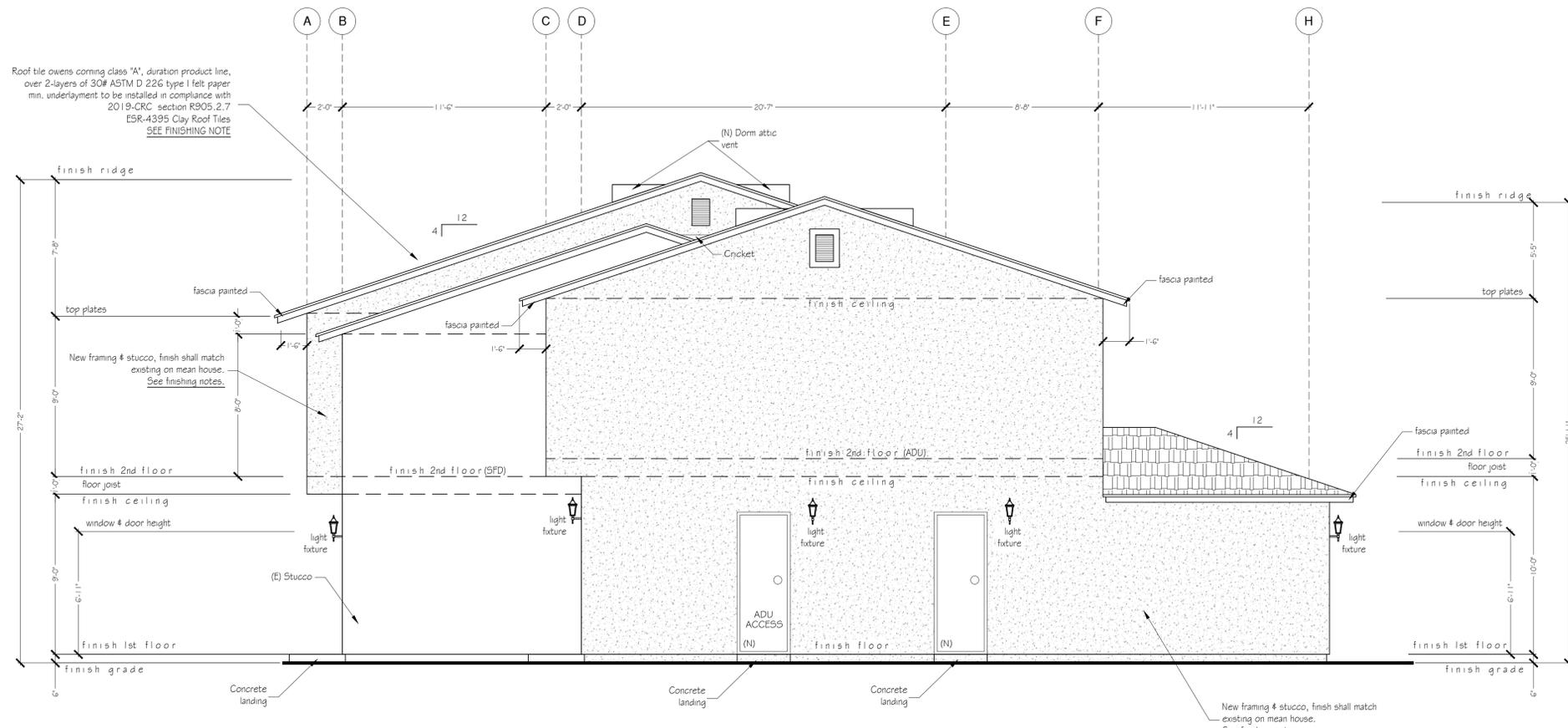
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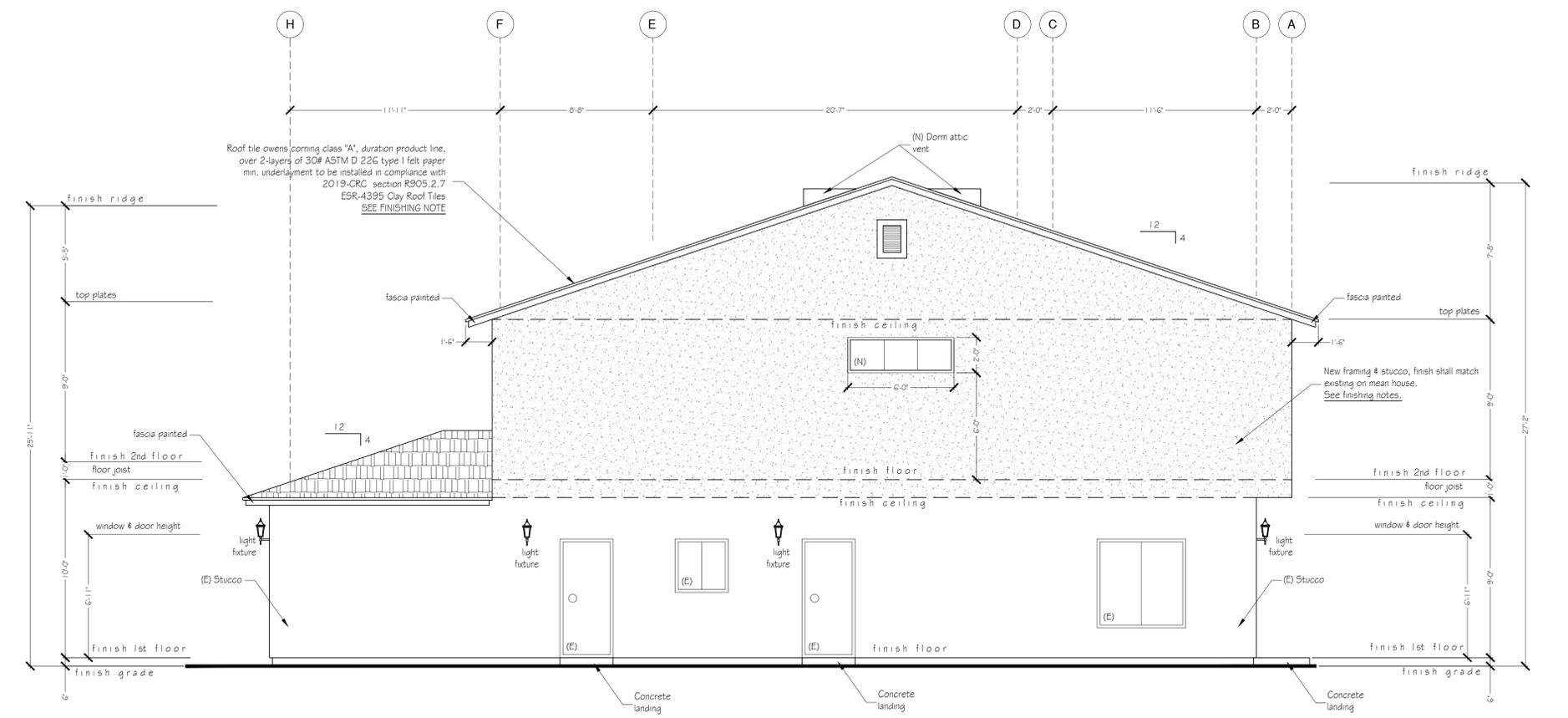
SHEET

A7



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

FINISHING NOTES

- ALL NEW TILE SHALL MATCH COLOR, SHAPE AND TEXTURE OF EXISTING IN MAIN HOUSE.
- NEW STUCCO FINISH SHALL MATCH WITH EXISTING MAIN RESIDENCE COLOR & SIZE.
- ALL NEW WINDOW FRAME, TRIM & SEAL SHALL MATCH EXISTING IN THE MAIN HOUSE.

ELEVATION KEY NOTES

○ INDICATES ELEVATION NOTES - SEE NUMBERS BELOW :

ALL MANUFACTURED EQUIPMENT AND MATERIAL SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS ON SITE.

- ROOF TILE OWENS CORNING CLASS "A", DURATION PRODUCT LINE, OVER 2 LAYERS OF 30# ASTM D 226 TYPE 1 FELT PAPER MIN. UNDERLAYMENT TO BE INSTALLED IN COMPLIANCE WITH 2019 CRC SECTION R905.2.7
- SMOOTH STUCCO 2 LAYERS OF GRADE "D" PAPER WATER RESISTIVE BARRIER MATCHING EXISTING. SEE STUCCO NOTES.
- WOOD FASCIA PAINTED.
- NEW LIGHT FIXTURE. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF RUNS OF NOT LESS THAN 1 FOOT CANDLE. PER CRC-2019 SECTION R-303.7
- ATTIC VENTILATION SHALL COMPLY WITH CRC-2019 SECTION R806.1, R806.2
- WINDOW SILL HEIGHT 44" MAX ABOVE FINISH FLOOR PER SECTION 310.2.2 CRC-2019
- CRAWL ACCESS. MIN 18" X 24". PER CRC-2019 SECTION R 408.4
- UNDER FLOOR VENTS SHALL COMPLY CRC-2019 SECTION R 408.1

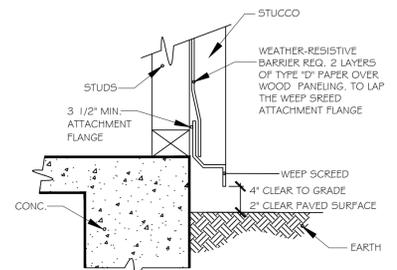
STUCCO NOTES

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- THE FINISH COAT MUST BE APPLIED IN ACCORDANCE WITH MANUFACTURED INSTRUCTIONS.

NOTES

- WATER RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND R703.7.3 CRC-2019.
- NEW STUCCO (EXTERIOR PLASTER) SHALL BE IN COMPLIANCE WITH ASTM C 926, ASTM C 1063 AND THE PROVISIONS OF CRC-2019.
- LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/4 INCH-LONG, 11 GAGE NAILS HAVING A 3/4 INCH HEAD, OR 3/4 INCH-LONG, SPACED NOT MORE THAN 6 INCHES AS REQUIRED IN SECTION R 703.7.1 CRC-2019.
- PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE LATH AND NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, PRESERVE-PRESERVATIVE-TREATED WOOD OR DECAY-RESISTANT WOOD PER SECTION R317.1 AND SECTION R703.7.2 CRC-2019.

WEEP SCREED DETAIL



ELEVATIONS NOTES

NEW ADU SHALL MATCH THE EXISTING RESIDENCE IN COLOR, MATERIAL AND STYLE

EZ Services
 English 919-915-1197
 Español 909-637-9411
 EZSERVICES@AOL.COM

ABBREVIATIONS

FLOOR MATERIAL CHANGE	F.M.C.
FRENCH DOOR	F.R. DR.
FINISH GRADE	FIN.G.
WITH WAREHOUSE	W.
WAREHOUSE	WARD
SHELF & POLE	S + P
VINYL SLIPER	V.L. SL.
SINGLE RUNG	S.H.
SLIDER OR SLIDING	SL.
FIXED GLASS	F.G.
OPTIONAL	OPT.
ELEVATION	ELEV.
CEILING	CIG.

TYPICAL NOTES

- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
- ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-UPS
- WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER

OWNER/CLIENT
 JESUS ARTEAGA
 Mailing address:
 83892 AVENIDA LA LUNA,
 COACHELLA, CA 92236-5517

PROJECT LOCATION
 83892 AVENIDA LA LUNA,
 COACHELLA, CA 92236-5517

PROJECT TITLE
 PROPOSED SFD ROOM
 ADDITION, NEW 2 CAR
 GARAGE & NEW ADU

SHEET TITLE
 ELEVATIONS

PLANS PREPARE BY:
JUAN GONZALEZ
 Juan Gonzalez Architectural Design and Planning
 12284 Wilshire St, Suite 100, Coachella, CA 92236
 TEL: (951) 992-7234
 juan.gonzalez1571@hotmail.com

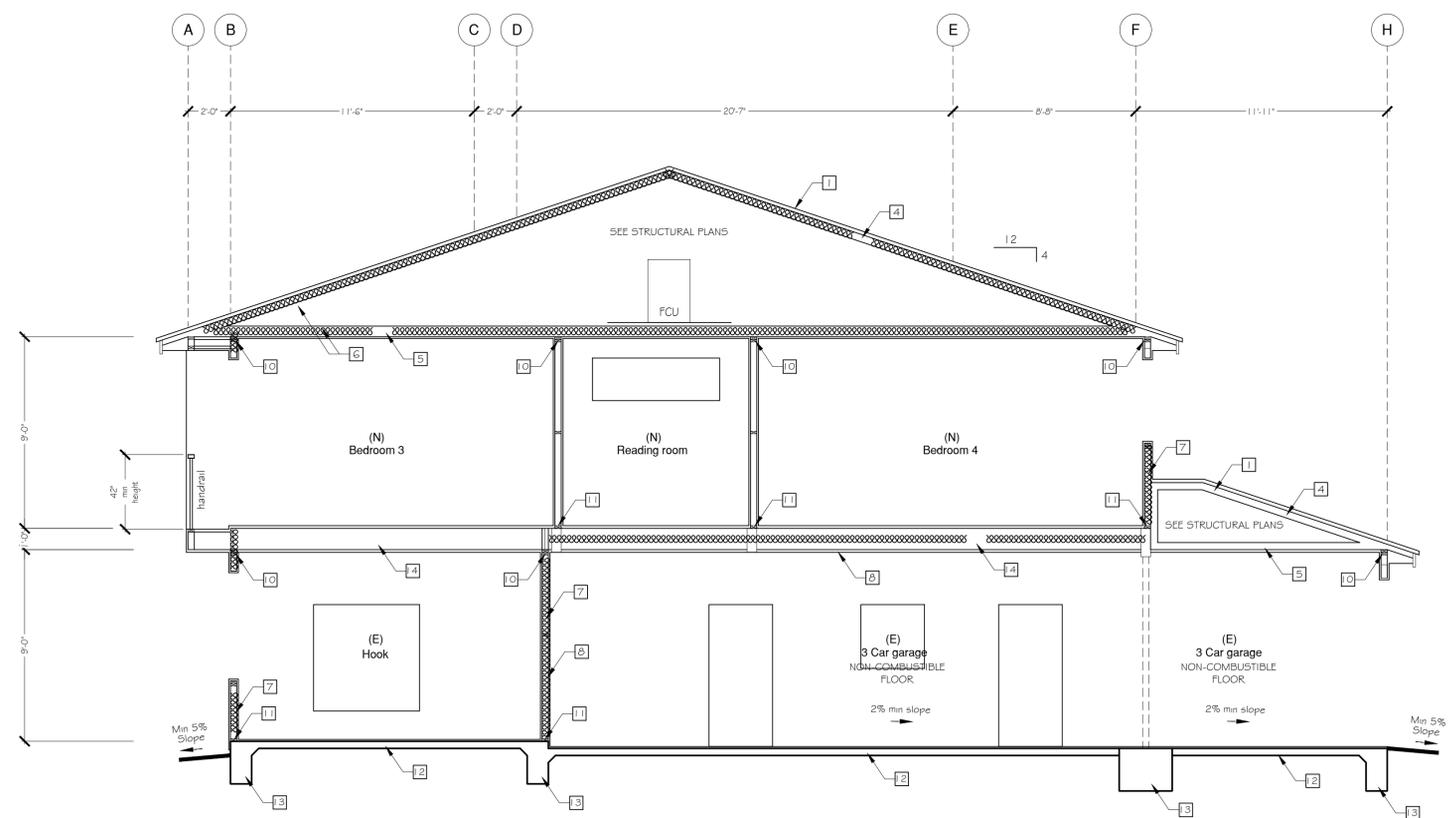
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DATE 11 / 22

SCALE AS SHOWN

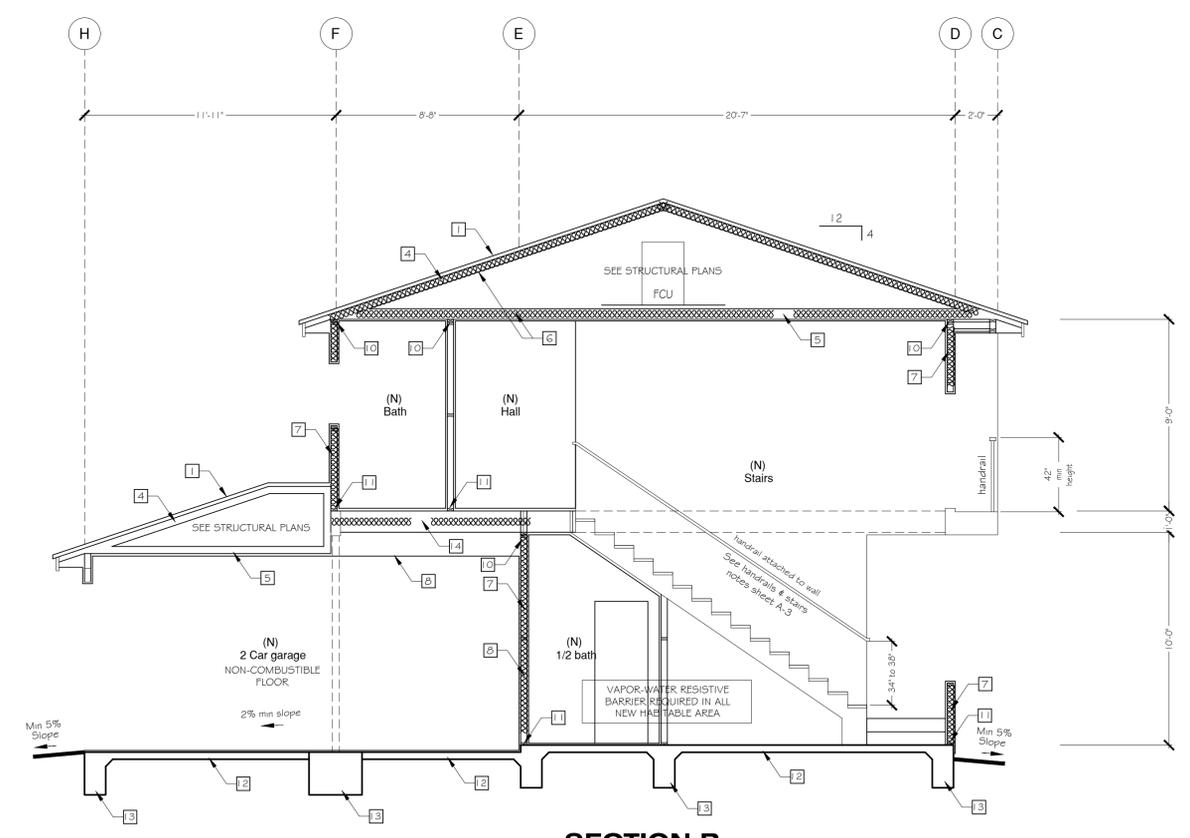
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A8



SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"

SEE STAIRWAY & HANDRAILS SAFETY NOTES

NOTE
 "The project is NOT located within flood Zone (Zone A or AE) according to FEMA panel number O60249 - O6065C2254H dated 03/06/2018. It will not be required the first floor to be elevated a minimum 1 foot above natural highest adjacent ground in compliance with FEMA and/or COACHELLA CITY AND RIVERSIDE COUNTY regulations".

NOTES

THESE SECTIONS FOR ARCHITECTURAL PURPOSE ONLY. SEE STRUCTURAL PLANS FOR ROOF AND FLOOR FRAMING, SLAB & FOOTING INFORMATION.

CROSS SECTION NOTES

- INDICATES ELEVATION NOTES - SEE NUMBERS BELOW :
- | | |
|--|---|
| 1. ROOF TILE. | 8. FIRE RESISTANT CONSTRUCTION PROVIDE ONE HOUR W/ 5/8" TYPE "X" GYP. BD. @ ALL WALLS, CEILING, BEAM, POSTS, ETC. |
| 2. -- | 9. -- |
| 3. -- | 10. TOP PLATES. |
| 4. ROOF RAFTER -SEE ROOF PLAN | 11. PRESSURE TREATED BASE PLATE |
| 5. CEILING JOIST -SEE STRUCTURAL PLAN. | 12. CONCRETE SLAB -SEE STRUCTURAL PLAN. |
| 6. ROOF+ATTIC INSULATION -USE R-30 + R-13 SEE T-24 CALCULATIONS | 13. CONCRETE FOOTING. -SEE STRUCTURAL PLAN. |
| 7. WALL INSULATION -USE R-15 BATT INSULATION SEE T-24 CALCULATIONS (ALL EXT WALL SHALL BE 2x4) | 14. FLOOR JOIST SEE STRUCTURAL PLAN. |

EZ Services
 English 919-915-1197
 Español 909-637-8411
 EZSERVICESMEX.COM

ABBREVIATIONS

S/H	F.M.C.	FLOOR MATERIAL CHANGE
SL	FR DR.	FRENCH DOOR
F.G.	FIN.G.	FINISH GRADE
OPT.	W	WITH
ELEV.	WARD	WARDROBE
CLG.	S + P	SHIELD & POLE
	VL	VINYL SUEDE

- TYPICAL NOTES**
- ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD
 - ALL EXTERIOR WINDOWS TO BE WHITE. REFER TO PLAN FOR SIZE AND EXTERIOR ELEVATION FOR ALL BREAK-LIPS. WATER TO BE 50 GALLONS MIN. KEEP LABEL ON THE WATER HEATER.
 -

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 GARAGE & NEW ADU

SHEET TITLE
 CROSS SECTIONS

PLANS PREPARE BY:
JUAN GONZALEZ
 Civil Architectural Design and Planning
 12284 Avenida de la Playa, Coachella, CA 92236
 TEL: (951) 992-7234
 juan.gonzalez.1571@hotmail.com

DRAFTING SERVICE

DATE
 11 / 22

SCALE
 AS SHOWN

SHEET
A9

~~71.~~ Minimum side yards shall be fifteen (15) feet combined, one of five feet, the other ten (10) feet five (5) feet and maintained if-free and clear of obstructions from ground or wall-mounted equipment.

~~82.~~ Minimum street side yard shall be ten (10) feet.

~~93.~~ Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded garages shall be a minimum of twelve (12) feet from the front property line. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face.

~~104.~~ Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F).

~~35.~~ Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and

~~11D.~~ Maximum Lot Coverage.

~~1.~~ The maximum lot coverage by all buildings, main and accessory structures, shall be ~~fifty~~ (54) percent, except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).

E. Height Limits.

~~1.~~ Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories.

~~2.~~ Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story.

~~3.~~ The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

F. Off-Street Parking.

~~41.~~ Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.

~~2.~~ All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.

~~GG.~~ Additional Regulations and Standards.

~~1.~~ Architectural review by the ~~planning commission~~ Planning Commission is required for development projects involving the construction of more than three dwelling units. The ~~planning commission~~ Planning Commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director for up to two units concurrent with building plan check. after routing and the director shall determine if the architectural review occur with building permit plan check. The director shall determine if submitted plans for three or fewer units be routed for for agency comments, for projects involving new construction of three or fewer dwelling units.

~~2.~~ Minimum Lot Size/Unit Size.



STAFF REPORT 9/6/2023

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

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

STAFF RECOMMENDATION:

The applicant request that the Planning Commission approve Resolution No. PC2023-24 approving Architectural Review No. 23-12 with the findings and conditions as recommended by Staff.

BACKGROUND:

The project was originally approved as Architectural Review No. 21-12 on December 15, 2021 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Aldi supermarket construction is complete and the store is open to the public. Panda Express restaurant is near completion of construction. The applicant did not include their desired LED strip lighting on exterior elevations plans and request that the Planning Commission approve the modification.



DISCUSSION/ANALYSIS

Panda Express Inc. requests Planning Commission approval of modifications to Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof

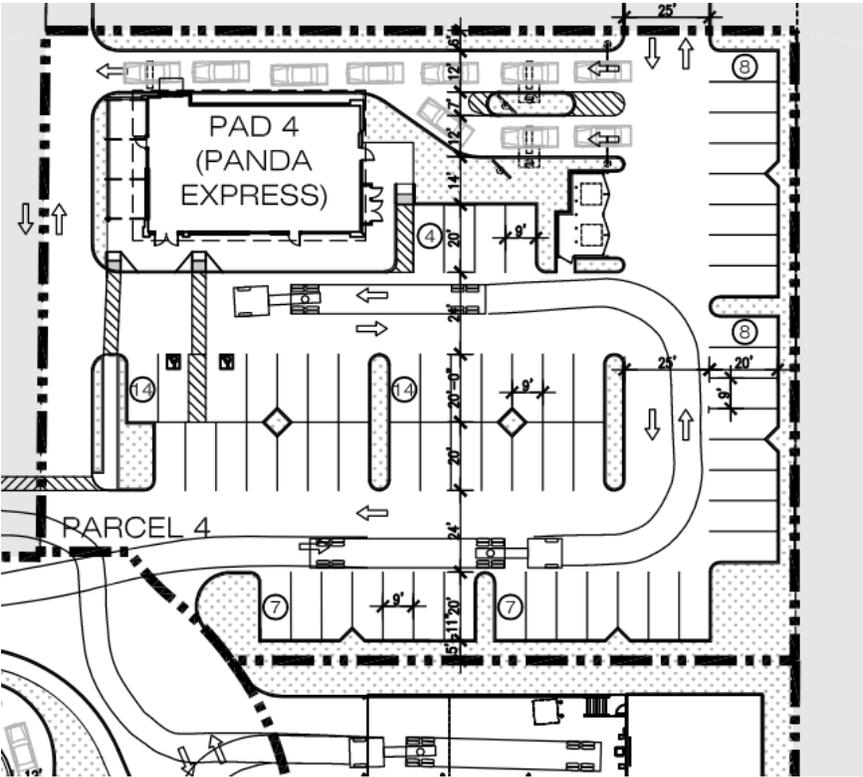
element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The surrounding uses are as follows:

- North:** Existing commercial development, America’s Tire (C-G, General Commercial).
- South:** Aldi Supermarket. (C-G, General Commercial).
- East:** Foster-Gardner agricultural products (nonconforming) industrial site (C-G, General Commercial).
- West:** McDonalds restaurant (C-G, General Commercial).

Site Plan

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.

Figure 1: Site Plan



Architectural Design

The overall architectural design of Panda Express incorporates modern architectural design with distinct material and color patterns for each building 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 Panda Express drive thru 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.

The proposed LED lighting strips would be directly applied to the “swinging” roof shape element and would be red in color (Figure 2). Staff requests Planning Commission review of this modification as it was not originally considered by the Planning Commission and could be classified as signage rather than an architectural feature. Staff recommends that appropriate application of the LED lighting strip would be to obscure the lighting so that it is tucked under the “swinging” element and emits a halo lighting effect that is more understated and visually appealing

Figure 2: Proposed LED Lighting strip evening perspective



Landscape Design

The plant palette includes 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. Decorative Gravel (3/4”) is proposed to be consistent with gravel in landscape areas for Aldi Supermarket and Starbucks. Decorative lighting is proposed in landscape areas to illuminate trees.

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 1 – Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Restaurants: 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.	Panda Express- 62 spaces	Yes
Lot Requirements	Minimum Lot width 50'	All proposed parcels (TPM 37940) greater than 100' width	Yes
Height (maximum)	35'	Panda Express – 23'3"	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 separated from building by a landscape planter. • 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"> • All areas exceed 10' fully landscaped setback • Internal landscaping % not identified but required by condition of approval. • 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'. 	Substantially in compliance. Project conditioned to comply with all landscape standards.
Drive-through	Minimum stacking for 8 vehicles at 20' per vehicle.	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 Resolution No. PC 2023-24 approving Architectural Review No. 23-12 with the findings and conditions as recommended by Staff approving LED strip lighting directly view obscured.
- 2) Adopt Resolution No. PC 2023-24 approving Architectural Review No. 23-12 with the findings, but without conditions of approval requiring that the LED strip lighting be directly view obscured.
- 3) Deny the proposed project.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. PC2023-24 for AR No. 23-12
Exhibit A – Conditions of Approval
Exhibit B – Proposed LED strip lighting plans
2. Site Plan
3. Approved Development Plan Set
4. Council Resolution 2022-10 with Original Conditions of Approval
5. Resolution PC 2021-25 Conditions of Approval
6. Applicant Examples LED Strip Lighting

RESOLUTION NO. PC2023-24

Attachment 1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 23-12, A REQUEST TO MODIFY PANDA EXPRESS DRIVE THRU BUILDING ARCHITECTURE WITH THE ADDITION OF RED LED LIGHTING STRIPS TO THE SWOOP ROOF ELEMENT DESIGN AS ARCHITECTURAL REVIEW NO. 23-12 AT 50-120 CESAR CHAVEZ STREET. APPLICANT: PANDA EXPRESS, INC.

WHEREAS Panda Express, Inc. filed an application for Architectural Review (AR) 23-12 to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design at 50-120 Cesar Chavez Street; and,

WHEREAS on December 15, 2021 and January 5, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties, and approved AR No. 21-12 and CUP 347 for the Aldi Supermarket and Panda Express and recommended approval to the City Council of Conditional Use Permit (CUP) No. 321 and AR 20-03 for Starbucks and 7-Eleven; 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. Architectural Review Findings

With respect to Architectural Review 23-12, the Planning Commission finds as follows for the 2,600 sq. ft. Panda Express restaurant:

1. The Architectural Review modification is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 203. 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 use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed 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. restaurant 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 of a 2,600 sq. ft. restaurant which will provide City residents and regional residents with a food options 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 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 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 Architectural Review 23-12 (Amendment), modifying the architecture of the building to include LED lighting strips on exterior elevations, as set forth by the conditions in “Exhibit A” and development plans of “Exhibit B”

PASSED APPROVED and ADOPTED this 6th day of September 2023.

Ruben Gonzalez, 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. PC2023-24, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of September 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

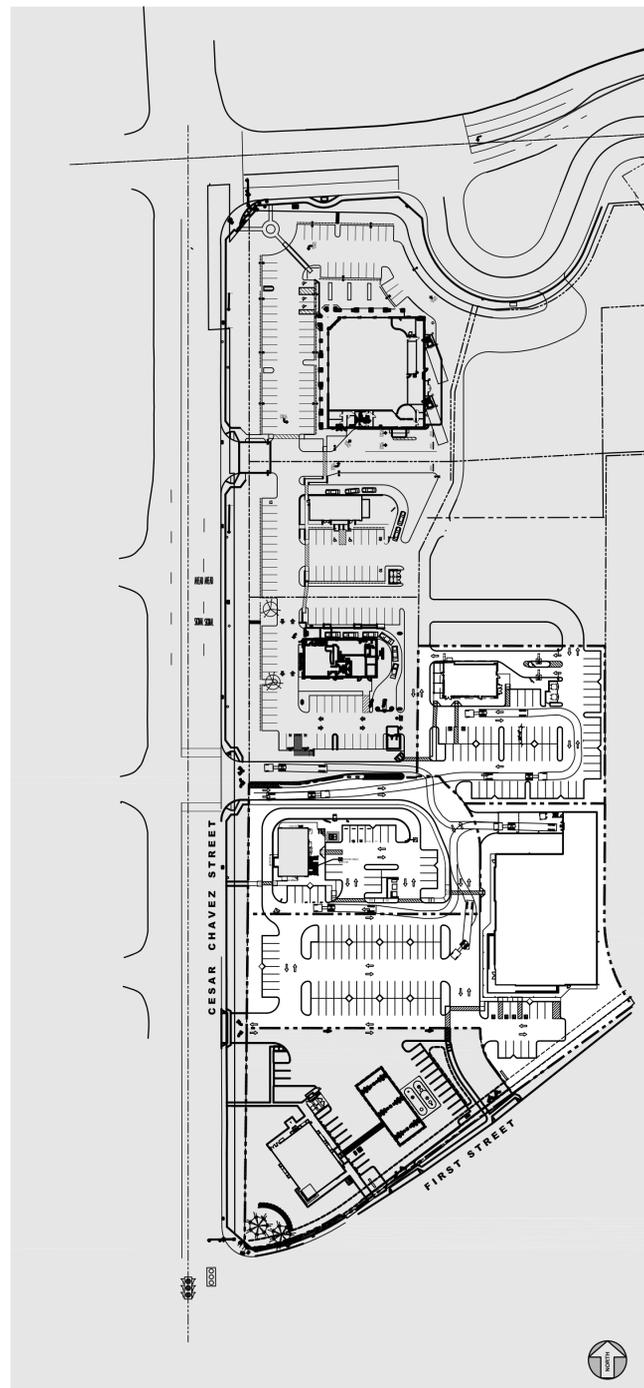
ABSTAIN:

Gabriel Perez
Planning Commission Secretary

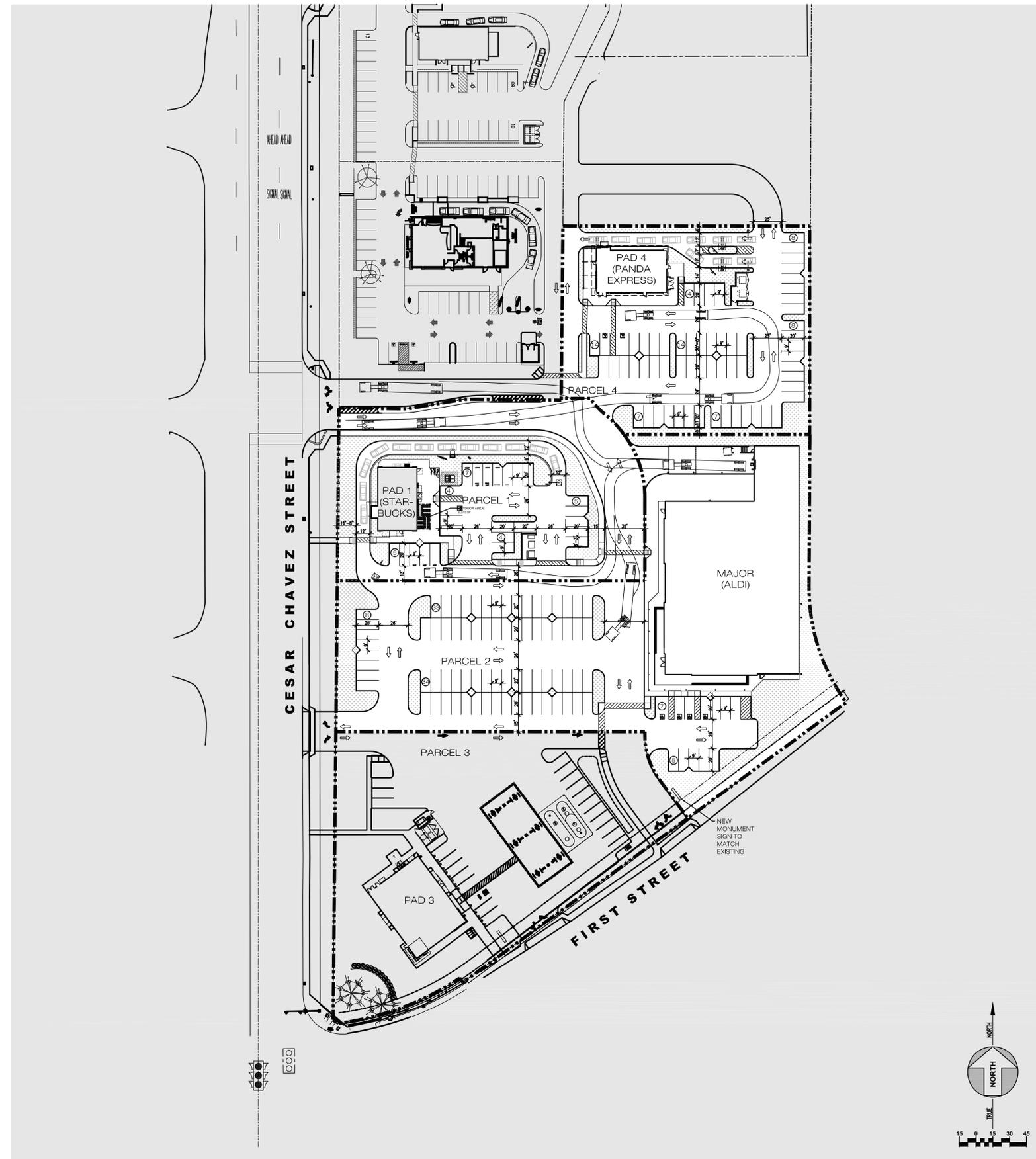
**CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 23-12 MODIFICATIONS TO EXTERIOR
ELEVATIONS FOR PANDA EXPRESS – MODIFIED CONDITIONS OF
RESOLUTION NO. PC2021-25**

Architecture

1. The applicant shall modify the proposed LED lighting strip plan to be directly view obscured by the architectural swoop feature and provide a halo lighting effect.
2. The project shall comply with all conditions of approval for Resolutions No. PC 2022-05, PC2021-25 and Council Resolution No. 2022-10.



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% = ±1,330 SF NON-CUSTOMER AREA
 ±720 SF @ 1/45 SF = 16 STALLS REQUIRED
 ±1,330 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

Attachment 3



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST 1ST CUP SUBMITTAL 10-11-21

DRAWN BY: RR/CL/JL

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



1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7101
http://www.garywang.com

PANDA EXPRESS

HARRISON & AVE 50
COACHELLA, CA 92236

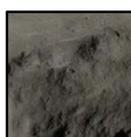
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EXTERIOR RENDERS

Attachment 3

- 
SIDING (CD-1)
 MANUFACTURE: NICHIIHA
 PRODUCT: VINTAGE WOOD SERIES
 COLOR: SPRUCE

- 
EIFS (EIFS-1)
 MANUFACTURE: STO
 PRODUCT: STOTHERM ESSENCE SYSTEM
 COLOR: ICE CUBE
 FINISH: FINE

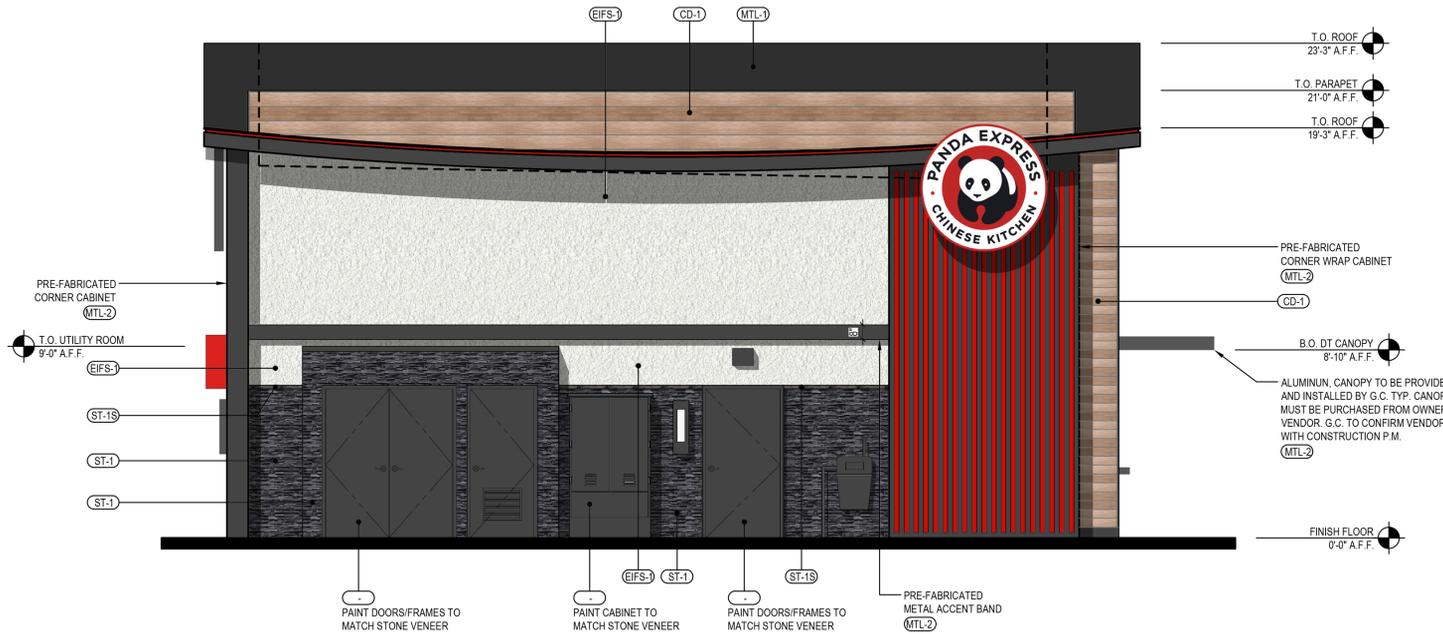
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SILL (ST-18)
 MANUFACTURE: CORONADO STONE PRODUCTS
 PRODUCT: CHISELED STONE SILL
 COLOR: CHARCOAL
 FINISH: NATURAL

- 
STONE VENEER (ST-1)
 MANUFACTURE: ENVIRONMENTAL STONEWORKS
 PRODUCT: PROSTACK LITE
 COLOR: BLACK
 FINISH: NATURAL

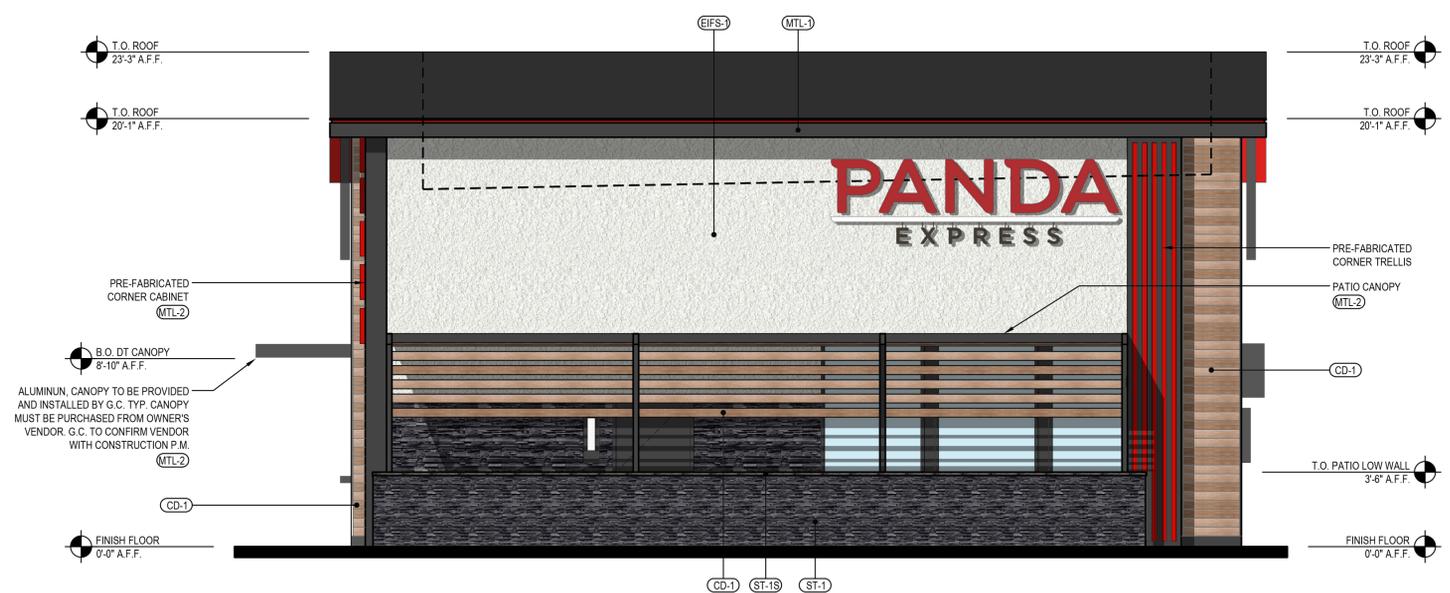
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METAL CAP (MTL-1)
 MANUFACTURE: EXCEPTIONAL METALS
 PRODUCT: CAP FLASHING
 COLOR: IRON ORE
 FINISH: SMOOTH

- 
METAL (MTL-2)
 MANUFACTURE: ALLEN INDUSTRIES
 COLOR: DARK BRONZE
 FINISH: SATIN

- 
PAINT (P-1)
 MANUFACTURE: ALLEN INDUSTRIES
 COLOR: PANDA RED
 FINISH: SATIN



EAST ELEVATION 2
Scale= 1/4" = 1'-0" **A-200**



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



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

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST	1ST CUP SUBMITTAL	DATE

DRAWN BY: RR/CL/JL

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

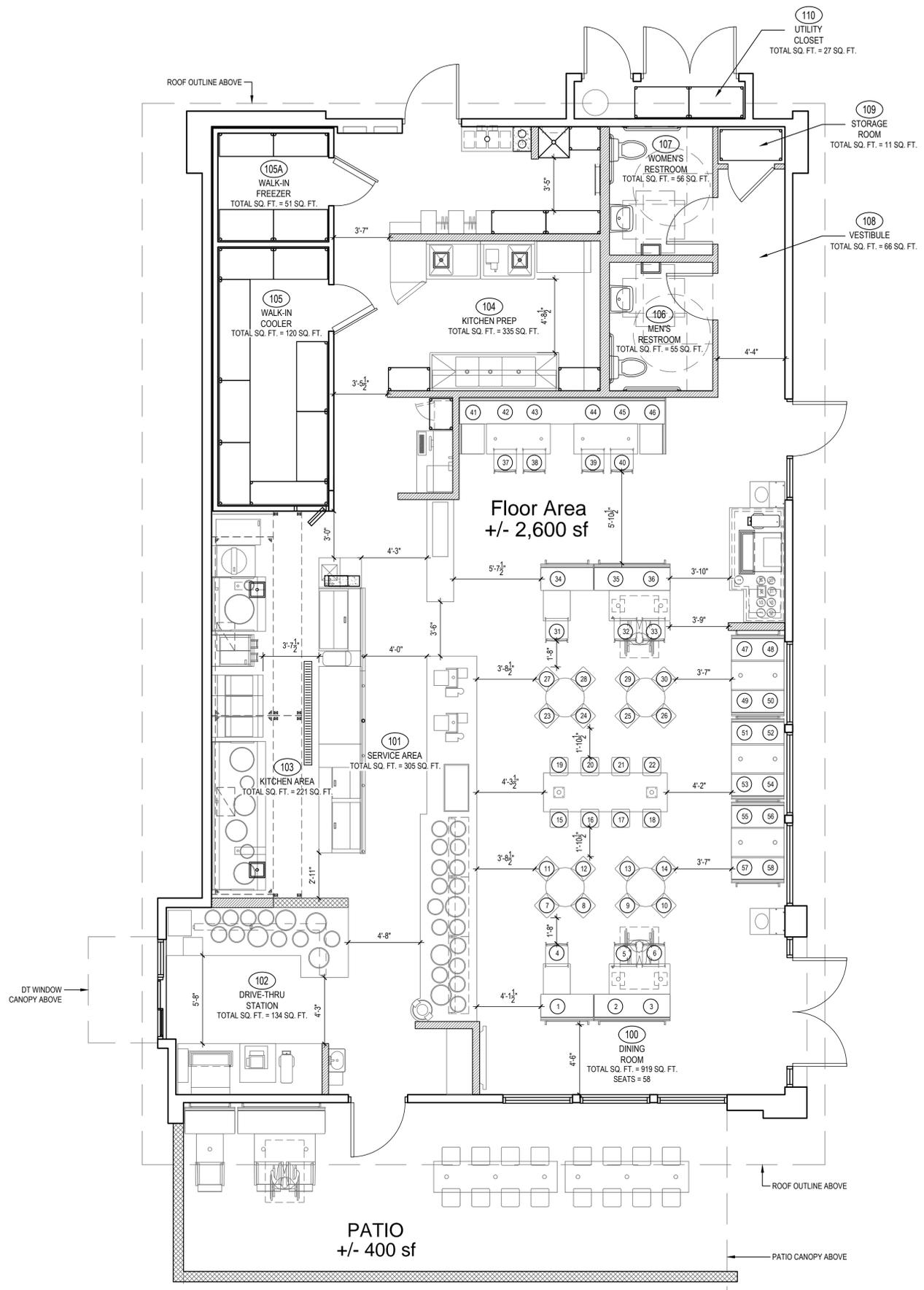


GARY WANG & ASSOCIATES, INC.
 1000 Corporate Center Dr., Suite 550
 Monterey Park, CA 91754
 TEL: (626) 288-6898 FAX: (626) 768-7101
 http://www.garywang.com

PANDA EXPRESS
 HARRISON & AVE 50
 COACHELLA, CA 92236

A-200
 EXTERIOR ELEVATIONS

Attachment 3



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 1683 Walnut Grove Ave.
 Rosemead, California
 91770
 Telephone: 626.799.9898
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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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 1000 Corporate Center Dr., Suite 550
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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



Attachment 3



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91770
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REVISIONS:

NO.	DESCRIPTION	DATE
1ST	1ST CUP SUBMITTAL	10-11-21

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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Monterey Park, CA 91754
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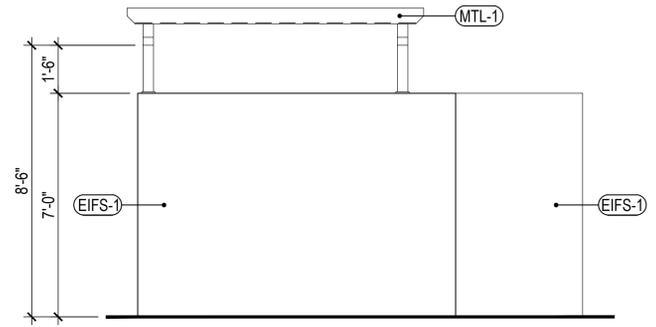
PANDA EXPRESS
HARRISON & AVE 50
COACHELLA, CA 92236

A-407

TRASH ENCLOSURE DETAILS

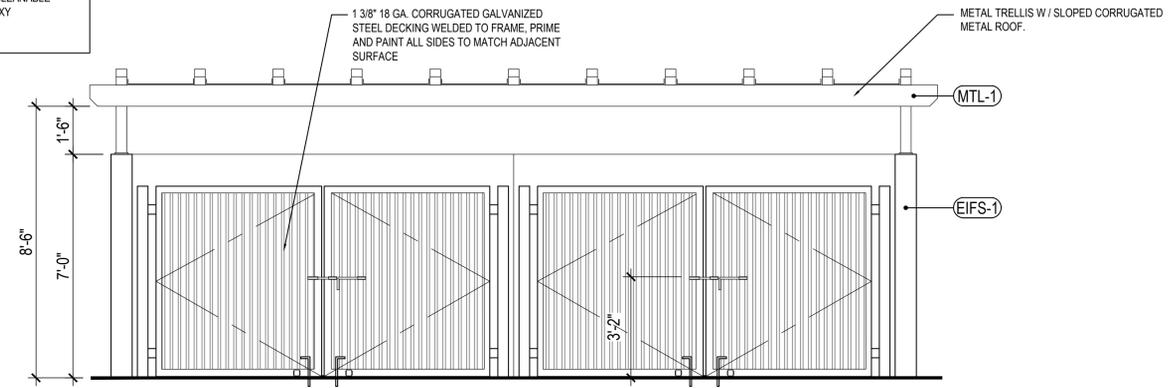
NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200
TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH EIFS
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CAME BOLTS, ETC. AS INDICATED.
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.



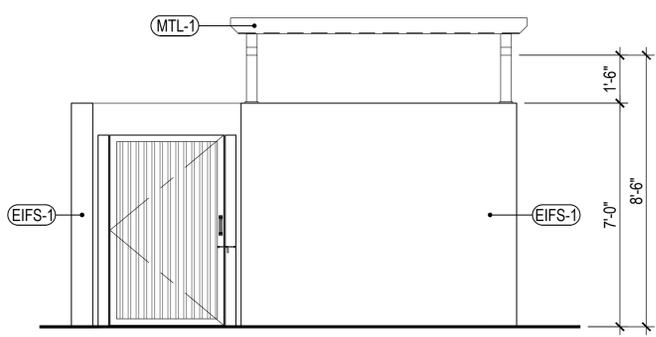
SIDE ELEVATION

ELEVATION 5
Scale= 3/8" = 1'-0" A-407



FRONT ELEVATION

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



SIDE ELEVATION

ELEVATION 4
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.

REF. CIVIL DRAWINGS FOR PAVING INFORMATION

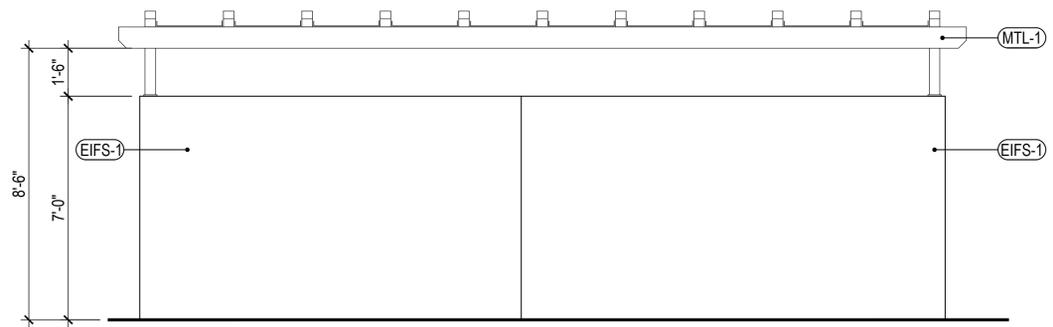
1" DIA. STEEL SLEEVE SET IN CONC. SLAB TO KEEP DOOR FIXED IN OPEN POSITION

6" DIA STEEL PIPE BOLLARD

5" DIA EXTRA-STRONG GALV. STEEL GATE POST WITH CONCRETE FILL - PROVIDE PAINT FINISH

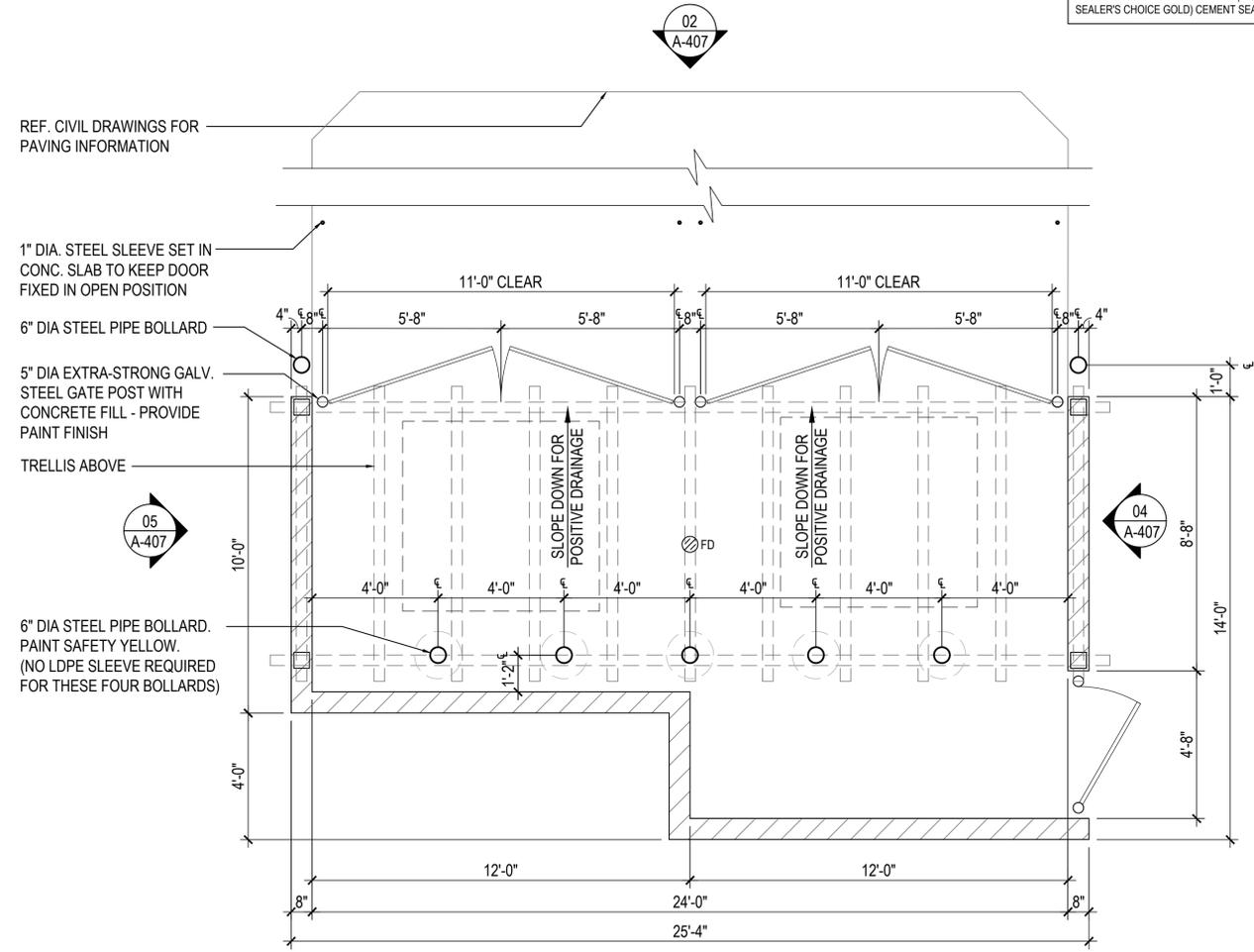
TRELLIS ABOVE

6" DIA STEEL PIPE BOLLARD. PAINT SAFETY YELLOW. (NO LDPE SLEEVE REQUIRED FOR THESE FOUR BOLLARDS)



BACK ELEVATION

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



FLOOR PLAN

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

RESOLUTION NO. 2022-10

A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING AMENDMENTS TO ARCHITECTURAL REVIEW 20-03 AND CONDITIONAL USE PERMIT 321 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 RETAIL 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 October 14, 2020, the City Council of the City of Coachella held a duly noticed and published Public Hearing and considered the Architectural Review 20-03 and Conditional Use Permit 321 as presented by the applicant, adopting Resolution 2020-55 with the findings, conditions, and staff recommendations; and

WHEREAS on December 15, 2021 and January 5, 2022, 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 on January 26, 2022, the City Council 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 City Council 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 City Council of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council 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 City Council and the facts outlined below, the City Council 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 and Architectural Review Findings

With respect to the modifications to Conditional Use Permit 321 and Architectural Review 21-03, the City Council 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.

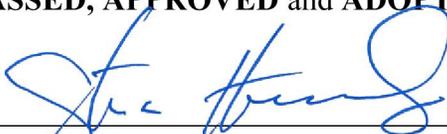
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The proposed development will be compatible with the neighboring properties with respect 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. City Council Approval

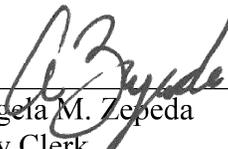
Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council approves modification to Conditional Use Permit 321 Architectural Review 20-03 for the Fountainhead Plaza Phase II development and subject to the Conditions of Approval as set forth in Resolution No. 2020-55 and as modified by the Conditions of Approval as set forth in "Exhibit A"

PASSED, APPROVED and ADOPTED this 26th day of January 2021.



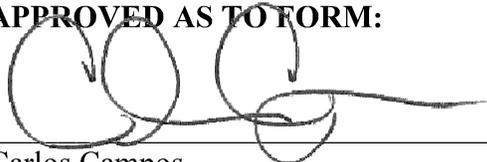
 Steven A. Hernandez
 Mayor

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. 2022-10 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of January 2022, by the following vote of Council:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSENT: Councilmember Beaman Jacinto.

ABSTAIN: None.



Andrea J. Carranza, MMC
Deputy City Clerk

**CONDITIONS OF APPROVAL
CONDITION USE PERMIT 321 (modification) AND 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.”

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. **A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.**
81. A minimum of 10 date palm trees ~~California or Mexican Fan palms~~ of a minimum 10 to 15 foot brown trunk height shall be planted at the intersection of First Street and Cesar Chavez Street.
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 Conditional Use Permit 321 and Architectural Review No. 20-03 by reference.**

RESOLUTION NO. PC2021-25

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 RETAIL 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 15, 2021 and January 5, 2022, 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 5th day of January 2022.

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 5th day of January 2022, by the following roll call vote:

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

NOES: None.

ABSENT: None

ABSTAIN: None

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 Memo (TM) shall be submitted for the project by an appropriately licensed professional engineer. The review shall include but not limited to confirmation of trip distribution and impact on existing transportation facilities, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies, 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.
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.

Prior to Release of Occupancy Permits/Acceptance of Public Improvements

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.
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. A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.

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, planted at a mature height, 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. The revised landscape plan shall require approval by the Development Services Director.
42. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check. Revisions to the landscape plans may occur with administrative approvals by the Development Services Director or designee to ensure overall landscape consistency within the existing landscape schedule of the commercial center. The landscape plan shall be revised to include date palm trees at the Cesar Chavez Street and 1st Street corner landscape area to replace fan palms at a minimum brown trunk height of 10 feet.
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. A temporary certificate of occupancy may be issued prior to completion of improvements.

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 subject to design approval by the Development Services Director. The final landscape plan shall identify the block wall and include vines planted along the expanse of the wall. Existing interim chain link fencing along the frontage of remaining undeveloped parcels (Parcels 5, 6, 7) of Tentative Parcel Map 37940 at the commercial center shall be replaced with fencing and windscreen that is adequately secured and braced to the satisfaction of the Building Official prior to issuance of a temporary or final certificate of occupancy.
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:

Resolution No. PC 2021-25

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 elevation plans shall be revised demonstrating that rooftop equipment is not visible above exterior wall parapets. All elevations of Aldi supermarket shall include exterior wall parapets that view obscure roof mounted mechanical equipment.
74. The applicant shall provide a separate revised Aldi front elevation depicting planned mature trees to be planted in tree wells or landscape planter along the building frontage. The landscape plans and site plans shall be revised to accommodate the modification.
75. 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.

76. 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.
77. Incorporate decorative driveway pavement at driveway entrances from First Street upon submittal of project civil plans, subject to final approval by the Planning Division.
78. 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.
79. 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

80. 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 the lesser of the issuance of a building permit or January 24, 2022.
81. Prior to certificate of occupancy the applicant shall enter into a maintenance agreement for the Fountainhead Plaza commercial center landscape areas, retention basins, developed and undeveloped pads to ensure maintenance in a first class condition.



NIGHT TIME REFERENCE 4
Scale= NTS A-203



DAY TIME REFERENCE 2
Scale= NTS A-203



NIGHT TIME REFERENCE 3
Scale= NTS A-204



DAY TIME REFERENCE 1
Scale= NTS A-204



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

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST	1ST CUP SUBMITTAL	10-11-21
2ND	ADD. PLAN. COMM. SUB.	07-27-23

DRAWN BY: RR/CL/JL

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



1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7101
http://www.garywang.com

PANDA EXPRESS
50-120 CESAR CHAVEZ ST.,
COACHELLA, CA 92236

A-204

EXTERIOR PHOTO REFERENCES



STAFF REPORT
9/6/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Freestanding Identification Sign Relocation– Eberhard Equipment Architecture Review No. 23-09 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. AKC Permit Co. (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2023-23 approving Architecture Review No. 23-09 pursuant to the findings and conditions contained in the resolution.

BACKGROUND:

On November 2020, Eberhard Equipment occupied the existing facility at 86100 Avenue 54. Eberhard Equipment provides service/parts and equipment rentals/sales of agricultural/farming equipment to municipalities, school districts, and independent contractors. Ken L. Eberhard founded the company in 1945. There are two locations within Southern California, the first location is at Santa Ana in operation for over 40 years and the second location is the subject property in the City of Coachella. The site was once the location of California Pools and Spas and the development was approved by the Planning Commission on October 17, 2001 as Architectural Review No. 01-14 with a monument sign at the corner of Tyler Street and Avenue 54.



The Planning Commission approved the Architectural Review No. 22-06 and Variance No. 22-03 for a 21 foot high freestanding sign with a 96 sq. ft. sign face on October 5, 2022 meeting. A variance was required as the proposed sign area of 96 sq. ft. exceeds the 75 sq. ft. maximum size permitted in the Zoning Ordinance.

DISCUSSION/ANALYSIS:

The applicant, AKC Permit Co., has submitted a request for an Architecture Review for relocation of the freestanding identification sign from the business frontage of Avenue 54 near the entry driveway (Figure 1) to the corner of Avenue 54 and Tyler Street (Figure 2). The proposed project is before the Planning Commission as the approving authority for sign placement. The Commission also reviews and approves color, architectural integrity, legibility, size and scale, and illumination. The existing monument sign at the corner would be removed. The freestanding sign consist of a pylon sign at 21 feet in height located at the southern portion of the property along Avenue 54 as shown in the Figure 3 below.

Figure 1: Approved Sign Location at Subject Site.



Figure 2: Proposed Sign Relocation at Subject Site.

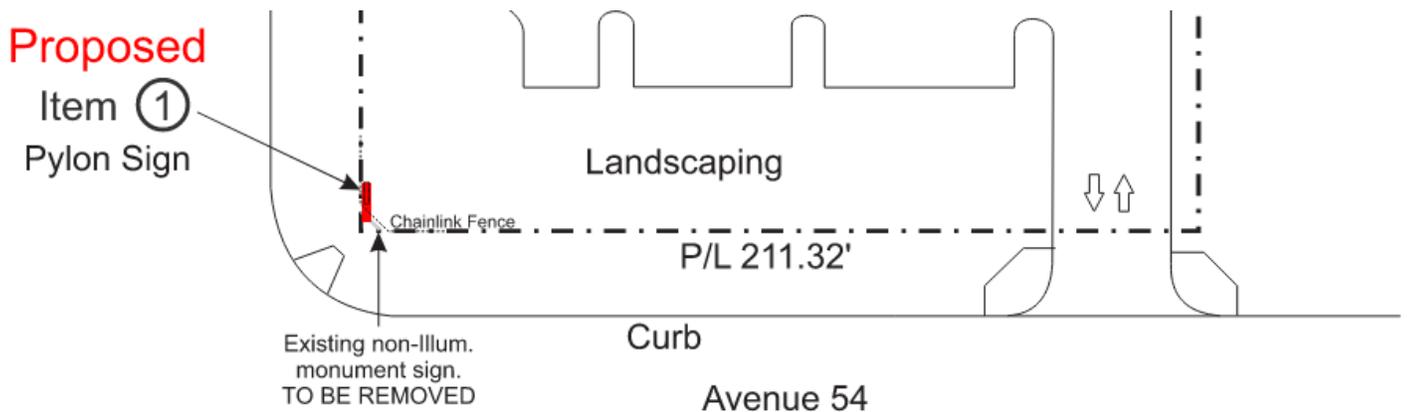
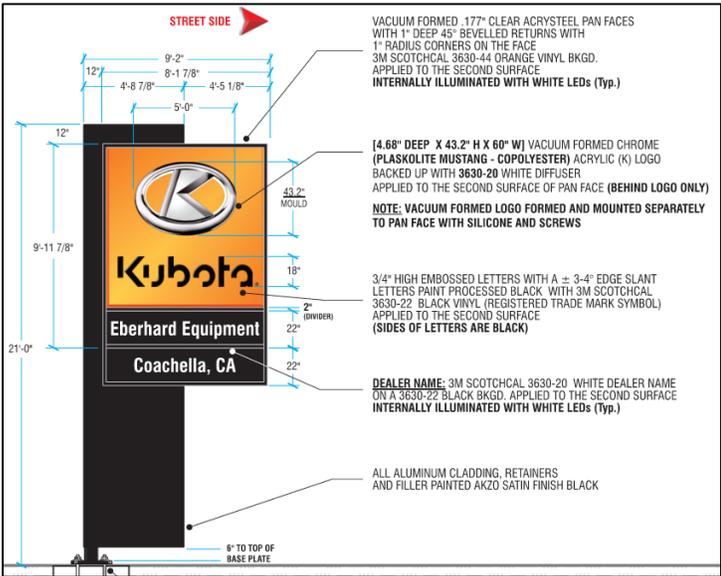


Table 1 – Development/Operational Standards C.M.C. Chapter 17.56 - Signs

	Zoning Ordinance	Proposed	Complies with Code
Location	Main Signs for Commercial and Industrial Centers (More Than One Acre)	M-H (Heavy Manufacturing) zone 1.36 acre parcel	Yes
Setbacks	Signs shall not extend beyond the property line	All the freestanding signs is within property line.	Yes
Utilization	Sign shall be used solely to identify the commercial or industrial center	The freestanding signs depicts the name of the development “Kubota – Eberhard Equipment”	Yes
Height	Signs shall not exceed a maximum height of six feet for monument sign or twenty-five (25) feet for a free-standing sign for businesses on more than two and one-half acres of land subject to architectural review and planning commission approval	The freestanding sign is at 21’ in height on a site that is 3.86 acres.	Yes
Sign Size	The allowable sign area shall be based on ten (10) square feet of sign per acre to a maximum area of seventy-five (75) square feet per face.	The 21’ freestanding sign has a total of ninety-six (96) square foot sign face.	No. 21 sq. ft. more than permitted. Variance No. 22-03 allows for this exception.
Illumination	A sign is defined as any identification, illustration or device illuminated or non-illuminated, which is visible from any public place or is located on provide property and exposed to the public and which directs attention to a product, place, activity, person, institution, business or solicitation with exception of window display.	The 21’ freestanding sign is internally illuminated.	Yes

Figure 3: Sign Plan



The proposed freestanding sign at 21’ in height depicts the business name “Kubata,” “Eberhard Equipment,” and “Coachella, CA” with vacuum formed acrysteel pan faces internally illuminated with LED lighting. The “Kubata” name and “K” symbol are embossed letters on the pan faces. The Kubata portion of the sign is orange in color with black lettering. The remainder of the sign is colored black and lettering for the business and location are in white.

Environmental Setting:

The subject site has an existing building with on-site improvements on a 3.86 site, consisting of a 1.35-acre parcel and a 2.51-acre parcel, and generally surrounded by industrial and agricultural uses, with adjoining zoning and land uses as follows:

- North: Vacant Land (M-H) Heavy Industrial Zone
- South: Avenue 54 and Vacant Agricultural Land (M-H) Heavy Industrial Zone
- East: Industrial Building (M-H) Heavy Industrial Zone
- West: Vacant Agricultural Land (M-S) Manufacturing Service Zone

Site Plan / Parking and Circulation:

The project site includes two adjoining parcels with a main entrance located on Avenue 54 with secondary access for stored vehicles and equipment on Tyler Street. The business currently displays agricultural vehicles on existing parking spaces located to the south and west of the building.

CONSISTENCY WITH THE GENERAL PLAN:

The proposed freestanding identification sign is intended to attract customers to the subject site business. The location of the proposed sign is within the General Plan Subarea 5 – Airport District,

which includes a policy to “*Encourage the development of a variety of industrial and manufacturing uses within this subarea.*” The site is within the Industrial District land use designation of the General Plan. The proposed sign would be compatible with the vision and goals of the General Plan.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Accessory Structures-On premise signs” CEQA Guidelines, Section 15311, Class 11).

RECOMMENDATIONS:

1. Adopt Resolution No. PC 2023-23 to approve Architecture Review No. 23-09 subject to the conditions of approval and with findings.
2. Deny the proposed project.
3. Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as this would allow the Planning Commission to consider the resolution for approval that the Commission requested.

Attachments:

1. Resolution No. PC2023-23 Freestanding Identification Sign Relocation–
Eberhard Equipment
Exhibit A Conditions of Approval
Exhibit B Sign Plan
2. Conditions of Approval for Architectural Review No. 22-06 Resolution No. PC
2022-33
3. Vicinity Map

RESOLUTION NO. PC2023-23

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW NO. 23-09 FOR THE PROPOSED RELOCATION OF A FREESTANDING IDENTIFICATION SIGN AT 21 FEET HIGH AND A 96 SQUARE FOOT SIGN FACE FOR AN EXISTING AGRICULTURAL EQUIPMENT RENTAL BUSINESS LOCATED ON A 3.86 ACRE SITE AT 86100 AVENUE 54 IN THE M-H (HEAVY INDUSTRIAL) ZONE. AKC PERMIT CO., APPLICANT.

WHEREAS AKC Permit Co, on behalf of Eberhard Equipment No. 2 filed an application for Architectural Review No. 23-09 for the relocation of a freestanding identification sign at 21 feet high and 96 sq. ft. sign face area, originally approved as Architectural Review No. 22-06 and Variance No. 22-03, for an existing agricultural equipment rental business located on a 3.86-acre site at 86100 Avenue 54 (Assessor's Parcel No. 763-141-009 and 763-141-007); and,

WHEREAS on October 5, 2022 the Planning Commission approved Architectural Review No. 22-06 and Variance No. 22-03 to allow the of a freestanding identification sign at 21 feet high and 96 sq. ft. sign face area for the location near the Avenue 54 entry at 86100 Avenue 54; and,

WHEREAS on October 5, 2022 the Planning Commission approved Architectural Review No. 01-14 to allow the construction of a 10,000 sq. ft. industrial building with offices, warehouse, and outdoor storage space with a corner monument sign located at 86100 Avenue 54 for California Pools; and,

WHEREAS on August 27, 2023, the Planning Commission of the City of Coachella published a public hearing notice and conducted a duly noticed public hearing on Architectural Review No. 23-09 and considered the application as presented by the applicant, findings, conditions and staff recommendations; and

WHEREAS the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; 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 is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 11) “Accessory Structures” as the applicant proposes an on-premise sign which is consistent with the Class 11 exemption for construction, or placement of minor structures accessory to existing industrial facilities.

Section 3. Architectural Review Findings

With respect to Architectural Review No. 22-06, the Planning Commission finds as follows for the proposed freestanding sign request:

- 1. Compatibility with neighboring property. The proposed sign would be compatible with signage for industrial properties in the vicinity in the M-H Zone and would be located at the edge of the City where there would be limited aesthetic impacts and would not affect any designated visual corridors.
- 2. The Zoning Ordinance development standards allows for a maximum sign area of 75 square feet considered suitable of industrial sites larger than 2 ½ acres and architectural review by the Planning Commission to determine suitability of the sign for the site. The Planning Commission concluded through Variance No. 22-03 that the findings for an exception for the proposed sign size of 96 sq. ft. (21 sq. ft. above the max sign face standard) could be made.
- 3. The proposed sign would not impact traffic congestion as the sign would be located in an appropriate location so as not to interfere with site line distance.
- 4. That approval of the Architectural Review No. 22-06 will not adversely effect any element of the general plan as the general plan does no prescribe sign standards or appearance.

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 approves Architectural Review No. 23-09 for the Eberhard Equipment No. 2 freestanding sign project subject to the conditions of approval of “Exhibit A” and Sign Plan in “Exhibit B.”

PASSED APPROVED and ADOPTED this 6th day of September 2023.

Ruben Gonzalez, 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. PC2023-23, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of September 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2023-23
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 23-09 EBERHARD EQUIPMENT

General Conditions

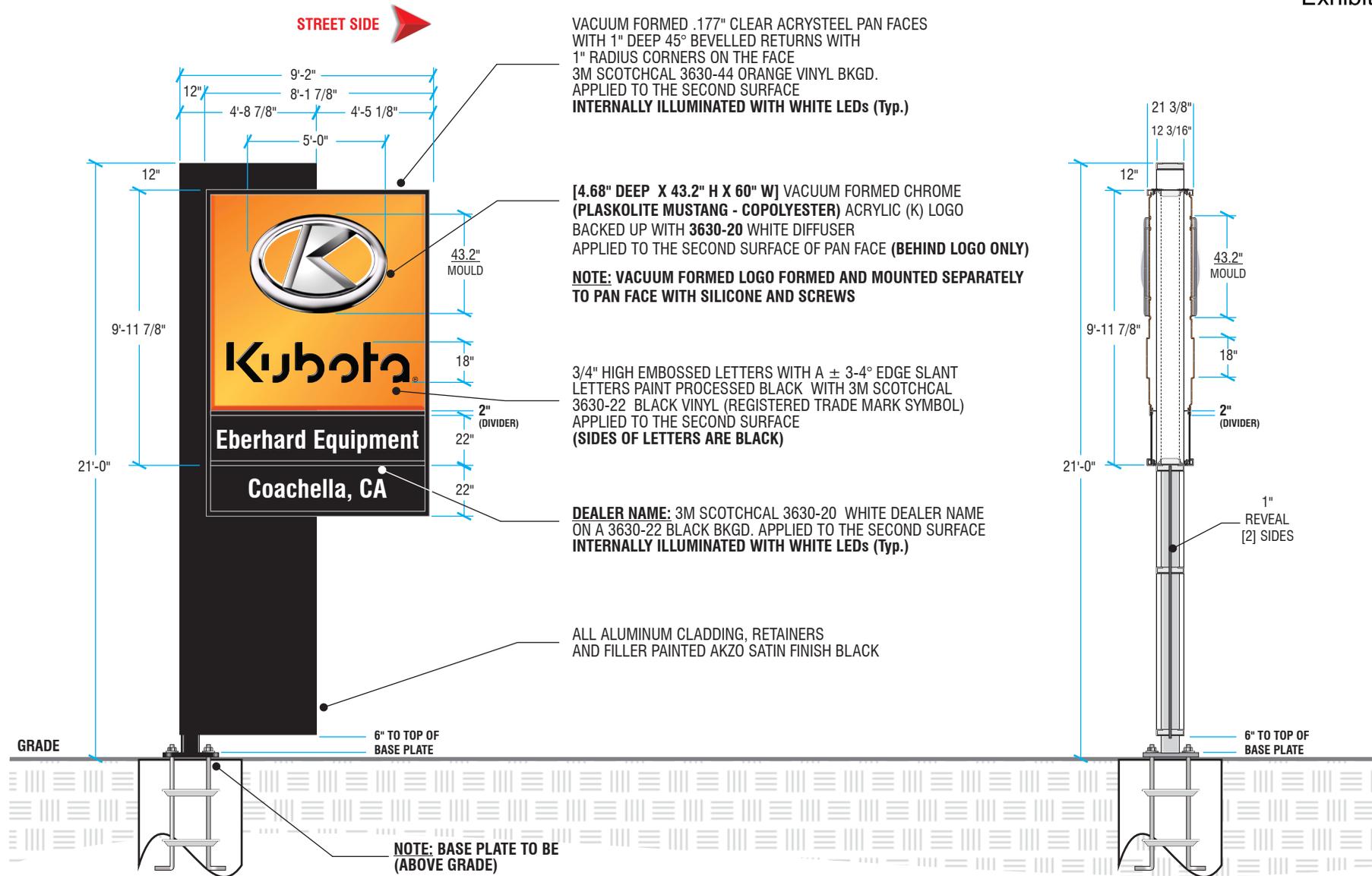
1. Architectural Review 23-09 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date 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 comply with all conditions of approval for Architectural Review No. 22-06 and Variance No. 22-03 in Resolution No. PC2022-23.

NEW D/S VACUUM FORMED ILLUMINATED 21 Ft. PYLON SIGN

KUB PYL-43938R0-1

Exhibit B - Resolution No, 2022-035



VACUUM FORMED .177" CLEAR ACRYSTEEL PAN FACES WITH 1" DEEP 45° BEVELLED RETURNS WITH 1" RADIUS CORNERS ON THE FACE
3M SCOTCHCAL 3630-44 ORANGE VINYL BKGD. APPLIED TO THE SECOND SURFACE
INTERNALLY ILLUMINATED WITH WHITE LEDs (Typ.)

[4.68" DEEP X 43.2" H X 60" W] VACUUM FORMED CHROME (PLASKOLITE MUSTANG - COPOLYESTER) ACRYLIC (K) LOGO BACKED UP WITH 3630-20 WHITE DIFFUSER APPLIED TO THE SECOND SURFACE OF PAN FACE (BEHIND LOGO ONLY)
NOTE: VACUUM FORMED LOGO FORMED AND MOUNTED SEPARATELY TO PAN FACE WITH SILICONE AND SCREWS

3/4" HIGH EMBOSSED LETTERS WITH A ± 3-4° EDGE SLANT LETTERS PAINT PROCESSED BLACK WITH 3M SCOTCHCAL 3630-22 BLACK VINYL (REGISTERED TRADE MARK SYMBOL) APPLIED TO THE SECOND SURFACE (SIDES OF LETTERS ARE BLACK)

DEALER NAME: 3M SCOTCHCAL 3630-20 WHITE DEALER NAME ON A 3630-22 BLACK BKGD. APPLIED TO THE SECOND SURFACE
INTERNALLY ILLUMINATED WITH WHITE LEDs (Typ.)

ALL ALUMINUM CLADDING, RETAINERS AND FILLER PAINTED AKZO SATIN FINISH BLACK

NOTE: BASE PLATE TO BE (ABOVE GRADE)

CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNTIL APPROVED BY ENGINEERING



86 Plant Farm Blvd., Brantford, Ontario N3S 7W3

Customer:	KUBOTA	Drawing. No:	49121
Address:	Coachella, CA	Sheet:	1
Designer:	ELH	Scale:	3/16" = 1'-0"
Accnt. Rep:	Lia Salinitri	Date:	OCT. 14/21

This drawing is the property of TEKSIGN, INC. and contains proprietary and confidential information which must not be duplicated, used or disclosed other than as expressly authorized by TEKSIGN, INC.

REVISION / ECN:

Approval:	
Date:	
	115

Item 5.



1290 Monterey Pass Road,
Monterey Park, CA 91754
Phone: 818.566.1850
Fax: 818.566.1821
www.megahertzsign.com

Eberhard Equipment
Location:
86-100 Avenue 54
Coachella, CA 92236

Date: 03/02/23
Salesperson: Rob Clark
Coordinator: _____
Designer: _____
Scale: As Noted

Revisions

△	

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

MegaHertz Electric & Signs does NOT provide primary electrical to sign location-
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

This design is the exclusive property of MegaHertz Electric & Signs and cannot be reproduced in whole or in part, without their prior written approval.

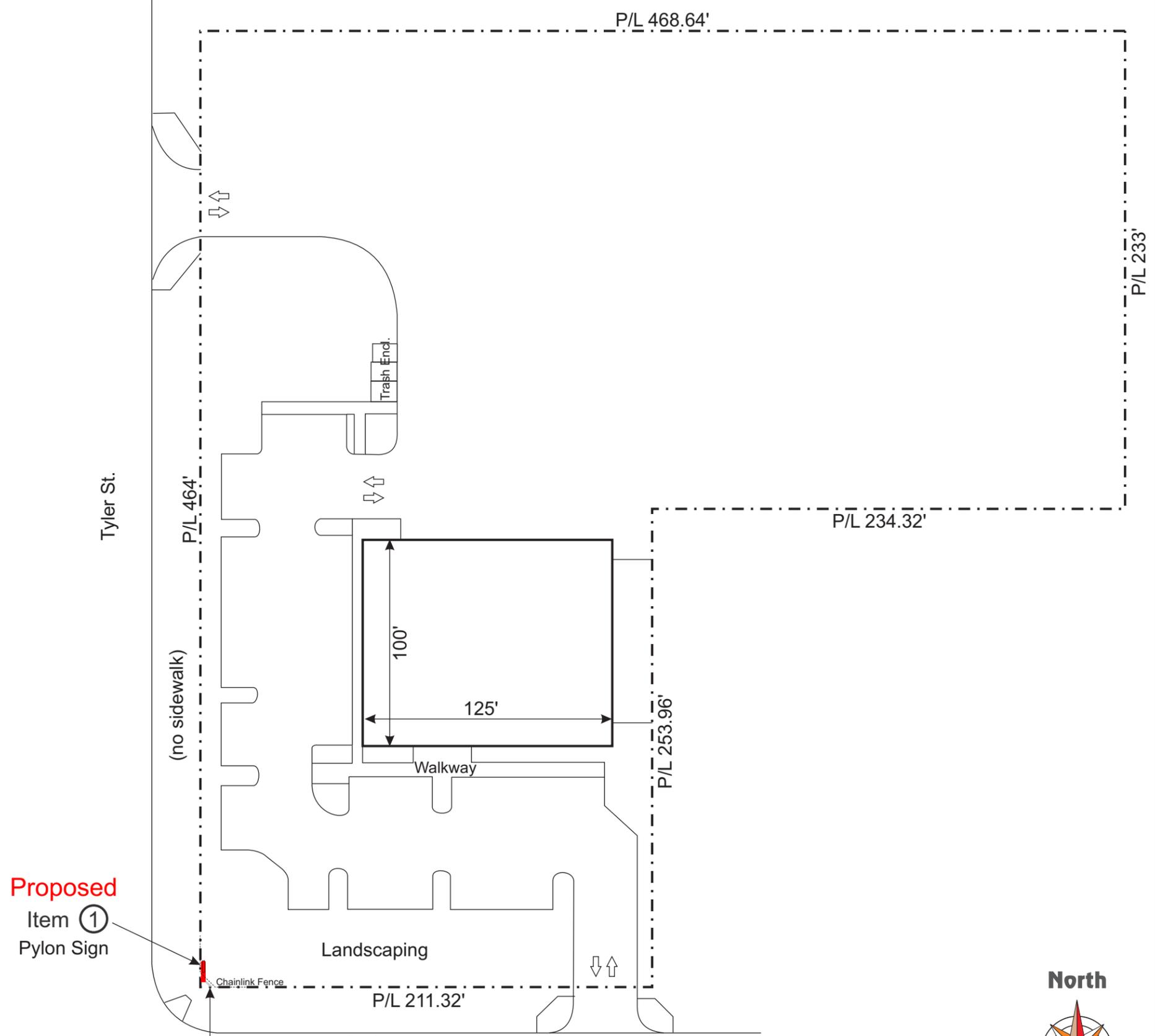


THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Drawing Number: 00-00000

Work Order Number: 00000

Sheet: 1 Of: 5



APN: 763-141-077 & 009

Property Owner:
Eberhard Equipment No 2, Inc.
P.O. Box 968
Coachella, CA 92236



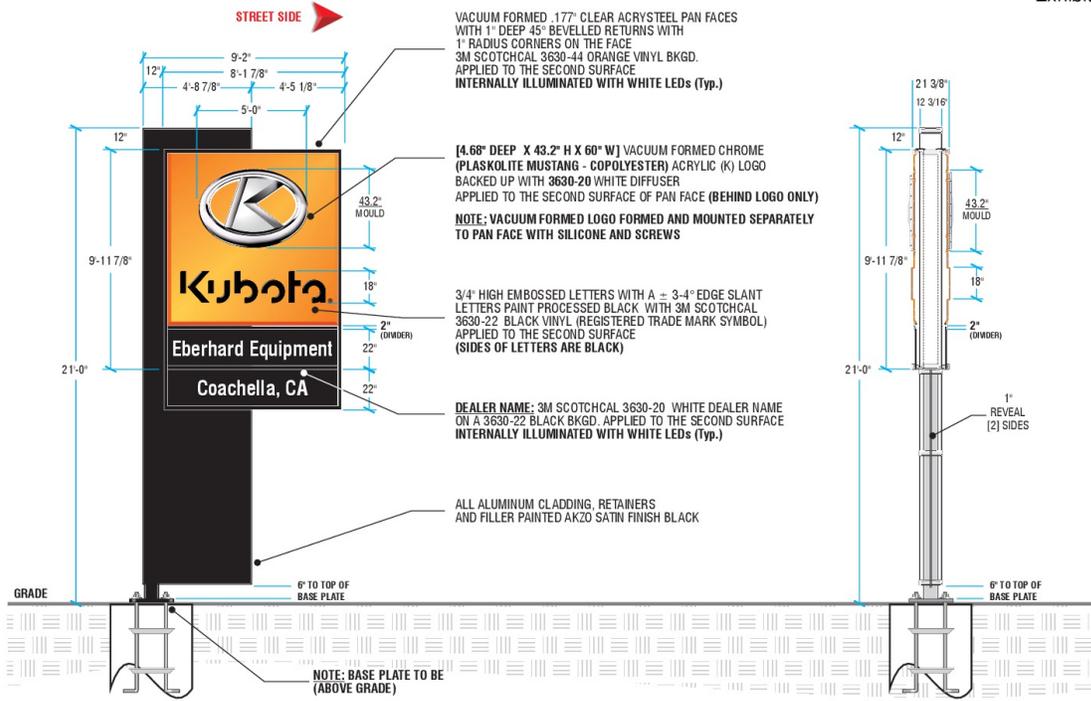
Exhibit A - Resolution No. PC2022-33
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 22-06 VARIANCE NO. 22-03 EBERHARD
EQUIPMENT

General Conditions

1. Architectural Review 22-06 and Variance 22-03 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 City of Coachella in the amount of \$50 for filing the CEQA Notice.
4. 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 or architectural review.
5. 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.
6. Sign to be located a minimum of ten feet (10’) away from CVWD agricultural drain pipeline

7. Customer to apply for and obtain a CVWD Noninterference Review Letter for existing improvements within our easement, including fencing and landscaping, as well as for the proposed sign.
8. Applicant shall ensure temporary banners and overgrown weeds along street frontage areas are removed prior to final sign off by City of the freestanding sign.
9. Applicant shall provide clearance during building plan check from the Imperial Irrigation District (IID) of the placement of sign.

Item 5.



TEKSIGN INC.
The name behind your name
DESIGN · ENGINEERING · MANUFACTURING
86 Plant Farm Blvd., Brantford, Ontario N3S 7W3

Customer:	KUBOTA	Drawing No:	49121
Address:	Coachella, CA	Sheet:	1
Designer:	ELH	Scale:	3/16" = 1'-0"
Accont. Rep:	Lia Salinitri	Date:	OCT. 14/21

This drawing is the property of TEKSIGN, INC. and contains proprietary and confidential information which must not be duplicated, used or disclosed other than as expressly authorized by TEKSIGN, INC.

REVISION / EGN:

Approval:
Date:

NORTH



PROPOSED SIGN LOCATION



Eberhard Equipment

86-100 Avenue 54
Coachella, CA 92236
(760) 398-4141
(760) 398-6635 Fax
joe@eberhardequipment.com
www.eberhardequipment.com

Joe Rodriguez
OFFICE MANAGER

NORTH



PROPOSED SIGN LOCATION



Eberhard Equipment

86-100 Avenue 54
Coachella, CA 92236
(760) 398-4141
(760) 398-6635 Fax
joe@eberhardequipment.com
www.eberhardequipment.com

Joe Rodriguez
OFFICE MANAGER





STAFF REPORT
9/6/2023

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Yamama Liquor – Alcohol Sales

SPECIFICS: Conditional Use Permit No. 370 to allow liquor sales (ABC Type 21, Off-Sale General) within a 4,800 SF convenience store located at 1030 Sixth Street Suite 1-4. Applicant Eileya Makhoul

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-22 denying Conditional Use Permit (CUP) No. 370, a request to allow a liquor sales license (Type 21, Off-Sale General) for the proposed Yamama Liquor convenience store at 1030 Sixth Street Suite 1-4.

BACKGROUND:

Yamama Liquor is a proposed convenience store within an existing commercial building located at 1030 Sixth Street Suite 1-4 (APN 778-081-002). The site was previously occupied by a 7/11 convenience store, with the last active business license in 2016. An online street view of the property shows the 7/11 convenience store no longer operating at this location by the end of 2018. The 7/11 convenience store held a Type 21 license, however that license is no longer active.

DISCUSSION/ANALYSIS:

The applicant, Eileya Makhoul, submitted a request for a CUP to allow the ABC Type 21 license (Off-Sale General) at their new proposed convenience store, Yamama Liquor. The zoning designation of the property where the convenience store is proposed is within the DT-PV (Downtown) zone and allows off-sale liquor sales with approval of a CUP. In December of 2016, the City adopted an ordinance requiring a CUP for any off-sale and on-sale alcohol sales establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. Due to the location within the Pueblo Viejo zone, the 700-foot distance requirements from playgrounds, residential property, and other liquor stores do not apply. The CUP findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 457.07 with a population of 6,289 persons, where ABC concentration standards allow a maximum of 3 off-sale licenses, where 6 active off-sale licenses exist. The applicant is not applying for an on-sale license, however there are 9 active on-sale licenses where ABC concentration standards allow a maximum of 5 on-sale licenses.

Table 1 – Off-Sale Alcohol Licenses

Off-Sale Alcohol License within Census Tract 457.07			
	Business Name	Address	License Type
1	SUPER RANCHO MEAT MARKET	1632 6TH ST	20 (Off-Sale Beer & Wine)
2	WALGREENS 11611	50040 HARRISON ST	20 (Off-Sale Beer & Wine)
3	99 CENT STORE #261	50249 HARRISON ST, #J	20 (Off-Sale Beer & Wine)
4	CARDENAS	50037 HARRISON ST	21 (Off-Sale General)
5	COACHELLA POWER GROUP INC	50980 HARRISON ST	21 (Off-Sale General)
6	ALDI	50180 CESAR CHAVEZ ST	20 (Off-Sale Beer & Wine)

Staff has determined that the project does not comply with Items 1, 2, and 4 of the criteria and requirements of Section 17.74.020(B) – Findings.

Finding 1 – The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan. Staff determines that the project will be in conflict with Community Health + Wellness Policy 6.7 of the General Plan, which states to prohibit off-site alcohol sales near sensitive uses and to consider prohibiting new liquor licenses in areas with numerous existing liquor licenses. There are several churches within a 600 foot distance of the project, including La Luz Del Mundo Church, Calvary Landmark, and New Life Church Coachella. Also, the subject site is located within Census Tract 457.07, where current active off-sale licenses exceed ABC concentration standards, a maximum of 3 off-sale licenses. Staff determines that the existing active Type 21 licenses that exist within a 600 foot radius, Rite Aid and Carniceria Rancho Grande, sufficiently serve the community. Furthermore, Carniceria Rancho Grande offers a full range of fresh food and specialty Mexican products.

Finding 2 – The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. Staff determines that the project does not follow policy direction for Subarea 2 – Downtown, which states to actively facilitate the implementation of the Pueblo Viejo Plan. Key community priorities of the plan are to encourage a vibrant street scene, and provide community gathering spaces. Staff determines that this project does not follow these key community priorities, which staff considers important for a location that is considered a major gateway in the Pueblo Viejo Revitalization Plan. Furthermore, the subject site is within the Downtown Center land use designation of the Coachella General Plan intended to bring the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City. Land Use and Community Character Policy 6.1 encourages the development of the Downtown as a vibrant, active downtown that is the civic and cultural heart of the community and as the regional center of the Coachella Valley for commerce,

culture and government. The proposed liquor store would not contribute to a one-of-a-kind center as it is proposed to only sell alcohol and facilitate quick in-and-out trips to be purchased on-site and to be consumed off-site, as opposed to businesses that encourage customers to patronize the Downtown Center area for longer periods of time.

Finding 3 – 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. Staff considers public health in its determination to not recommend the project for Planning Commission approval, as guided by Community Health + Wellness Policy 1.1 and 2.2 of the General Plan. The policies requires staff to consider public health, and to ensure affordable housing is not located near hazardous or undesirable land uses. The project is located near the affordable housing community Pueblo Viejo Villas across the street, and within a 600-foot distance of several existing and planned residential communities including the Covalda Apartments (under construction), and the Dolores Huerta Apartments project. Furthermore, comments from the Coachella Police express concern about the location of the business in close proximity to nearby apartments and previous experiences with theft for a similar business.

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or including conditions of approval for the CUP. Lieutenant Vasquez identified the following concerns, “When this area was a 7-11, it was known for thefts, beer runs and robberies. With this location being only alcohol sales, I foresee the same issues, especially with the new apartment complex directly across the street. So that raises the question if this is the best location for this type of business?” No comments have been received from the public with any concerns about approval of the proposed conditional use permit for Type 21 (Off-Sale General) alcohol sales.

The floor plan for the Yamama Liquor convenience store includes a sales area of 2,486 SF. Alcohol is proposed within approximately 139 SF of the sales floor area, within coolers, floor shelf space, and behind the sales counter. The walk-In Cooler with employee only access will be used to store alcohol. Due to the location within the Pueblo Viejo zone, the 700-foot distance requirements alcohol sales floor area ratios do not apply.

Hours of Operation:

The hours of operation for Yamama Liquor are Monday through Sunday from 7 a.m. to 10 p.m.

Environmental Setting:

The subject business at 1030 Sixth Street Suite 1-4 is surrounded by commercial and residential multi-family uses, with adjoining zoning and land uses as follows:

North: Pueblo Viejo Villas / (DT-PV, Downtown)

West: Plaza Tonalá Shopping Center / (C-N, Neighborhood Commercial)

South and East: Tripoli Apartments (under construction)/ (DT-PV, Downtown)

Parking:

In commercial districts, one parking space is required for each 250 square feet of gross floor area. The subject site has a gross floor area of 4,800 SF, which would require the subject site to provide 20 parking spaces. The existing off-street parking on the property provides adequate parking for this use.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2023-22 denying CUP No. 370 with the findings as recommended by Staff.
- 2) Not approve Resolution No. PC2023-22 and request that staff prepare a Planning Commission Resolution for approval of CUP No. 370.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission deny CUP No. 370 with the findings listed in Resolution No. PC2023-22. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is not justified to issue the Type 21 license (Off-Sale General). Furthermore, the Sherriff’s Department raised concerns about granting the CUP for Type 21 alcohol sales for the proposed project.

Attachments:

1. Resolution No. PC2023-22 Deny CUP No. 370
2. Vicinity Map
3. Yamama Liquor Site Plan
4. Site Photos

RESOLUTION NO. PC2023-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 370, A REQUEST FOR A 4,800 SQUARE FOOT CONVENIENCE STORE WITH LIQUOR SALES (ABC LICENSE TYPE 21 – OFF-SALE GENERAL) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1030 SIXTH STREET, SUITE “1-4” (APN 778-081-002); EILEYA MAKHOUL, APPLICANT.

WHEREAS, Eileya Makhoul filed an application for Conditional Use Permit No. 370 (CUP 370) to allow a 4,800 square foot convenience store with liquor sales (ABC License Type 21 – Off-Sale General) in an existing commercial building located at 1030 Sixth Street Suite 1-4; Assessor’s Parcel No. 778-081-002 (“Project”); and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301); and,

WHEREAS, the Project is permitted pursuant to Chapter 17.18 of the Coachella Municipal Code, subject to additional findings for Conditional Use Permits for liquor, on-sale and off-sale; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 370 on September 6, 2023 at 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby deny Conditional Use Permit No. 370, subject to the findings listed below.

FINDINGS FOR DENIAL OF CONDITIONAL USE PERMIT NO. 370:

1. The proposed use would be in conflict with the objectives of the general plan because it would be in conflict with Community Health + Wellness Policy 6.7 of the General Plan, which states to prohibit off-site alcohol sales near sensitive uses and to consider prohibiting new liquor licenses in areas with numerous existing liquor licenses. There are several churches, and playgrounds within residential communities that are currently under construction within a 600 foot distance of the project. Also, the subject the subject site is located within Census Tract 457.07, where current active off-sale licenses exceed ABC concentration standards. Staff determines that the existing active Type 21 licenses that exist within a 600 foot radius, Rite Aid and Carniceria Rancho Grande, sufficiently serve the community. Furthermore, Carniceria Rancho Grande offers a full range of fresh food and specialty Mexican products.
2. The proposed Type 21 (Off-Sale General) use would not be located, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and would change the essential character of the same area because the project does not follow the policy direction for Subarea 2 – Downtown, which states to actively facilitate the implementation of the Pueblo Viejo Plan. Key community

priorities of the plan are to encourage a vibrant street scene, and provide community gathering spaces, which this project does not meet. The project is considered a major gateway in the Pueblo Viejo Revitalization Plan, and it is important that this gateway implements key community priorities of the plan, which this project does not. Furthermore, the subject site is within the Downtown Center land use designation of the Coachella General Plan intended to bring the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City. Land Use and Community Character Policy 6.1 encourages the development of the Downtown as a vibrant, active downtown that is the civic and cultural heart of the community and as the regional center of the Coachella Valley for commerce, culture and government. The proposed liquor store would not contribute to a one-of-a-kind center as it is proposed to only sell alcohol and facilitate quick in-and-out trips to be purchased on-site and to be consumed off-site, as opposed to businesses that encourage customers to patronize the Downtown Center area for longer periods of time.

3. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses and finding for the common public interest as a benefit to the community as a whole cannot be made due to the proximity of the several existing and planned affordable housing communities including Pueblo Viejo Villas, the Covalda Apartments (under construction), and the Doloros Huerta Apartments project.

PASSED APPROVED and ADOPTED this 6th day of September 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ruben Gonzalez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

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. PC2023-22 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6th day of September 2023 by the following vote of the Planning Commission:

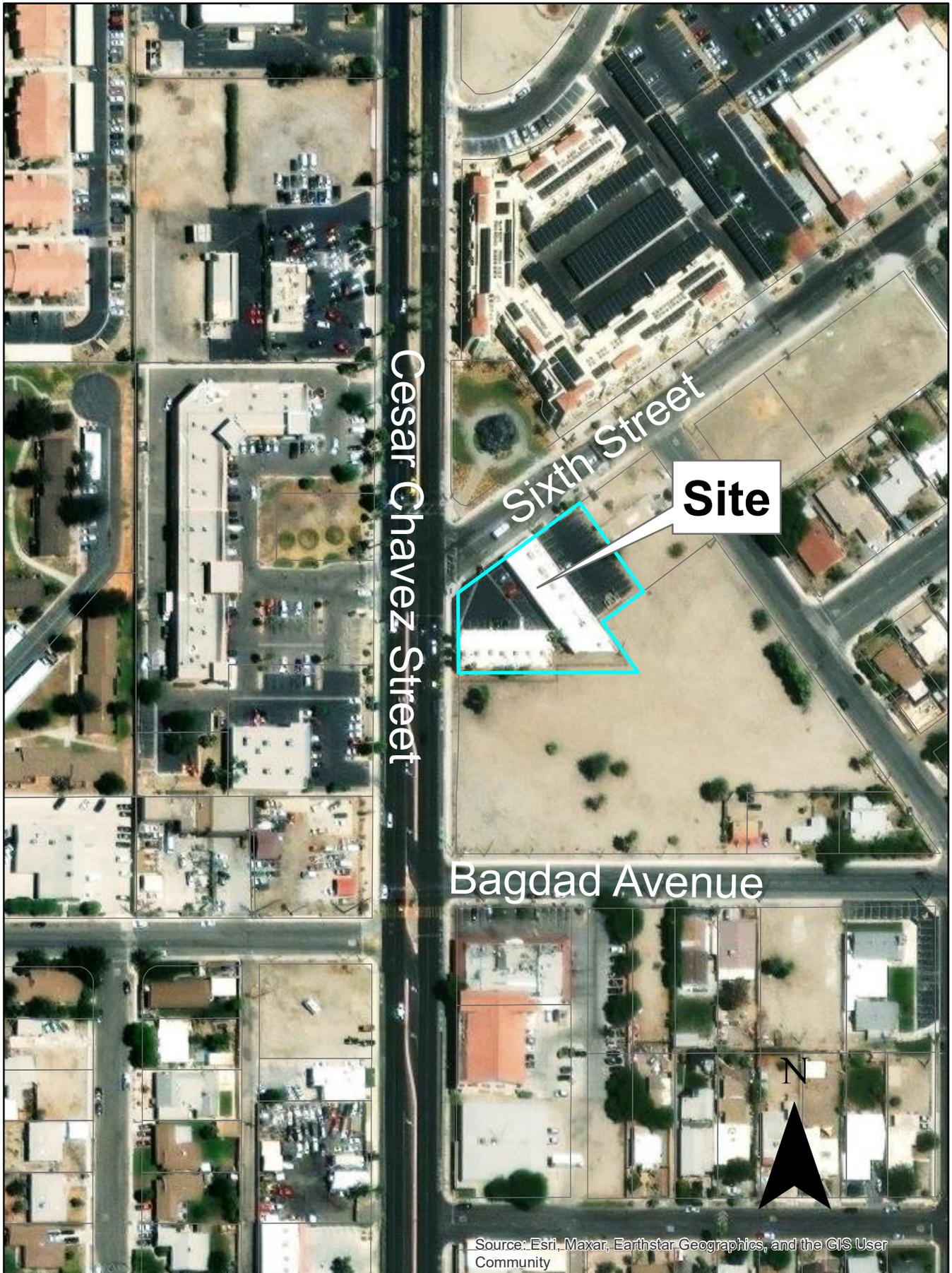
AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary



Floor Plan

CUP application for an
ABC Liquor license Type
21 Off Sale General

Applicant:

EILAY
Eilay Makhoul
1329 Mandrak Way
Beaumont, CA. 92223
(818) 568-6111
Eilaymakhoul@yahoo.com

Property Owner:

A & J Coachella Center LLC
P. O. Box 6143
Anaheim, CA. 92816

Consultant:

Melvin R. (Dick) Evitt
5905 Winncliff Dr.
Jurupa Valley, CA. 92509
(909) 821-3426 (cell)
dickevitt@earthlink.ne

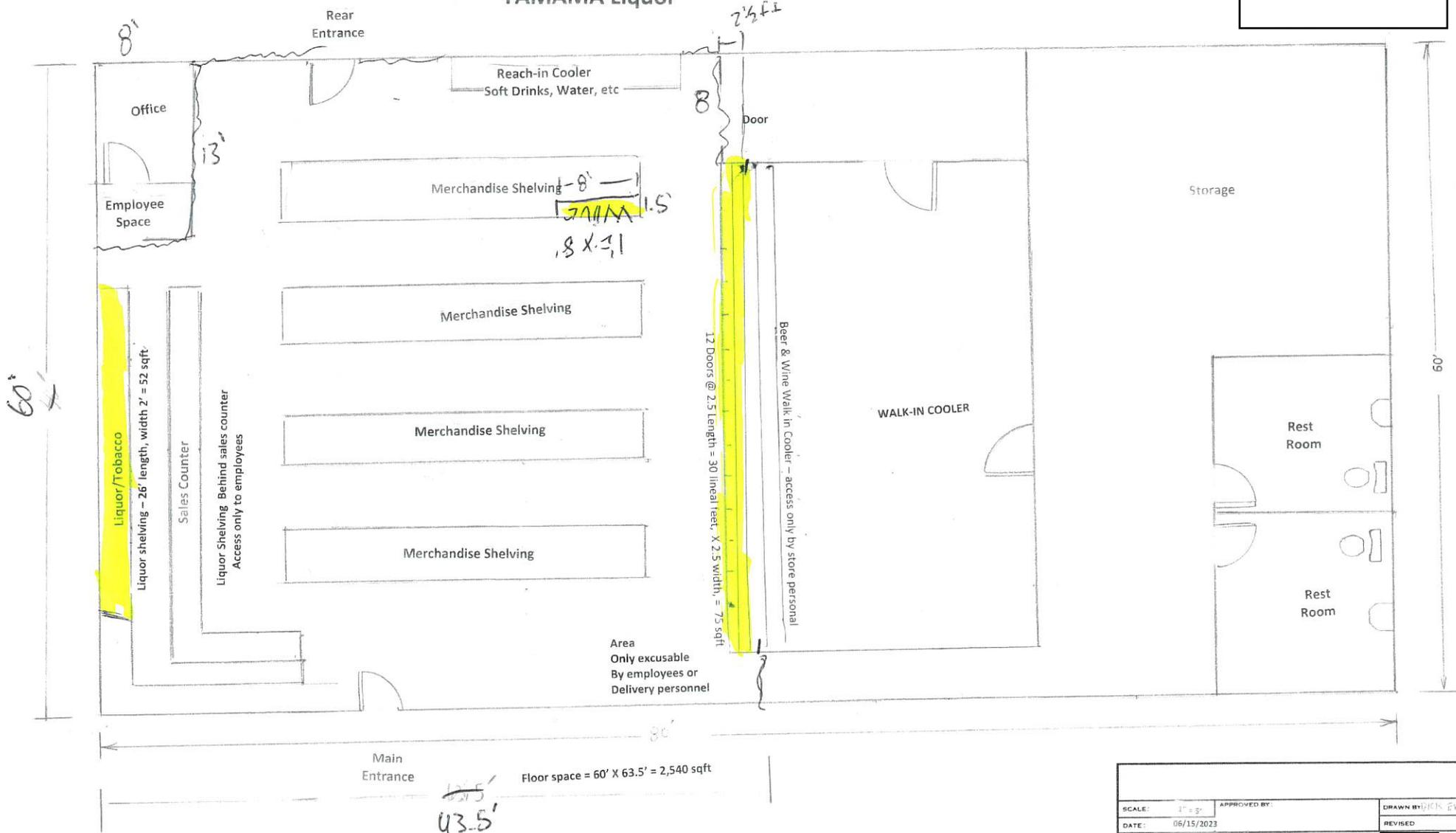
Unit size (Unit 1 to 4)
Size 80' X 60' = 4,800 sqft

Sales Floor Area
Retail Space = 60' X 43.5' = 2,610 less 98' = ~~2,512~~ sqft

(office & employee area)
Storage, office & employee area
And walk-in cooler = 2,288 sqft

Sales Floor Area:
2,486

YAMAMA Liquor



Floor space = 60' X 63.5' = 2,540 sqft

SCALE: 1" = 5'	APPROVED BY:	DRAWN BY: MELVIN R. EVITT
DATE: 06/15/2023		REVISED:
		135

- Site plan

CUP application for an
ABC Liquor license Type
21 Off Sale General

Applicant:

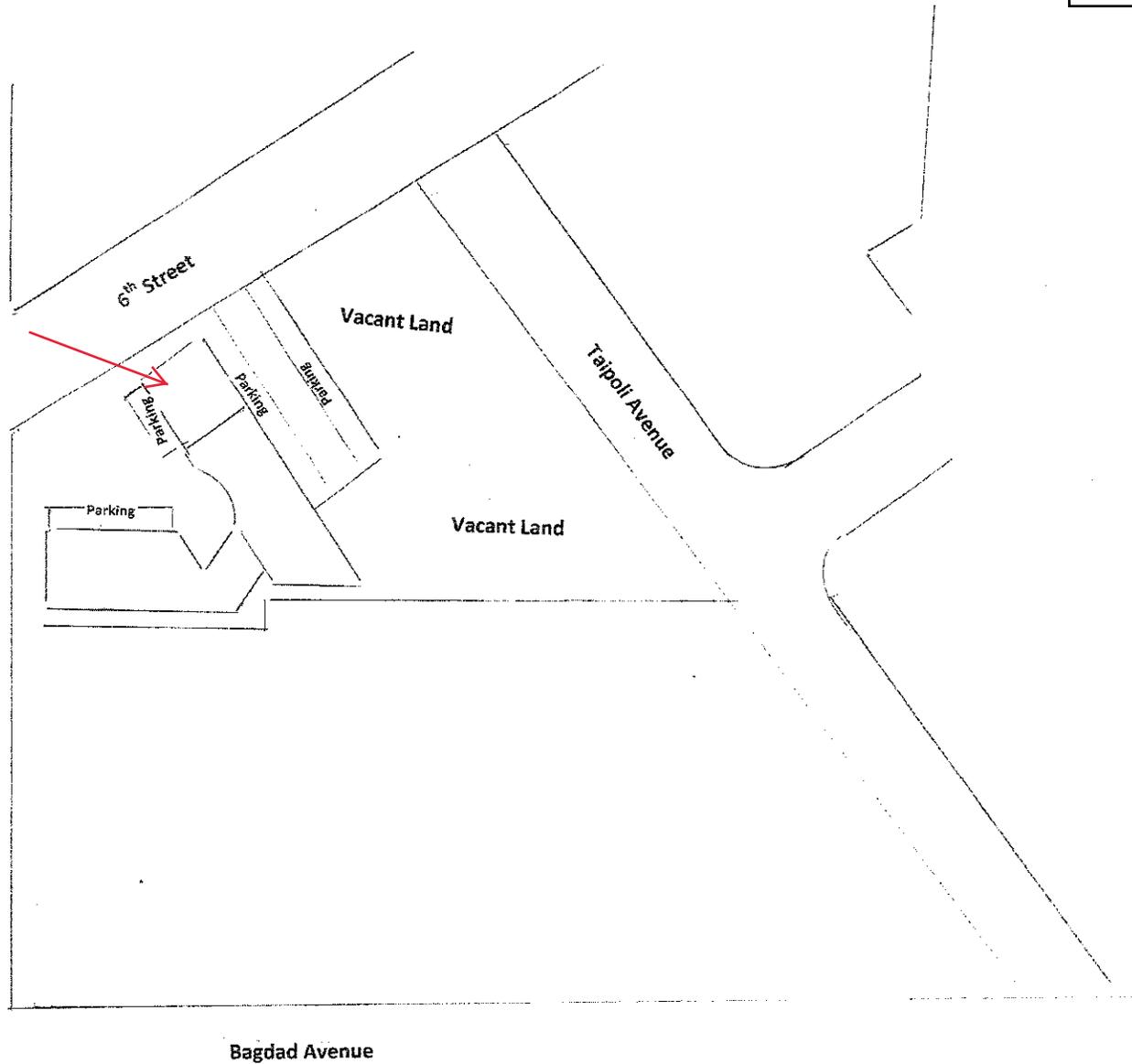
ELEM
~~Eilay~~ Makhoul
1329 Mandrak Way
Beaumont, CA. 92223
(818) 568-6111
Eilaymakhoul@yahoo.com

Property Owner:

A & J Coachella Center LLC
P. O. Box 6143
Anaheim, CA. 92816

Consultant:

Melvin R. (Dick) Evitt
5905 Winncliff Dr.
Jurupa Valley, CA. 92509
(909) 821-3426 (cell)
dickevitt@earthlink.net



SCALE:		APPROVED BY:		DRAWN BY:	
DATE:				REVISED:	
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Front Elevation



Side Elevation



Rear Elevation