



# **AGENDA**

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

**January 05, 2022** 6:00 PM

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

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

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

Or one tap mobile :

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

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

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

#### In real time:

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

#### In writing:

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

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

#### CALL TO ORDER:

#### PLEDGE OF ALLEGIANCE:

#### **ROLL CALL:**

#### **APPROVAL OF AGENDA:**

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

# **APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – December 15, 2021

# **WRITTEN COMMUNICATIONS:**

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

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

#### **REPORTS AND REQUESTS:**

#### **NON-HEARING ITEMS:**

# PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

- 2. Coachella Valley Growers LLC Interim Outdoor Cannabis Cultivation Conditional Use Permit 345 to allow interim outdoor cannabis cultivation on a 79.39 acre site located at 50501 Fillmore Street. (APN 763-070-012 & 763-070-010) Applicant: Coachella Valley Growers, LLC
- 3. Fountainhead Plaza (Continued from December 15, 2021)

Tentative Parcel Map 37940 (Revision), Conditional Use Permit (CUP) 346, CUP 347, CUP 321 (modification), Architectural Review (AR) 21-12, and AR 20-03 (modification) to develop 5.06 acres of an 8.25 acre property to include a 2,028 sq. ft. Starbucks drive thru building, a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket with Type 20 Alcohol Sales (Off-Sale Beer and Wine) at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail Realty Associates, LP.

#### **INFORMATIONAL:**

#### **ADJOURNMENT:**

City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

# **MINUTES**

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

**December 15, 2021** 6:00 PM

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

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Item 1.

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

CALL TO ORDER: 6:03 P.M.

#### PLEDGE OF ALLEGIANCE:

#### **ROLL CALL:**

Commissioner Present: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair

Navarrete, Chair Virgen (All Planning Commissioners participated via teleconference)

Staff Present: \*Gabriel Perez, Development Services Director

\*Nikki Gomez, Associate Planner \*Rosa Montoya, Planning Technician \*Andrew Simmons, City Engineer

\*Rene Rosales, Code Enforcement Manager \*Participated in meeting via teleconference

#### **APPROVAL OF AGENDA:**

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

IT WAS MOVED BY VICE CHAIR NAVARETTE AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Commissioner Gonzalez,

Commissioner Leal.

NOES: None. ABSTAIN: None. ABSENT: None

#### **APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – December 15, 2021

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY CHAIR VIRGEN TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Commissioner Gonzalez,

Commissioner Leal.

NOES: None. ABSTAIN: None. ABSENT: None

#### WRITTEN COMMUNICATIONS:

None.

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

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

None.

#### **REPORTS AND REQUESTS:**

Gabriel Perez, Development Services Director, reported that former Alternate Commissioner Miguel Leal was appointed and approved by the City Council to complete the term of former Commissioner Sahara Huazano.

# **NON-HEARING ITEMS:**

None.

# PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Fountainhead Plaza Phase II and III (Continued from December 7, 2021)

Tentative Parcel Map 37940 (Revision), Conditional Use Permit (CUP) 346, CUP 347, CUP 321 (modification), Architectural Review (AR) 21-12, and AR 20-03 (modification) to develop 5.06 acres of an 8.25 acre property to include a 2,028 sq. ft. Starbucks drive thru building, a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket with Type 20 Alcohol Sales (Off-Sale Beer and Wine) at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail Realty Associates, LP.

Gabriel Perez, Development Services Director, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division.

Chair Virgen opened the meeting for public comment at 7:00 p.m.

Francis Chu, representing Fountainhead Development, LLC, expressed concern about Condition of Approval No. 9 wording for a focused traffic analysis and requested modification from a focused traffic "memo" to "analysis." Andrew Simmons, City Engineer, replied and stated the suggested modification is acceptable. Mr. Chu continued and stated new on-site circulation improvements would allow traffic to proceed either north or south to avoid traffic back-up issues, that the proposed fan palm trees were selected to ensure cohesive landscape plan with existing development, and that the preferred rear screening would be wrought iron fencing due to the Foster Gardener property commercial zoning. Mr. Chu also stated that the proposed Panda Express architecture relates to marketing for the business' new image.

Vasanthi Okuma, representing Fountainhead Development, LLC, reported that there is a landscape company that maintains the site and that she was not aware of the commercial center maintenance issues expressed by Planning Commissioners.

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Craig Smith, representing Fountainhead Development, LLC, stated he was unaware of the homeless and maintenance issues until they were raised by staff and that he worked to fix the issue before Thanksgiving. Mr. Smith confirmed the at-risk construction plan submittal to the City, Aldi and Panda Express will be the commercial pad owners, and construction to begin January or February with 2022 planned opening dates. He stated the need to communicate with Aldi and Panda Express ownership of the Planning Commission request for block wall fencing construction.

Lucy Gan, representing Panda Express, stated the proposed building architecture is to introduce new and creative concept with Chinese/Asian inspired design distinct from surrounding buildings similar to McDonald's and Taco Bell that have their own brand identity.

During the ensuing discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- Expressed concern about on-going code enforcement case, maintenance issues, homeless encampment, landscape maintenance at improved commercial center areas, and missing landscape materials.
- Suggested a rear block wall construction to replace the existing chain link fence
- Suggested that the Seven-Eleven convenience store architectural theme remain similar to the Walgreens.
- Expressed concern if the proposed entry median may negatively affect vehicle traffic stacking into the McDonald's drive thru due to observed McDonald's vehicle stacking concerns.
- Suggested a redesign of the Panda Express as the proposed architectural design is distinct from the commercial center's buildings and due to the location as an entrance to the Pueblo Viejo area.
- Suggested modifying proposed fan palm trees to date palm trees at 8-12 feet in height as requested by the Commission under a previous development approval for aesthetic purposes. Also suggested that the modification to date palm trees along First Street may be acceptable.
- Asked if Cesar Chavez Street bus stop improvements are proposed.
- Inquired about construction timing of the proposed project.

IT WAS MOVED BY CHAIR VIRGEN AND SECONDED BY COMMISSIONER GONZALEZ TO CONTINUE TO JANUARY 5, 2022 PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. PC 2021-25 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).

Additionally, the Commission requested staff work with the applicant regarding the following items:

- Ensure existing and new landscaping be maintained and similar in appearance
- Address Panda Express design concerns

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# **Planning Commission**



- Clarify drive-thru entry median does not create negative impacts for on-site traffic and stacking for Panda Express and McDonald's restaurants.
- Discuss inclusion of rear block wall with property owners
- Address outstanding code enforcement issues

Approved Continuance of the item by the following roll call vote:

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

NOES: None. ABSTAIN: None. ABSENT: None.

# **INFORMATIONAL:**

None.

#### **ADJOURNMENT:**

Meeting Adjourned by Chair Virgen at 7:35 p.m. by Chair Virgen.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secr

Planning Commission Secretary

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 1/5/2022

**To:** Planning Commission

FROM: Nikki Gomez, Associate Planner

SUBJECT: Coachella Valley Growers LLC Interim Outdoor Cannabis Cultivation

Conditional Use Permit 345 to allow interim outdoor cannabis cultivation on a 79.39 acre site located at 50501 Fillmore Street. (APN 763-070-012 & 763-070-

010)

#### **EXECUTIVE SUMMARY:**

Coachella Valley Growers, LLC, the applicant, requests a Conditional Use Permit (CUP) to allow interim outdoor cannabis cultivation within 168 agricultural hoop houses on a vacant 79.39-acre site located at the southeast corner of Fillmore Street and Avenue 50 (50501 Fillmore Street). The applicant requests to continue this item to the regular Planning Commission meeting of January 19, 2022 to review draft conditions of approval with City staff.

#### **RECOMMENDED ACTION:**

Staff recommends the Planning Commission continue consideration of Resolution No. PC 2021-25 (Coachella Valley Growers LLC Interim Outdoor Cannabis Cultivation) as City staff is still in communication with the applicant regarding project conditions of approval.

#### Attachments:

1. Applicant Continuance Request – December 24, 2021

From: Oracio Gonzalez
To: Gabriel Perez

Cc: <u>Nikki Gomez</u>; <u>Wyatt Nelson</u>

Subject: PC CUP hearing

**Date:** Friday, December 24, 2021 2:39:36 PM

#### Gabriel,

This email is to confirm that Coachella Valley Growers would like to continue the Conditional Use Permit hearing until the second meeting in January given a death in the Nelson family. I will look to do an in-depth dive of the conditions first week of January with Andrew and the Nelsons.

Happy Holidays!

--

Oracio Gonzalez *Principal* 

#### **Ollin Strategies**

1303 J Street, Suite 350 Sacramento, CA 95814 (916) 870-8538



# STAFF REPORT 1/5/2022

**To:** Planning Commission

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

SUBJECT: Fountainhead Plaza (Continued from December 15, 2021)

SPECIFICS: Tentative Parcel Map 37940 (Revision), Conditional Use Permit (CUP) 346,

CUP 347, CUP 321 (modification), Architectural Review (AR) 21-12, and AR 20-03 (modification) to develop 5.06 acres of an 8.25 acre property to include a 2,028 sq. ft. Starbucks drive thru building, a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket with Type 20 Alcohol Sales (Off-Sale Beer and Wine) at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail

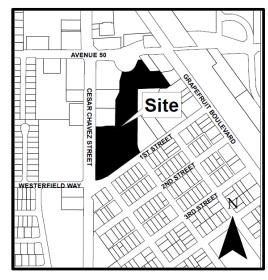
Realty Associates, LP.

# **EXECUTIVE SUMMARY:**

Coachella Retail Realty Associates, LP requests Planning Commission approval of modifications to phase 2 and new phase 3 development at Fountainhead Plaza for a standalone 2,028 Starbucks drive thru building, a 20,442 sq. ft. Aldi supermarket, and a 2,600 sq. ft. Panda Express Drive-thru restaurant. The applicant also requests the Planning Commission recommend approval of a revision to Tentative Parcel Map 37940 to accommodate parking for the Aldi supermarket on 1.94 acres located at the northeast corner of Cesar Chavez Street and First Street.

#### **BACKGROUND:**

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



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

On December 15, 2021, the Planning Commission considered the proposed project to modify approved Phase II development and new Phase III development at the southerly portion of the commercial center at the corner of Cesar Chavez Street and 1st Street. The Planning Commission raised various concerns about the proposed project and voted to continue the item to January 5, 2022 with a request that staff work with the applicant regarding the following items:

- Ensure existing and new landscaping be maintained and similar in appearance
- Address Panda Express design concerns
- Clarify drive-thru entry median does not create negative impacts for on-site traffic and stacking for Panda Express and McDonald's restaurants
- Discuss inclusion of rear block wall with property owners
- Address outstanding code enforcement issues

Staff coordinated with the applicant on addressing these concerns, which are described further in this report.

#### **DISCUSSION/ANALYSIS**

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

**North:** Existing commercial development, America's Tire (C-G, General Commercial). **South:** Existing single family residences across First St. (R-S, Single Family Residential).

East: Foster-Gardner agricultural products (nonconforming) industrial site (C-G, General

Commercial).

West: Existing commercial development across Harrison Street (C-G, General

Commercial).

#### **Tentative Parcel Map 37940**

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

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

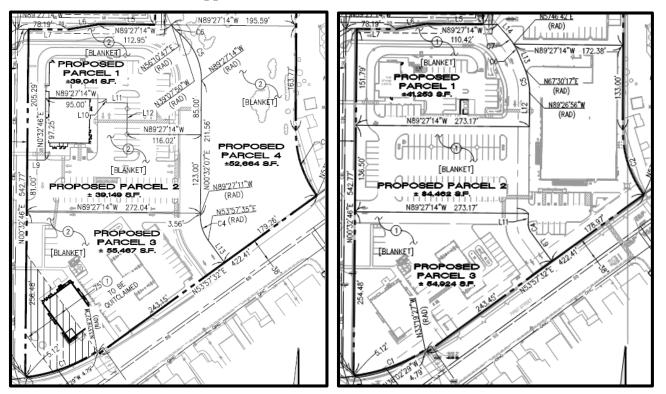
<u>Table 1 – Tentative Parcel Map 37940 Revision</u>

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

Figure 1 –TPM 37940 Revision Comparison

TPM 37940 (Approved)

TPM 37940 (Revision)



# Site Plan

Starbucks (Pad 1)

The applicant proposes a modification to the approved Starbucks site plan by eliminating the 4,500 sq. ft. multi-tenant retail suites, which was originally proposed as one building with a 2,000 sq. ft. Starbucks coffee shop. The applicant proposes to maintain the Starbucks drive-thru coffee shop as a standalone 2,028 sq. ft. building. The applicant proposes the Starbucks building and drive

thru lane in the same location and configuration as AR No. 20-03. An outdoor covered patio seating area of 270 sq. ft. is proposed. The drive-thru lane will accommodate the stacking of 12 vehicles consistent with the original site plan, which is more than the minimum required stacking of eight vehicles of the City's Zoning Ordinance. The approved parking lot plan has been reconfigured due to the elimination of the multi-tenant retail suite and the accommodation of the Aldi supermarket.

#### Aldi Supermarket (Major)

The Aldi supermarket building is located to the southeast portion of the commercial center. A central vehicle drive aisle begins from the Cesar Chavez Street main entry driveway, proceeds along the front elevation of Aldi supermarket, and ends at an entry driveway from First Street. A secondary driveway is located along Cesar Chavez Street that provides immediate access to Aldi and the propose fuel station and convenience store. The applicant indicated to staff that the orientation of the Aldi building with the delivery truck loading dock along the front building elevation is necessary due to the lack of space available to locate a truck delivery driveway and dock to the rear of the Aldi building, typical of other supermarkets in the City and surrounding cities. Staff communicated to the applicant the concern of the loading dock at this location both due to potential conflicts with customer vehicle traffic and aesthetic reasons. On-site retention of storm water for the site will occur on the Aldi parcel through an underground infiltration system buried below the parking lot area and a smaller above ground retention basin is proposed to the South of the Aldi building.

#### Panda Express (Pad 4) - CUP 346

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

#### **Architectural Design**

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

#### Starbucks (Pad 1)

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

#### Aldi Supermarket (Major)

The Aldi building uses modern architecture consisting of CMU block, cement panels, clear glass metal trellises and aluminum composite panels. The front elevation of Aldi is west-facing towards Cesar Chavez Street. This elevation consists of a tower element, 30'9" at the highest point, consisting of aluminum composite panels (ACP), a covered walkway with ACP panels, and a storefront window system. The largest expanse of the elevation is comprised of a CMU and cement panel system with a finished metal cap. Two narrow horizontal clear glass areas are provided on this elevation. The truck loading area is located toward the north end of this elevation and a metal trellis has been added to provide visual relief. The front building walls do not fully screen rooftop mechanical equipment and instead a Roof Top Unit (RTU), which extends approximately 1 foot above the roof height, screens the equipment. Commercial developments are consistently conditioned to screen roof top equipment by a parapet wall greater than the height of the equipment installed. This condition was included in AR No. 20-03 (Condition 89) and rooftop screening by the building parapet is characteristic of all the existing buildings (Walgreens, McDonalds, Taco Bell) within Fountainhead Plaza and is proposed with the Starbuck and Panda Express building. The side elevations facing First Street is the elevation with the highest quality architectural design with a large modern sloping roof feature consisting of an ACP panels system, combination fiber cement panel and CMU wall system, aluminum canopy extending over pedestrian walkways and building entrance. The rear wall is largely a blank expanse of CMU block with a singular color and visibility of the back of the tower element.

Staff has expressed concerns about the appearance of the front elevations due to the large expanse of the CMU wall system with very little architectural variation, lack of parapet wall height for rooftop equipment screening, and the visibility of the loading dock. High quality architecture of the front elevation is important as Cesar Chavez Street is a primary arterial and the building will have high visibility from that vantage point. The applicant agreed to remove the rooftop refrigeration equipment to the ground, but has not had the time to provide a new location of the refrigeration equipment on site and landscape plans. The applicant amended the architectural plans so that the rooftop-mounted equipment would exceed the height of the roof by 1 foot, whereas the original design exceeded the roof height by approximately 5 feet. Additionally, the applicant has also agreed to add shade trees between the main drive aisle and Aldi front elevation wall to improve

aesthetics along the Aldi front elevation building frontage. Staff added conditions of approval to regarding these proposed revisions (Condition 41 and 73).

#### Panda Express

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 Planning Commission at the December 15, 2021 meeting expressed concern about the design compatibility of the Panda Express building with the existing commercial center design and recommended a redesign of the building. The applicant does not propose any modifications to the design of the building and requests approval of the proposed design.

#### **Signage**

The applicant proposes a monument sign at the driveway entrance from First Street to identify the Aldi and Panda Express businesses to replace a gasoline price monument sign that is permitted under the exiting Fountainhead Plaza Sign Program. Architectural review is required for modifications to the sign program. Monument sign specifications in the existing sign program allow for identification of three tenants with internally illuminated routed lettering and opaque background. All tenant wall signs are required to comply with the approved sign program consisting of back-lit or "halo" illuminated individual letters.

#### **Landscape Design**

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

The Planning Commission at the December 15, 2021 meeting discussed the possible inclusion of date palms between a height of 8-12 feet in landscape areas instead of fan palms, but did not list this specific item when providing direction to staff on items to address with the applicant. In the review of the landscape plan approved under Architectural Review 07-20, the previous approved landscape legend differs with the proposed landscape legend with respect to the trees and shrub types. The shade tree approved under AR No., 07-20 was a Chitalpa tree, whereas the applicant

now proposes three new shade trees. The applicant does not propose the inclusion of previously approved shrubs such as Lantana, Bougainvillea, Fairy Duster, Red Yucca, Texas Ranger, Penstemon, Bottlebrush, Dwarf Ponciana, Green Desert Spoon, Sotol, Blue Grama, Baccharis, Aloe and Lavendaer Cotton in the proposed landscape legend.

#### Off-Sale Alcohol Sales (Aldi) CUP 347

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

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

**Table 2 – Off-Sale Alcohol Licenses** 

Additionally, off-sale establishments may not fall within 700 feet of a church, school, park, playground, residence or another exiting off-sale use as measured from property line to property line. The subject site is within 700 feet of a church (Centro Catolico Martin Ortiz), single-family residences (along 1<sup>st</sup> Street). The subject site is also within 700 feet of other off-sale establishments that include Walgreens, 99 Cent Store, and Cardenas. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the off-sale beer and wine license as the supermarket will offer a wide selection of food products, will increase the availability of fresh produce to Coachella residents and provide these goods at a location within walking distance from surrounding neighborhoods.

#### CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center which allows for commercial uses with the exception of drive-thru establishments even though the General Commercial zone permits drive-thru establishments with approval of a CUP. The Planning Commission previously made a General Plan consistency finding in support of the Starbucks drive-thru under PC Resolution No, 2020-55 for AR 20-03, CUP 321 and CUP 322 stating that the drive-thru and 7-Eleven service station are in harmony with the immediate vicinity of the proposed site and

<sup>\*</sup>Surrendered licenses are counted by ABC towards the concentration of ABC licenses.

identified that any future proposed development on the vacant portion of the site must be in strict compliance with Coachella General Plan 2035. The Panda Express drive thru is proposed on the vacant portion of the site referenced in the Resolution No. 2020-55 General Plan consistency finding. Should the Planning Commission act to approve the proposed project, the Commission should find that the project would be in harmony with the immediate vicinity of the proposed site.

#### **CONSISTENCY WITH ZONING**

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

**Table 3 – Development Standards** 

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Restaurants: Starbucks- 23 spaces required. Panda Express-36 spaces required. Requirement is 1 space per 45 sq. ft. of customer area plus 1 space for each 200 sq. ft. of noncustomer area. General Commercial uses: Aldi – 82 spaces required. Requirement is 1 space per 250 sq. ft. of gross floor area.	Starbucks – 25 spaces Panda Express- 62 spaces Aldi – 87 spaces	Yes
Lot Requirements	Minimum Lot width 50'	All proposed parcels (TPM 37940) greater than 100' width	Yes
Height (maximum)	35'	Starbucks – 23' Panda Express – 23'3" Aldi – 28'9"	Yes
Landscaping	<ul> <li>Parking area or driveway abutting a street requires a 10 foot setback fully landscaped.</li> <li>Internal landscaping equal to a minimum of 5% of the parking and driveway area.</li> <li>Parking and driveway area is commercial zones shall be separated from building by a landscape planter.</li> <li>One 15 gallon tree for every 10 parking spaces.</li> </ul>	<ul> <li>All areas exceed 10' fully landscaped setback</li> <li>Internal landscaping % not identified but required by condition of approval.</li> <li>Aldi building is not separated from driveway by a landscape planter but is conditioned to do so.</li> </ul>	Substantially in compliance. Project conditioned to comply with all landscape standards.

	All landscape planter beds in interior parking areas shall be not less than five feet in width	<ul> <li>One 15 gallon tree is provided for every 10 parking spaces.</li> <li>The rear property line planter to the rear of Panda Express is less than 5'.</li> </ul>	
Drive-through	Minimum stacking for 8 vehicles at 20' per vehicle.	Starbucks accommodates stacking for 12 vehicles. Panda Express accommodates stacking for 10 vehicles	Yes

#### Other Planning Commission issues from December 15, 2021

The Planning Commission stated that a block wall is preferred at the rear of the commercial center rather than chain link or wrought iron fencing. The applicant's preference is to build a wrought iron fence. Staff amended condition of approval no. 44 of PC Resolution 2021-25 to specifically require construction of a block wall and that the landscape plan be revised to include vines planted along the wall.

The Planning Commission also expressed concern with on-site maintenance of the commercial center. The applicant stated that they are working with a contractor to remedy some of the concerns in advance of the January 5, 2021 Planning Commission meeting. After the Planning Commission meeting the applicant expressed concern about condition of approval no. 34 regarding the property's Covenants, Condition and Restrictions (CC&R) that requires the city to a third party beneficiary. Staff recommended the condition be added to enhance the City's ability to ensure adequate on-site maintenance. The applicant stated that a revision to the CC&Rs would be difficult to secure with the existing tenants on-site and that this requirements may deter the proposed project from moving forward. The applicant requests a separate condition for a maintenance agreement between the applicant and the City that is separate from the CC&Rs as an alternative. Staff has not been able to confirm with the City Attorney if such an agreement could serve as a suitable alternative to existing language in condition of approval no. 34.

#### ENVIRONMENTAL IMPACT CONSIDERATION

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

#### **ALTERNATIVES:**

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

#### **RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

#### Attachments:

- PC Resolution No. 2021-25 for CUP No. 346 CUP No. 347 and AR No. 21-12 Exhibit A Conditions of Approval for CUP No. 346, CUP No. 347 and AR No. 21-12
   PC Resolution No. 2021-26 for AR 20-03 Amendment Exhibit A Conditions for Approval for AR 20-03 Amendment
   PC Resolution No. 2021-27 for TPM 37940 (Revision)
- Exhibit A –TPM 37940 revised exhibit
- Vicinity Map
   Project Description Applicant
   Site Plan
   Preliminary Civil Plan
   Landscape Plan

- 9. Previously Approved Conceptual Landscape

- 10. Architectural Plans Starbucks (AR No. 20-03)
  11. Architectural Plans Panda Express (AR No. 21-12)
  12. Architectural Plans Aldi Supermarket (AR No. 21-12)
  13. Fountainhead Plaza Sign Program Approved Monument Sign Exhibits
  14. Correspondence from IID and Riverside County Fire
  15. Draft Planning Commission Meeting Minutes December 15, 2021
  16. Approved Council Resolution No. 2020-55 CUP 321 CUP 322 AR 20-03
  17. Approved Council Resolution No. 2020-56 TPM 37940

#### RESOLUTION NO. PC2021-25

Attachment 1

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

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

**WHEREAS** on December 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

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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

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development of the other vacant retail pads within the commercial center which would alos 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:	
Cohmiel Donor	_
Gabriel Perez Planning Commission Secretary	
ADDDOVED AS TO FORM	
APPROVED AS TO FORM:	
Carlos Campos	
City Attorney	

Item 3.

adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5 <sup>th</sup> day of January 2022, by the following roll call vote:
AYES:
NOES:
ABSENT:
ABSTAIN:
Gabriel Perez
Planning Commission Secretary

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-25, was duly

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

with drainage law.

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

# **Rough Grading**

- 21. Prepare and submit rough grading and erosion control plans for the project.
- 22. The project's soils engineer shall certify to the adequacy of the grading plan.
- 23. All projects developing one (1) acre or more of total land area, or which are part of a larger

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

#### **Precise Grading**

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

#### **Street Improvements**

- 28. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
- 29. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
- 30. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
  - 1) Cesar Chavez Street- Public Roadway as shown on the RAC and per these comments shall include the following:
    - a This Street is listed as a Primary Arterial with a specified width in the General Plan of 94 feet. Current right-of-way exists at a distance of 55 feet from centerline. No

- additional right of way dedication is required at this time.
- b Existing Asphalt, curb gutter and medians shall be protected in place to the extent possible. In locations where street cuts are required for installation of driveways, bus turnouts, utility cuts, etc., the Street shall be milled 0.1 feet deep and repaved from within the entire lane width where the cut has occurred.
- c Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
- d Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
- e Applicant shall construct a bus turnout per City of Coachella Standard S-24 and relocate and reinstall the existing bus stop located on Cesar Chavez Street in front of the Fountainhead project to the satisfaction of the City Engineer prior to the issuance of the first COO.
- f Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
- 2) 1st Street- Public Roadway as shown on the RAC and per these comments shall include the following:
  - a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
  - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
  - c. Applicant shall construct all appurtenant roadway components on north side of 1st Street between Cesar Chavez Street and Orchard Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Decorative elements for the Pueblo Viejo Design Guidelines shall only be applicable to First Street between Palm Ave and Orchard Street.
  - d. Applicant shall install a 3-way stop intersection on Orchard Street including all three crosswalks, four ADA ramps and street lighting to the satisfaction of the City Engineer.
  - e. Applicant shall underground all existing dry utilities at westbound lane on 1st Street between Cesar Chavez Street and Orchard Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
  - f. Applicant shall improve Intersection at the Northeast and southeast corners of 1st

street and Cesar Chavez Street including new ADA ramps, Crosswalk, Traffic Signal modification/relocation, Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.

#### **Sewer and Water Improvements**

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

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

- 33. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 34. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The City of Coachella shall be listed as an express third party beneficiary, be reviewed and approved by the City Attorney's office prior to recordation, and state the CC&Rs and state that the CC&Rs Sections 5.1-5.5 of Common Area Operation and Maintenance shall not be changed without City Approval.
- 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.
- 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:**

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.

### **RESOLUTION NO. PC2021-26**

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO ARCHITECTURAL REVIEW 20-03 CONDITIONAL **USE PERMIT** 321 TO CONSTRUCTION OF A 2,028 SQ. FT. DRIVE-THRU COFFEE SHOP AND A 4,088 SQ. FT. MINI-MARKET WITH ALCOHOL SALES AND 24 HOUR OPERATION ON 3.1 ACRES OF A 5.9 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) COACHELLA RETAL REALTY ASSSOCIATES, 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 proposed change could not adversely affect the general health, safety and welfare of the community.

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

**Section 1.** Incorporation of Recitals

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

### **Section 2.** CEQA Findings

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

### **Section 3.** Conditional Use Permit and Architectural Review Findings

With respect to the modifications to Conditional Use Permit 321 and Architectural Review 21-03, the Planning Commission finds as follows for the proposed for the 2,028 sq. ft. drive-thru coffee shop:

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

position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code. The proposal which will provide City residents and regional residents with an alternative food service and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.

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

### **Section 4.** Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission recommends to the City Council approval of 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 "Exhibit A"

### **PASSED APPROVED and ADOPTED** this 5<sup>th</sup> day of January 2022.

Stephanie Virgen, Chairperson	
Coachella Planning Commission	
ATTEST:	
Gabriel Perez	
Planning Commission Secretary	
APPROVED AS TO FORM:	
Carlos Campos	
City Attorney	

a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5 <sup>th</sup> day of January 2022 by the following roll call vote:
AYES:
NOES:
ABSENT:
ABSTAIN:
Gabriel Perez Planning Commission Secretary

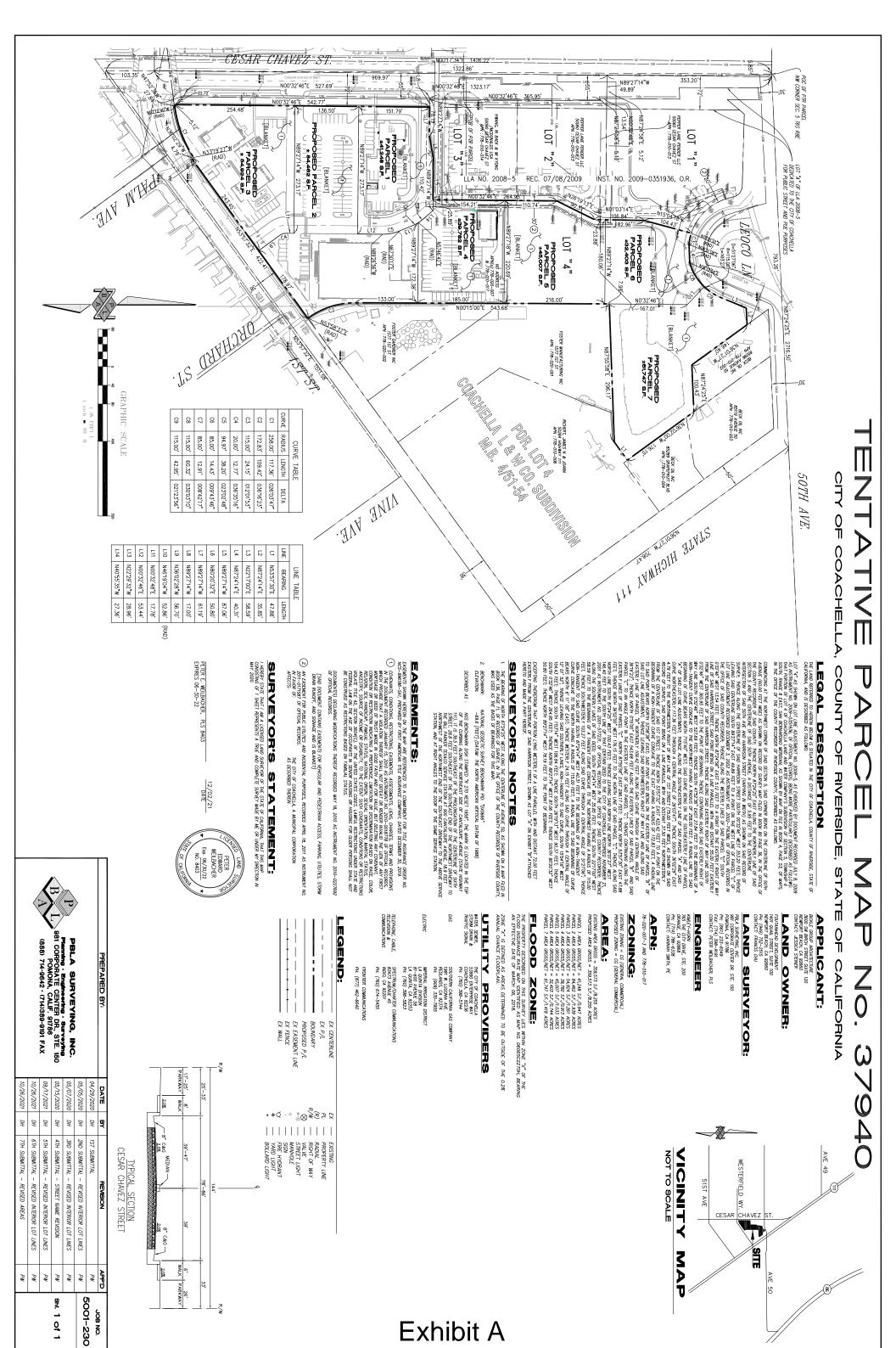
I HEREBY CERTIFY that the foregoing Resolution No. PC2021-26, was duly adopted at

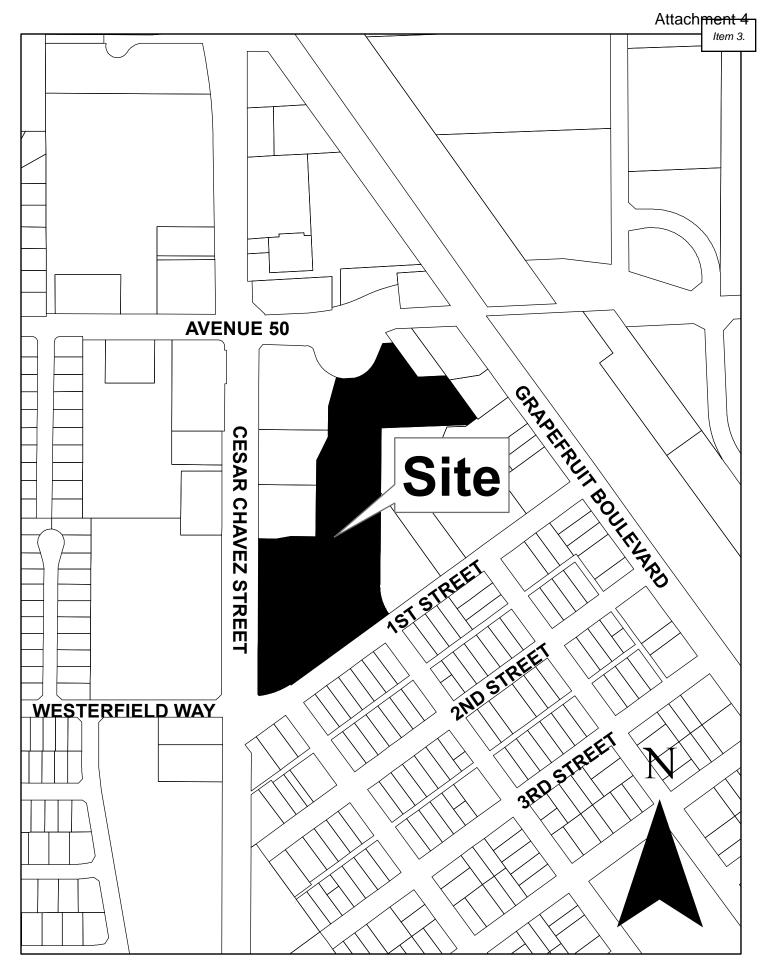
## CONDITIONS OF APPROVAL CONDITION USE PERMIT 321 (modification) AND ARCHITECTURAL REVIEW 2003 (modification) FOUNTAINHEAD PLAZA (STARBUCKS AND 7-ELEVEN)

### **CONDITIONS OF APPROVAL FOR AR 20-03:**

\*Modified conditions are in "Bold" and deleted text is in "strike-out."

- 42. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, on-site lighting, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation.
- 45. Temporary Certificates of occupancy may be issued to allow businesses to open, prior to, Prior to issuance of certificate of occupancy all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City. A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.
- 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.





### **F**ountainhead

### Development

Attachment 5

October 18, 2021

Development Service Department 53-990 Enterprise Way Coachella, CA 92236 Ph: (760) 398-3102 CUP & Architectural Review Application
 ALDI Super Market with Type 20 Alcohol Sale
 Panda Express Drive-Thru Restaurant
 NEC of Cesar Chavez Street & 1st Street

### PROJECT DESCRIPTION

#### **Existing Condition:**

Zoning: General Commercial (CG)

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

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

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

#### Adjacent Zoning/Use:

East: Industrial Use- Foster-Gardner, Inc. Fertilizer supplier South (across 1st Street): Residential - single Family homes

West (across Cesar Chavez St): Commercial/Retail - +/-85,000 sf retail structure with 99 Cents Only store, Health

Clinic, WSS Shoes, Planet Fitness, and Dental office with surface parking.

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

#### **PROPOSED DEVELOPMENT:**

The proposed project is on the Phase III development area in the shopping center. The proposed project area is approximately 2.83 acres including a 20,442 sf ALDI Super Market, and a 2,600 sf Panda Express Drive-thru restaurant with outdoor seating. The project requires modification to the 10/04/2020 approved project to remove the proposed multi-tenant shops adjacent to Starbucks and change area to parking for ALDI Market, as well as change to the Tentative Parcel map to incorporate the previous multi-tenant shop parcel into the ALDI parcel. Project request amendment to Resolution No 2020-55 and 2020-56 to modify the 2,000 sf Starbucks elevations and site plan due to the removal of the 4,500 sf multi-tenant structure immediately south of Starbucks and revision to the Tentative Parcel Map to incorporate the previous multi-tenant parcel with the ALDI Super Market parcel, and Panda Express parcel. There will be no change to the C-Store/Fuel Station.

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

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

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

### Fountainhead

#### Item 3.

### Development

#### Project request includes:

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

### PROJECT INFORMATION

JURISDICTION: CITY OF COACHELLA, CA

EXISTING ZONING: CG (GENERAL COMMERCIAL)

### SITE INFORMATION

SITE AREA: PARCEL 1: ±0.94 AC (± 41,248 SF)

PARCEL 2: ±1.94 AC (± 84,462 SF)

PARCEL 3: ±1.26 AC (± 54,924 SF)

PARCEL 4: ±0.91 AC (± 39,782 SF)

TOTAL: ±5.06 AC (±220,416 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: ±4.71% (±2,165F/AC)

MAJOR: ±24.20% (±10,543 SF/AC)

PAD 3: ±7.44 (±3,242 /AC)

PAD 4: ±6.54% (±2,847 SF/AC)

TOTAL: ±13.24% (±5,767SF/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:  $\pm 2,050$  SF x 35% =  $\pm 720$  SF CUSTOMER AREA

 $\pm 2,050$  SF x 65% =  $\pm 1,130$  SF NON-CUSTOMER AREA

±720 SF @ 1/45 SF = 16 STALLS REQUIRED

±1,130 SF @ 1/200 SF = 7 STALLS REQUIRED TOTAL: 23 STALLS REQUIRED

MAJOR:  $\pm 20,442$  SF@ 1/250 SF = 82 STALLS REQUIRED

PAD 3 : ±4,088 SF@ 1/250 SF = 17 STALLS REQUIRED

PAD 4 :  $\pm 2,600 \text{ SF x } 50\% = \pm 1,300 \text{ SF CUSTOMER AREA}$ 

 $\pm 2,600$  SF x 50% =  $\pm 1,300$  SF NON-CUSTOMER AREA

 $\pm 1,300 \text{ SF} \otimes 1/45 \text{ SF} = 29 \text{ STALLS REQUIRED}$ 

±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:

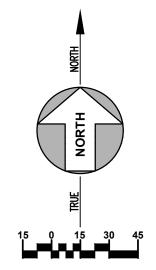
PAD 1: ±12.20/1,000 SF

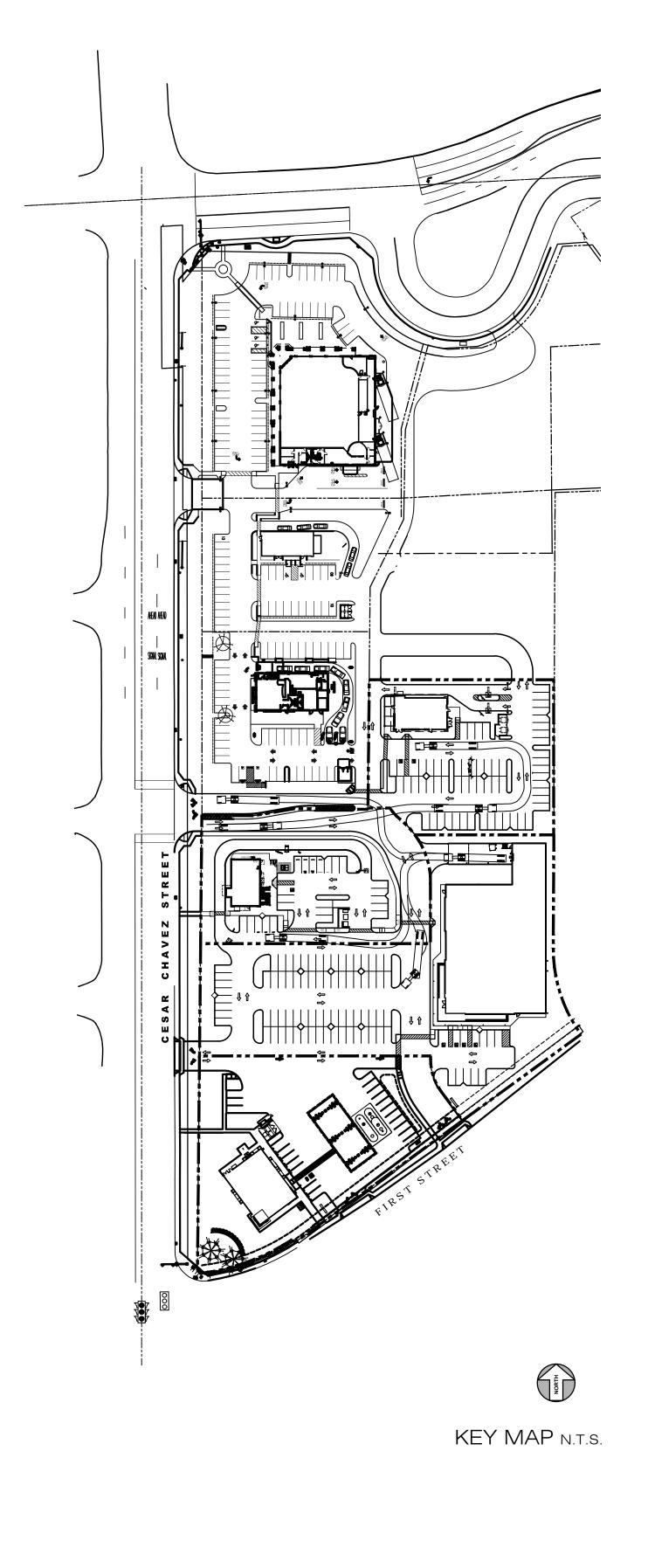
MAJOR: ±4.26/1,000 SF

PAD 3: ±5.38/1,000 SF

PAD 4: ±23.85/1,000 SF

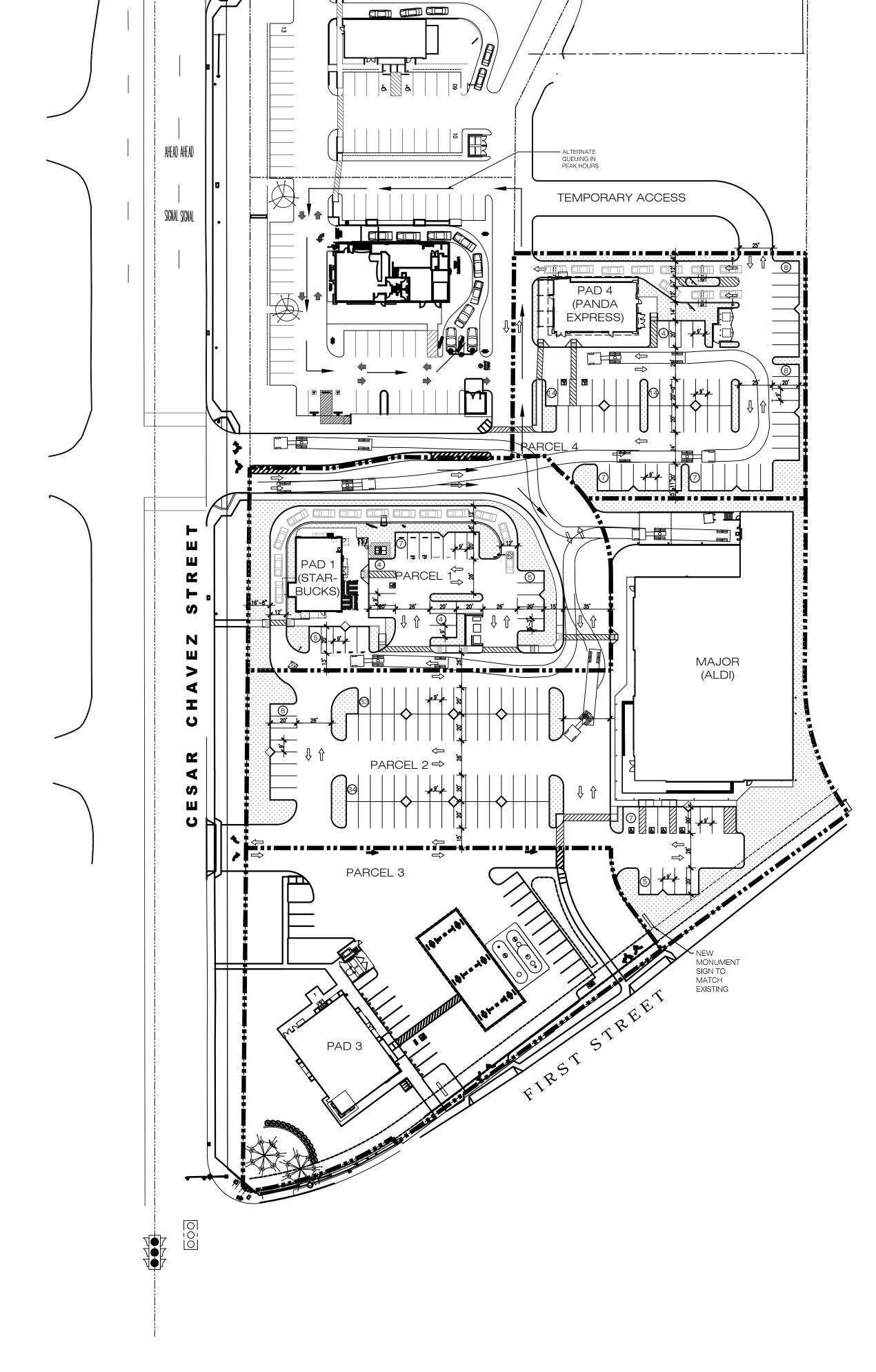
TOTAL: ±6.86/1,000 SF





NEWPORT BEACH, CA 92660

P: 949.757.0411 F: 949.757.0511 w w w . b i c k e l g r p . c o m



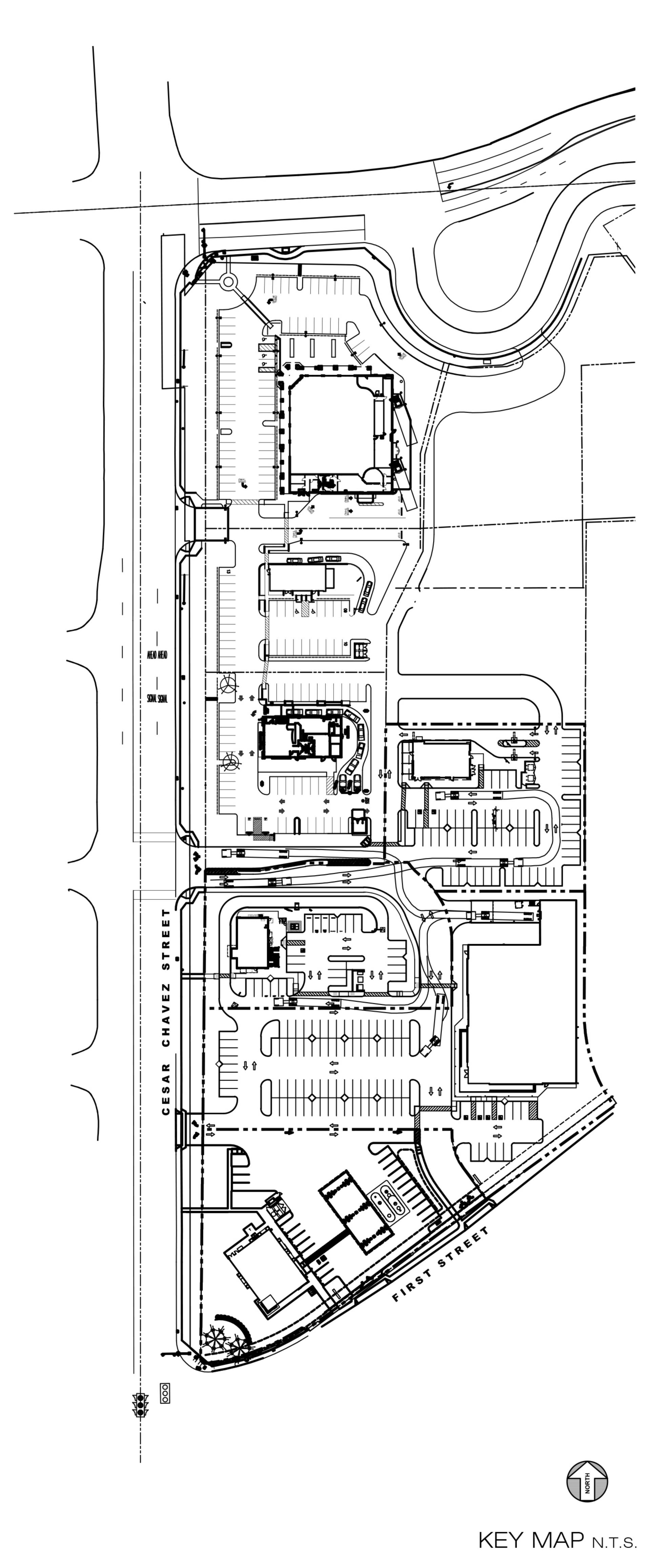


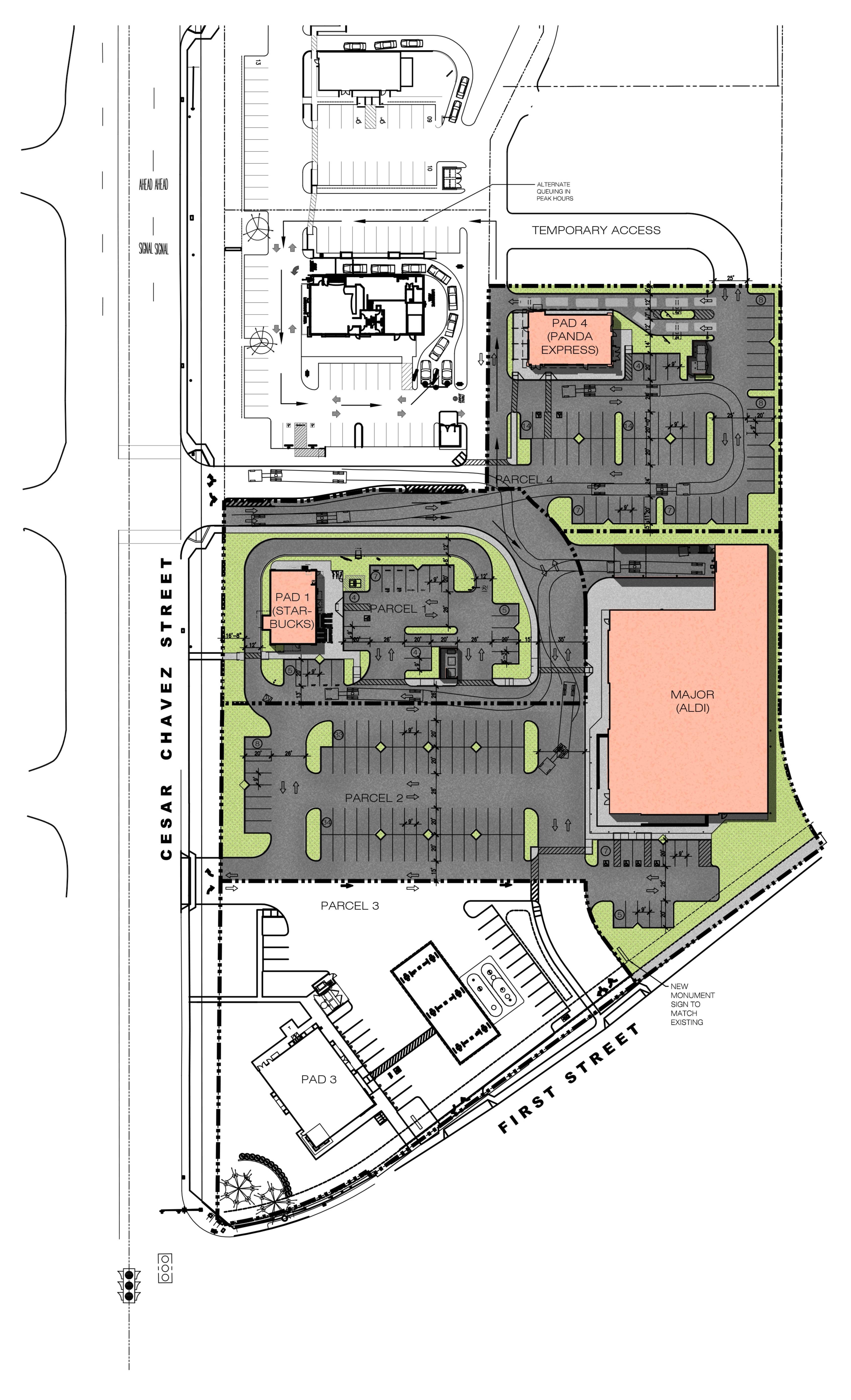
NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

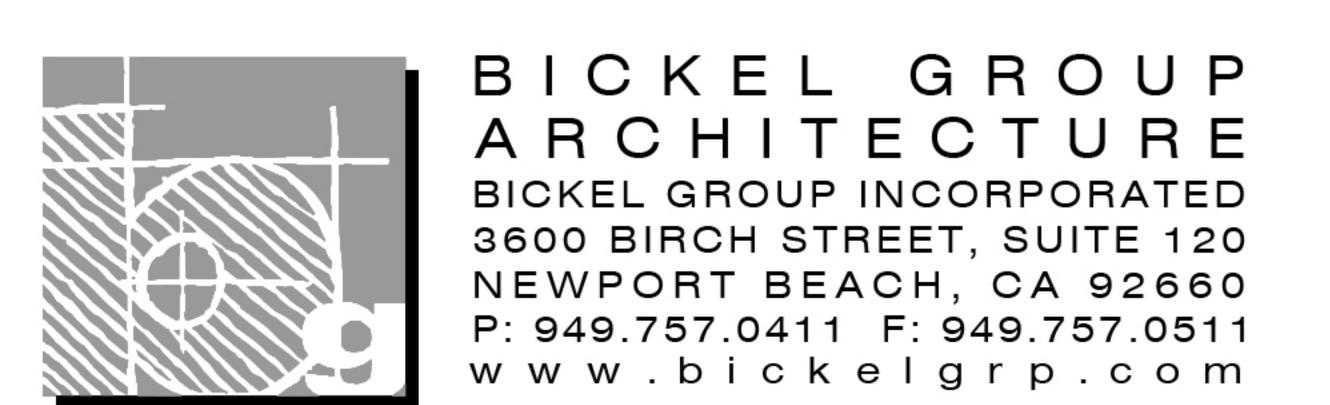
### SITE PLAN

Scale: 1" = 50' December 28, 2021

P:\19\19683 - Coachella, First & Harrison ALDI + Panda Express Entitlements\Design\Site\x19683 - Site Plan.dwg The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2015.







# MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

## PROJECT INFORMATION

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

TE INICODIANTION

## SITE INFORMATION

SITE AREA: PARCEL 1: ±0.94 AC (± 41,248 SF)

PARCEL 2: ±1.94 AC (± 84,462 SF)

PARCEL 3: ±1.26 AC (± 54,924 SF)

PARCEL 4: ±0.91 AC (± 39,782 SF)

TOTAL: ±5.06 AC (±220,416 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: ±4.71% (±2,165F/AC)

MAJOR: ±24.20% (±10,543 SF/AC)

PAD 3: ±7.44 (±3,242 /AC)

PAD 4: ±6.54% (±2,847 SF/AC)

TOTAL: ±13.24% (±5,767SF/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:  $\pm 2,050$  SF x 35% =  $\pm 720$  SF CUSTOMER AREA

 $\pm 2,050$  SF x 65% =  $\pm 1,130$  SF NON-CUSTOMER AREA

±720 SF @ 1/45 SF = 16 STALLS REQUIRED

±1,130 SF @ 1/200 SF = 7 STALLS REQUIRED

TOTAL: 23 STALLS REQUIRED

MAJOR:  $\pm 20,442$  SF@ 1/250 SF = 82 STALLS REQUIRED PAD 3:  $\pm 4,088$  SF@ 1/250 SF = 17 STALLS REQUIRED

PAD 4 :  $\pm 2,600 \text{ SF x } 50\% = \pm 1,300 \text{ SF CUSTOMER AREA}$ 

 $\pm 2,600 \text{ SF x } 50\% = \pm 1,300 \text{ SF NON-CUSTOMER AREA}$ 

±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:

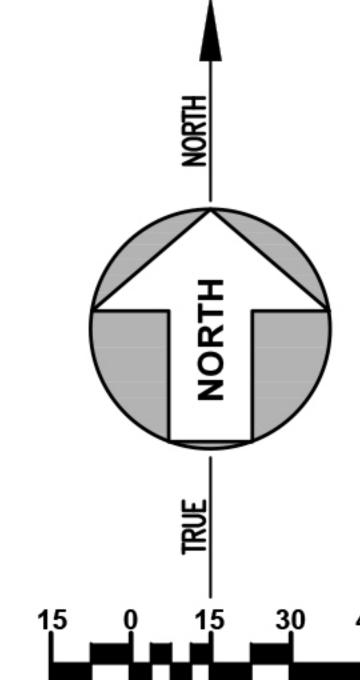
PAD 1: ±12.20/1,000 SF

MAJOR: ±4.26/1,000 SF

PAD 3: ±5.38/1,000 SF

TOTAL: ±6.86/1,000 SF

PAD 4: ±23.85/1,000 SF

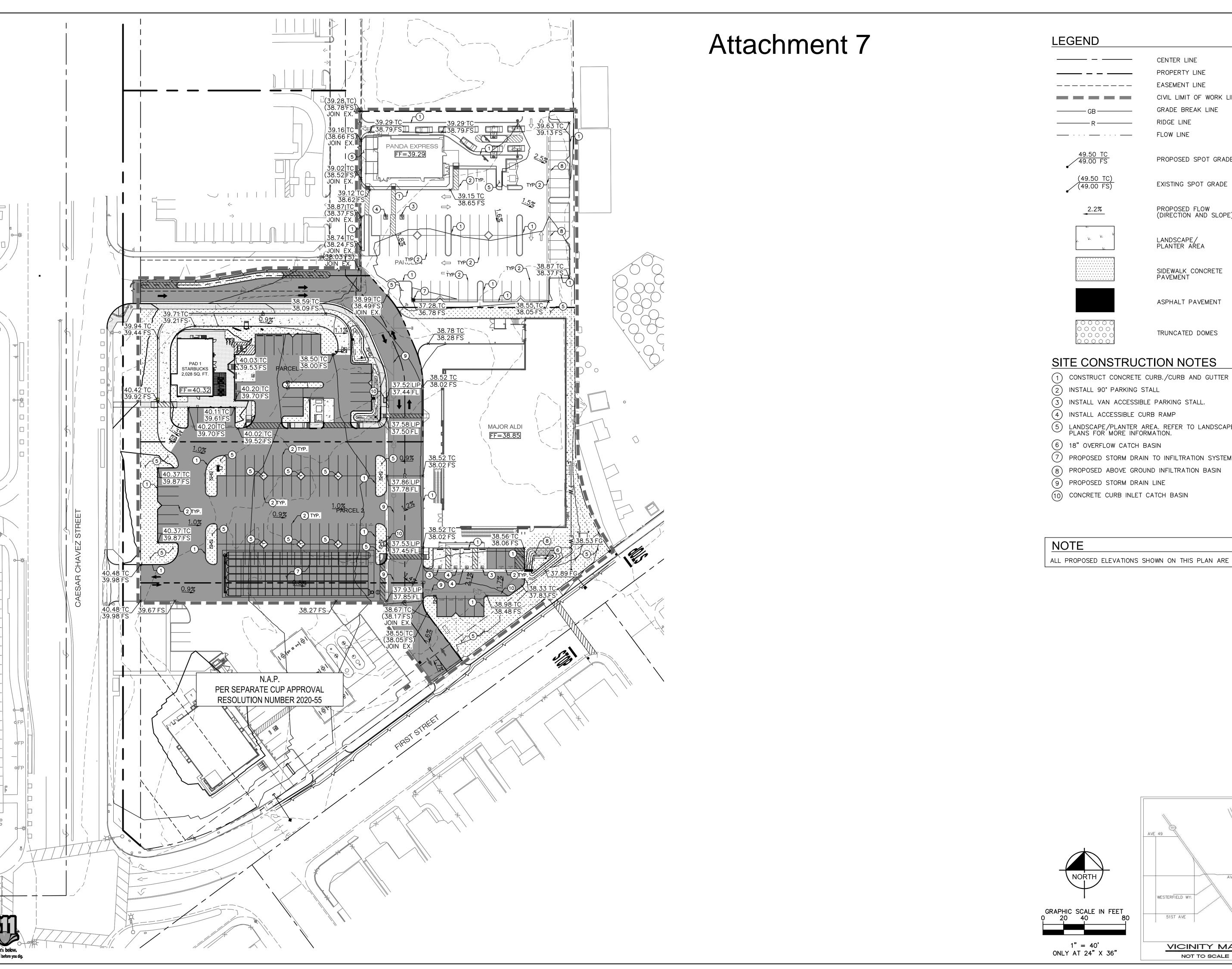


## SITE PLAN

December 28, 2021

P:\19\19683 - Coachella, First & Harrison ALDI + Panda Express
Entitlements\Design\Site\x19683 - Site Plan.dwg

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

PROPOSED SPOT GRADE

PROPOSED FLOW (DIRECTION AND SLOPE)

LANDSCAPE/ PLANTER AREA

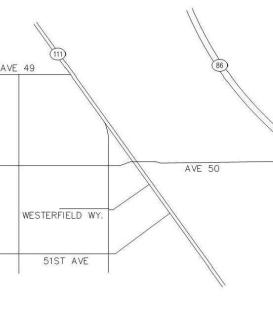
SIDEWALK CONCRETE PAVEMENT

TRUNCATED DOMES

### SITE CONSTRUCTION NOTES

- (1) CONSTRUCT CONCRETE CURB./CURB AND GUTTER
- (3) INSTALL VAN ACCESSIBLE PARKING STALL.
- (4) INSTALL ACCESSIBLE CURB RAMP
- 5 LANDSCAPE/PLANTER AREA. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
- PROPOSED STORM DRAIN TO INFILTRATION SYSTEM
- (8) PROPOSED ABOVE GROUND INFILTRATION BASIN
- 9 PROPOSED STORM DRAIN LINE

ALL PROPOSED ELEVATIONS SHOWN ON THIS PLAN ARE +100.00 FT

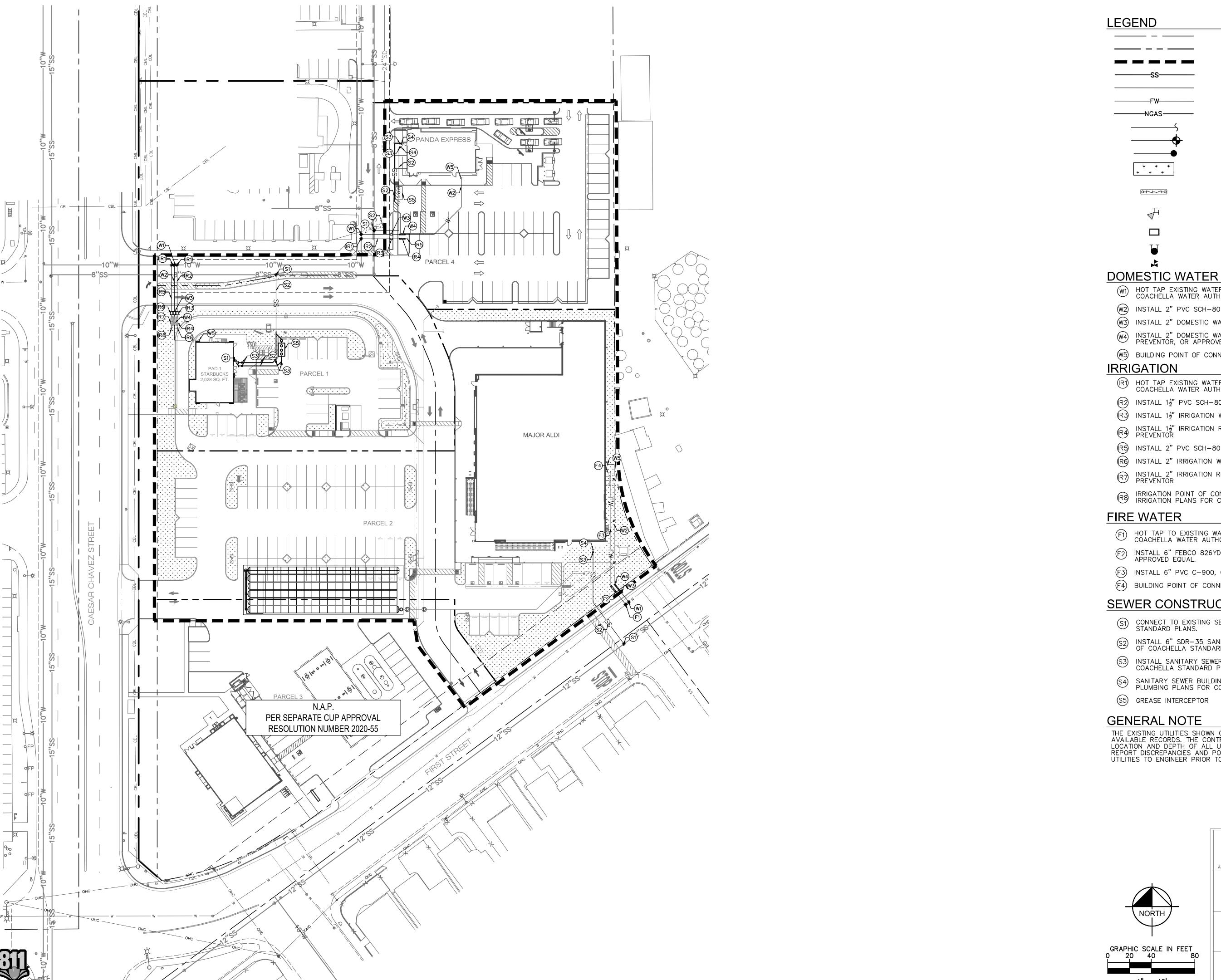


VICINITY MAP

PREPARED FOR
OUNTAINHEAD DEVELOPMENT **FOUNTAINHEAD** SHEET NUMBER

1 OF 2

Z



Ca 811 before you dig.

CENTER LINE PROPERTY LINE LIMIT OF WORK LINE PROPOSED SANITARY SEWER PIPE PROPOSED DOMESTIC WATER PIPE PROPOSED FIRE WATER LINE PROPOSED GAS LINE POINT OF CONNECTION (@ BLDG) POINT OF CONNECTION (TO EXISTING) PROPOSED SEWER CLEANOUT LANDSCAPE/PLANTER AREA

PROPOSED REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY

METER

FIRE DEPARTMENT CONNECTION (FDC) POST INDICATOR VALVUE (PIV)

WATER APPURTENANCES

- W1 HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH COACHELLA WATER AUTHORITY
- (W2) INSTALL 2" PVC SCH-80 DOMESTIC WATER PIPE.
- (W3) INSTALL 2" DOMESTIC WATER METER.
- (W4) INSTALL 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTOR, OR APPROVED EQUAL
- W5) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE).
- (R1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH COACHELLA WATER AUTHORITY.
- (R2) INSTALL  $1\frac{1}{2}$  PVC SCH-80 IRRIGATION LINE.
- (R3) INSTALL  $1\frac{1}{2}$ " IRRIGATION WATER METER
- R4 INSTALL 13" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTOR
- (R5) INSTALL 2" PVC SCH-80 IRRIGATION LINE.
- (R6) INSTALL 2" IRRIGATION WATER METER
- (R7) INSTALL 2" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTOR
- (R8) IRRIGATION POINT OF CONNECTION. REFER TO LANDSCAPE IRRIGATION PLANS FOR CONTINUATION.
- (F1) HOT TAP TO EXISTING WATER MAIN. COORDINATE WITH COACHELLA WATER AUTHORITY.
- F2 INSTALL 6" FEBCO 826YD REDUCED PRESSURE ASSEMBLY, OR APPROVED EQUAL.
- (F3) INSTALL 6" PVC C-900, CLASS 150, FIRE WATER LINE.
- (F4) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE).

### SEWER CONSTRUCTION NOTES

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

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



1" = 40' ONLY AT 24" X 36" VICINITY MAP NOT TO SCALE

OUNTAINHEAD

SHEET NUMBER

Y

AN A

PARED FOR DEVEI





Future Parcel 2
Area to be
completed by
tenant

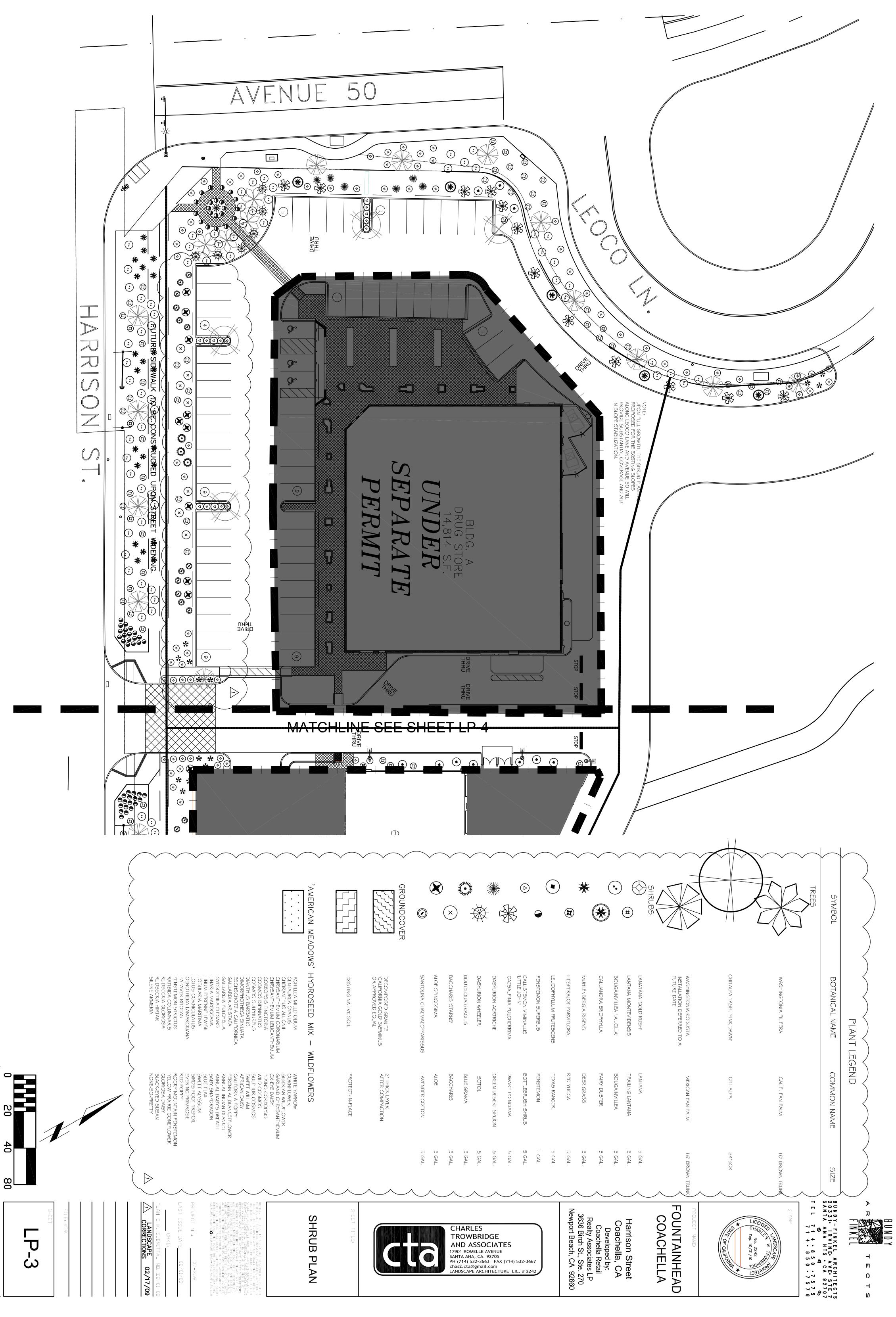
### Previous Approved Landscape Pallete AR No. 07-20

### PLANT LEGEND

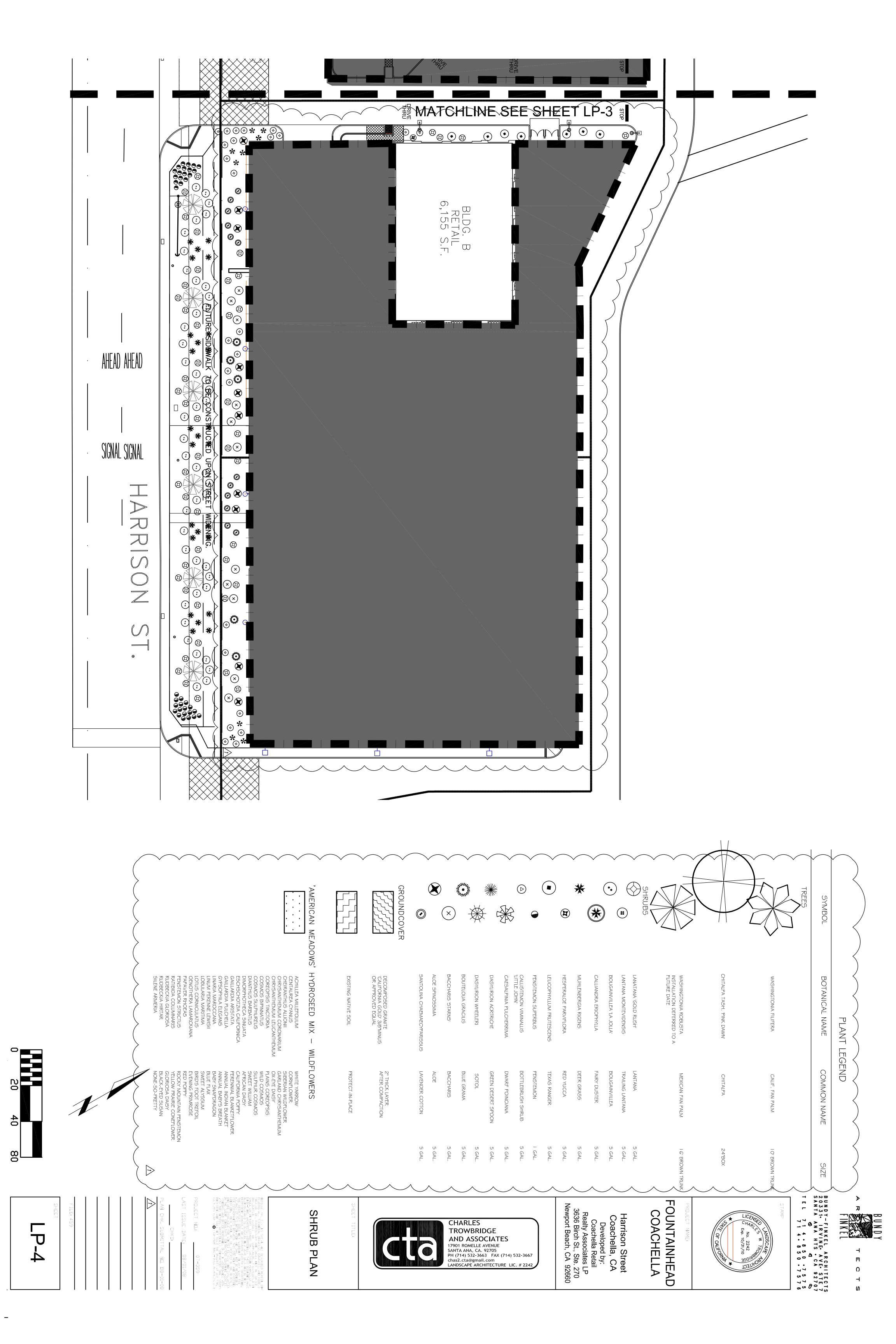
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	WASHINGTONIA FILIPERA	CALIF. I'AN PALM	i oʻ brown trlii
	CHITALPA TASH. FINK DAWN	CHITALPA	24°BOX
	WASHINGTONIA ROBUSTA INSTALLATION DEFERRED TO A FUTURE DATE	MEXICAN FAN PALM	I 6' BROWN TRUI
SHRUBS	LANATANA 'GOLD RUSH'	LANTANA	5 GAL
, & ®	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL.
· •	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL.
· · · · · · · · · · · · · · · · · · ·	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	5 GAL
*	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.
<b>(B)</b>	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
•	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL
. •	PENSTEMON SUPERBUS	PENSTEMON	I GAL
) (a)	CALLISTEMON VIMINALLIS	BOTTLEBRUSH SHRUB	5 GAL.
· 🛣	'LITTLE JOHN' CAESALPINIA PULCHERRIMA	DWARF POINCIANA	5 GAL.
***	DASYLIRION ACRTRICHE	GREEN DESERT SPOON	5 GAL
, <b>**</b>	DASYLIRION WHEELERI	SOTOL	5 GAL
> 3m2 ×4×	BOUTELOUA GRACIUS	BLUE GRAMA	5 GAL.
> (X)	BACCHARIS STARNS	BACCHARI5	5 GAL
$\mathbf{k}$	ALOE SPINOSSIMA	ALCE	5 GAL.
, <b>o</b>	SANTOLINA CHAEMAECYPARISSUS	LAVENDER COTTON	5 GAL.
•			•
GROUNDCOVER			
·	DECOMPOSED GRANITE 'CALIFORNIA GOLD' 3/8"MINUS OR APPROVED EQUAL	2" THICK LAYER AFTER COMPACTION	`
>	OK AFFROND EQUAL		•
	EXISTING NATIVE SOIL	PROTECT-IN-PLAGE	<

### Proposed Landscape Pallete for Phase 2 and 3

TREES	BOTANICAL / COMMON NAME	CONT	<u>C</u>	<u>AL</u>	HEIGH	T & SPREA	D @ PLANTIN
(•)	Cercidium x `Desert Museum` / Thornless Palo Verde Single Trunk High Branching	24" Box Standard	2'	'Cal	7° x 2.5	r	
	Chilopsis linearis 'AZT Desert Amethyst' / Desert Willow	24" Box	2'	'Cal	7° x 2.5	ï	
	Prosopis chilensis / Chilean Mesquite	24" Box Standard	2'	'Cal	7` x 2.5	ř	
	Washingtonia filifera / California Fan Palm Skinned	15' Brown Trunk Skir	ned		15` BT		
PLANT SCHED	ULE						
SHRUBS	BOTANICAL / COMMON NAME		CONT	SPAC	CING	QTY	
	Caesalpinia pulcherrima / Red Bird Of Paradise		5 gal	36" o.	.c.	191	
(3)	Convolvulus cneorum / Bush Morning Glory		5 gal	48" o.	.c.	167	
<b>①</b>	Leucophyllum candidum 'Thunder Cloud' TM / Thunder	Cloud™ Texas Sage	15 gal	48" o.	.c.	553	
	Oenothera berlandieri / Mexican Evening Primrose		5 gal	48" o.	.c.	258	
	Senna wislizeni / Wislizenus` Senna		5 gal	60" o.	.c.	31	
GRASSES	BOTANICAL / COMMON NAME		CONT	SPAC	CING	QTY	
	Dasylirion longissimum / Toothless Desert Spoon		5 gal	72" o.	.c.	64	
$\odot$	Schizachyrium scoparium / Little Bluestem Grass		1 gal	24" o.	.c.	326	
SUCCULENTS	BOTANICAL / COMMON NAME		CONT	SPAC	CING	QTY	
	Agave americana / Century Plant		15 gal	84" o.	.c.	36	
	Agave x `Blue Glow` / Blue Glow Agave		15 gal	36" o.	.c.	21	
	Lampranthus spectabilis / Trailing Ice Plant		1 gal	24" o.	.c.	192	

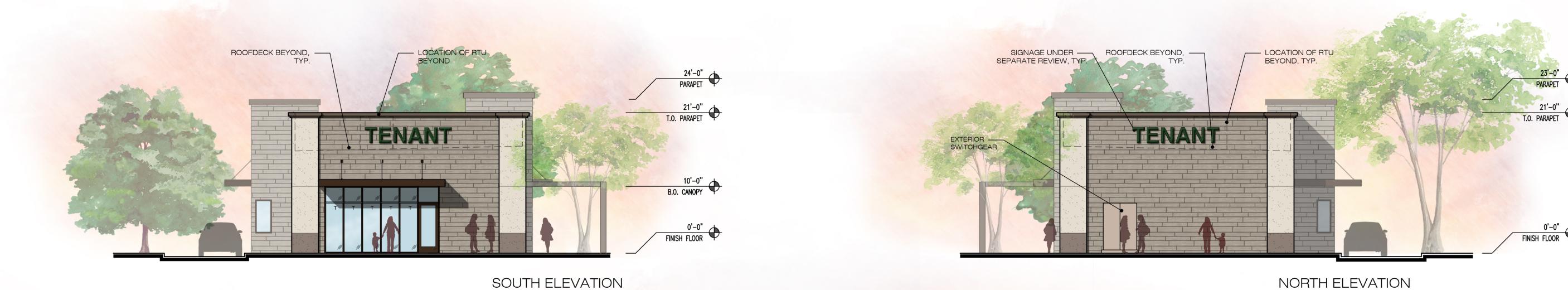


Attachment 9





EAST ELEVATION



LOSATION OF RTU
BEYOND, TYP.

SIGNAGE UNDER
SEPARATE REVIEW, TYP

23'-0"
PARAPET

14'-0"
P.O. SORTH

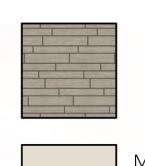
14'-0"
B.O. SOFFIT

10'-0"
B.O. CANOPY

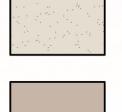
O'-0"

FINISH FLOOR

WEST ELEVATION



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



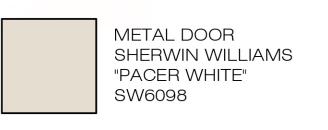
PLASTER SHERWIN WILLIAMS "PACER WHITE" SW6098

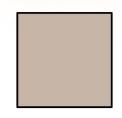


PLASTER SHERWIN WILLIAMS "SPALDING GREY" SW6074



CORNICE/
PATIO TRELLIS
SHERWIN WILLIAMS
"HOMESTEAD BROWN"
SW7515





METAL DOOR SHERWIN WILLIAMS "MEGA GREIGE" SW7031



STOREFRONT & CANOPY-DARK BRONZE ANODIZED ALUMINUM

MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

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

### ELEVATIONS

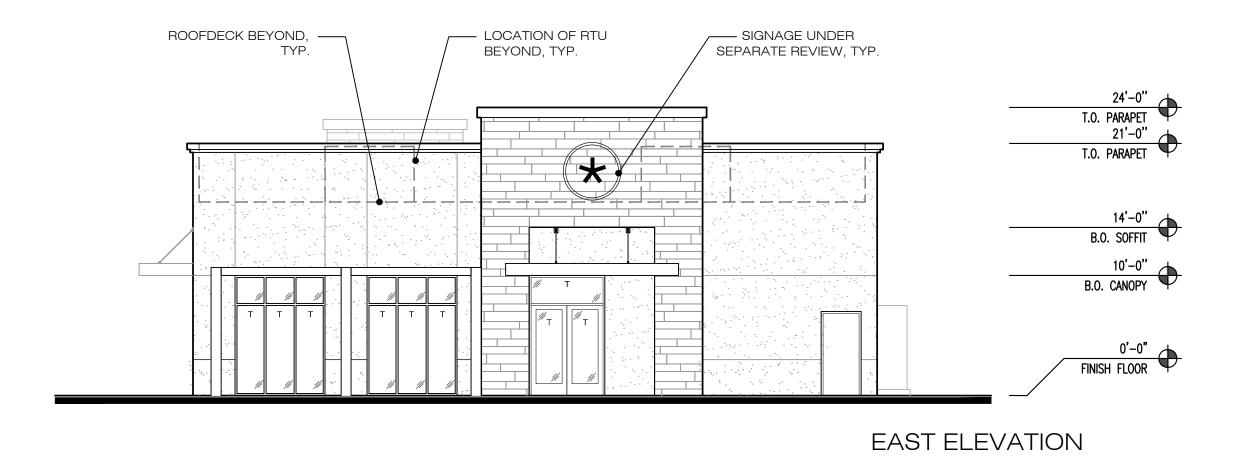
Scale: 1/8" = 1'-0" September 24, 2021

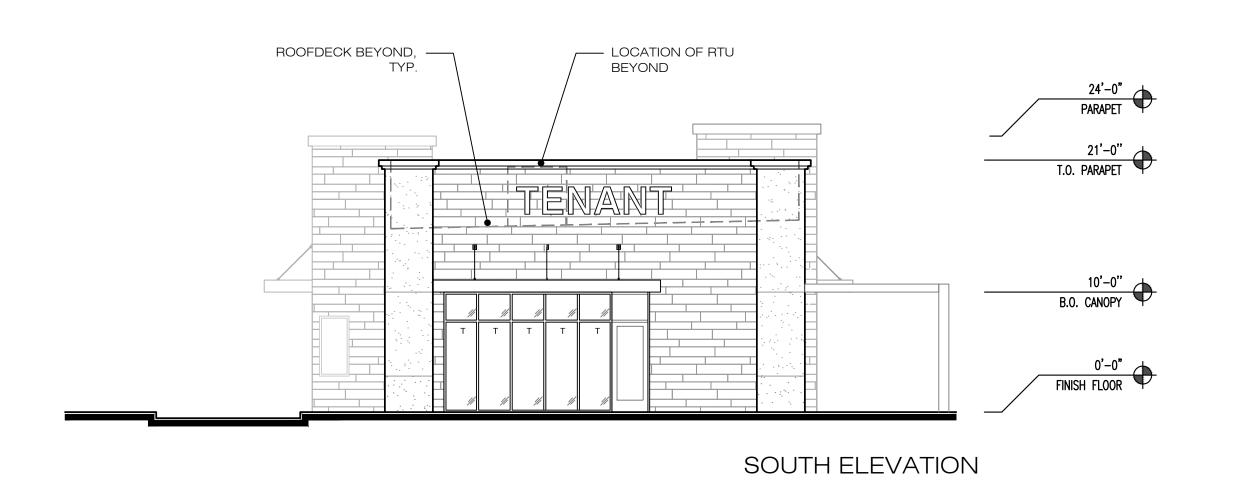
P:\19\19682 - Coachella, First & Harrison Starbucks Shell

CDs\Design\Elevations\x19682 - Design Elevations.dwg

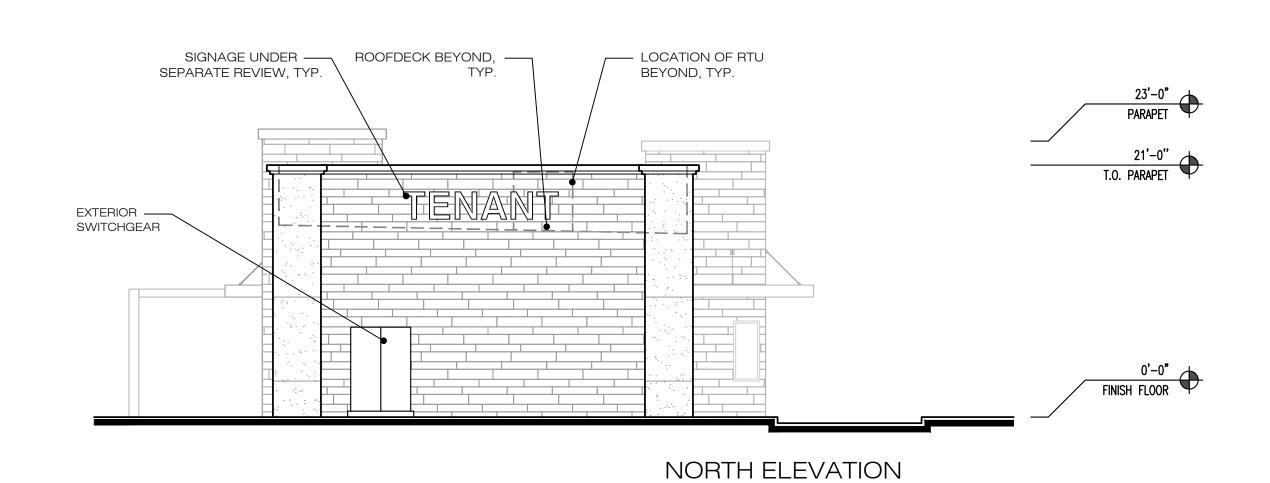
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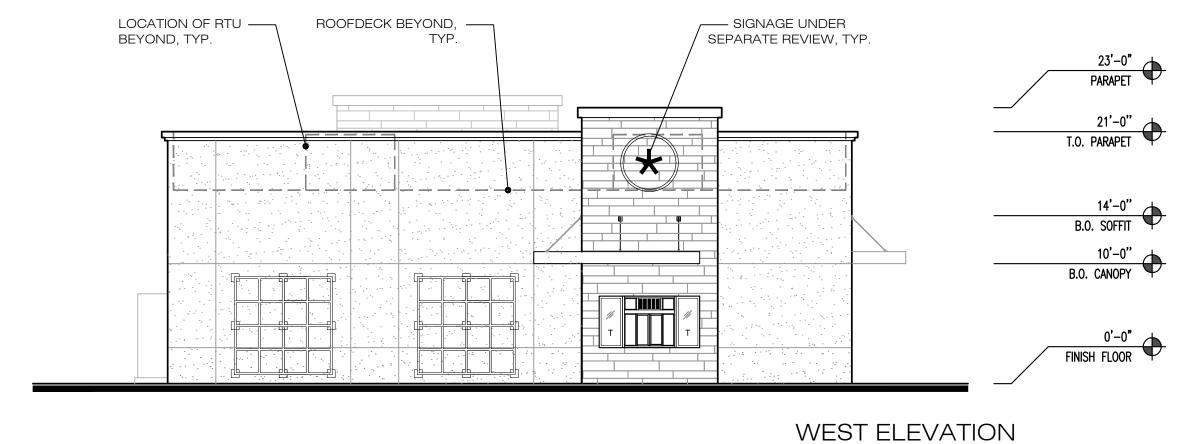






SW6098





CORNICE/ PLASTER HARDIE PANEL W/PAINT PLASTER PATIO TRELLIS SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS "PACER WHITE" "MEGA GREIGE" "SPALDING GREY" "HOMESTEAD BROWN" SW6098 SW7031 SW6074 SW7515 METAL DOOR METAL DOOR STOREFRONT & CANOPY-SHERWIN WILLIAMS SHERWIN WILLIAMS DARK BRONZE "MEGA GREIGE" "PACER WHITE" ANODIZED ALUMINUM

SW7031

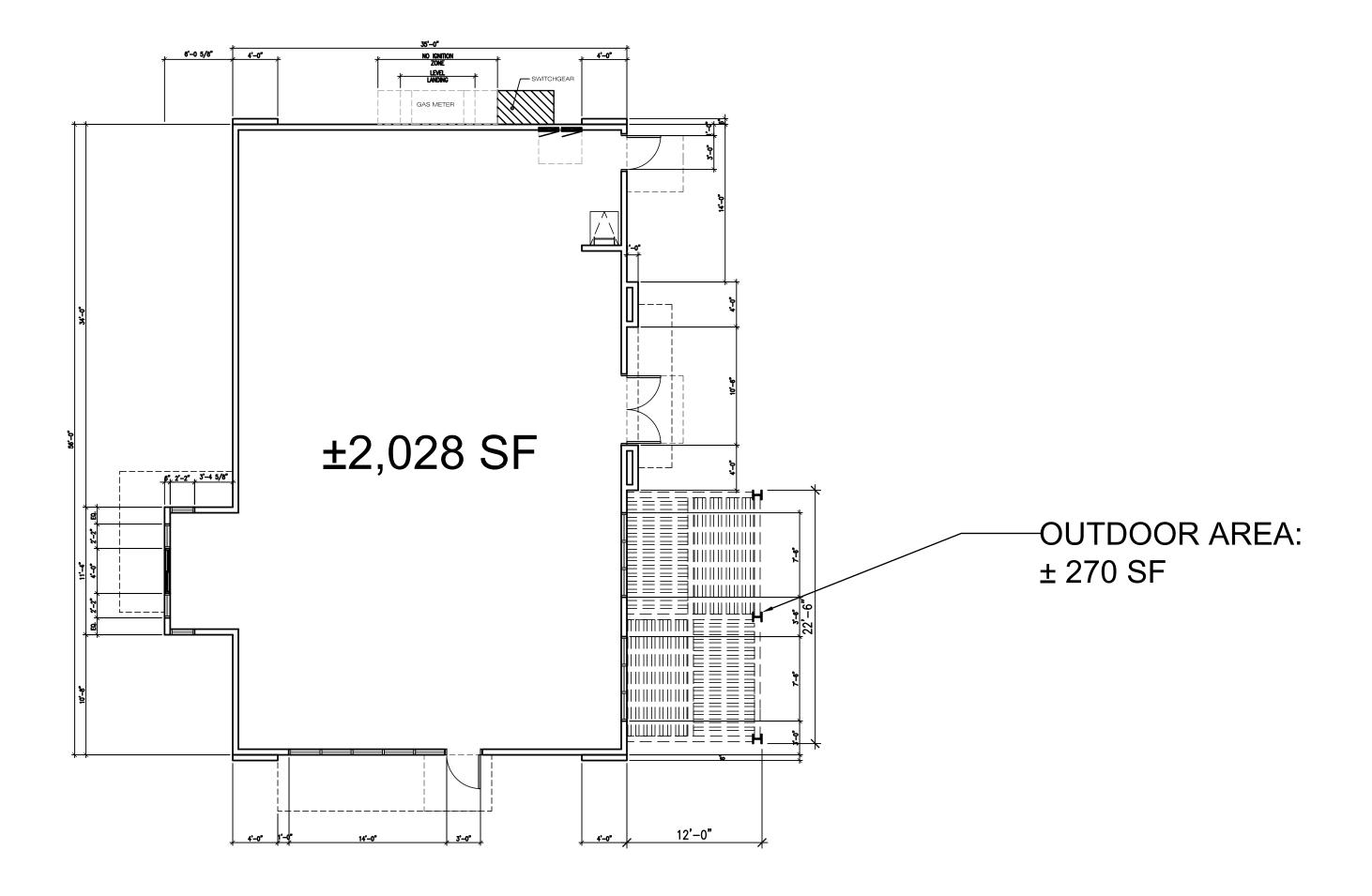


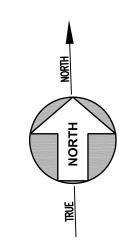
## MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

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

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







## MULTI-TENANT

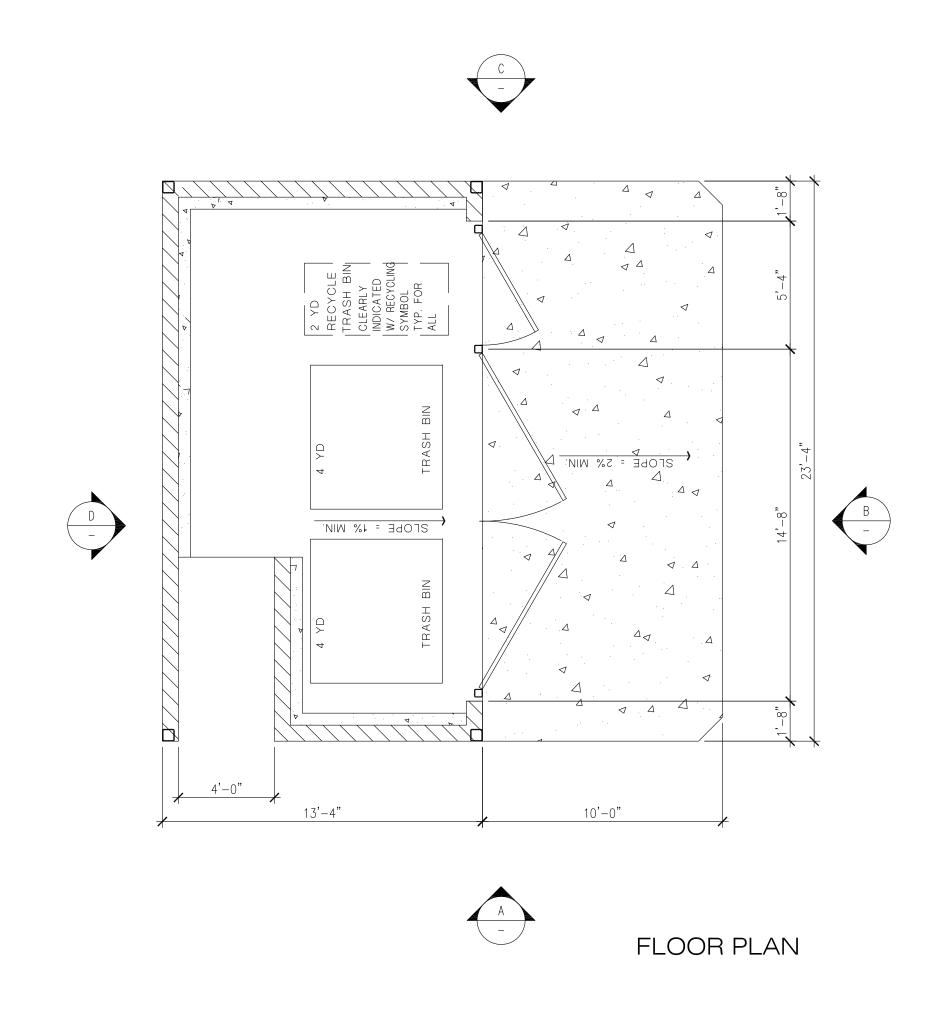
NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

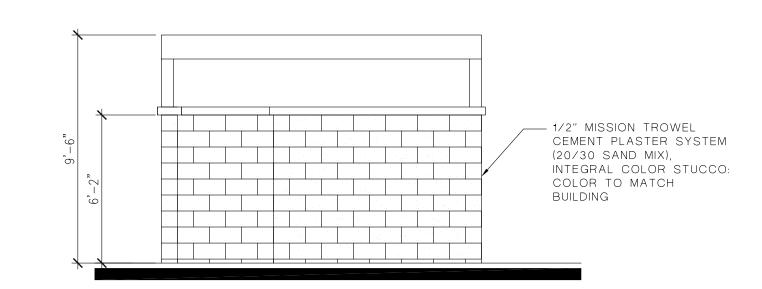


Scale: 1/8" = 1'-0" November 23, 2021

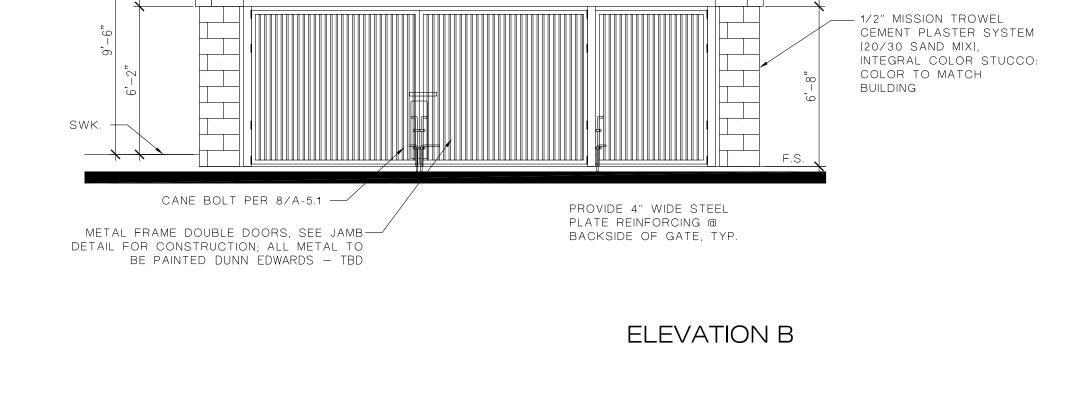
P:\19\19682 - Coachella, First & Harrison Starbucks Shell CDs\Design\Floor Plan\x19682 - Design Floor Plan.dwg

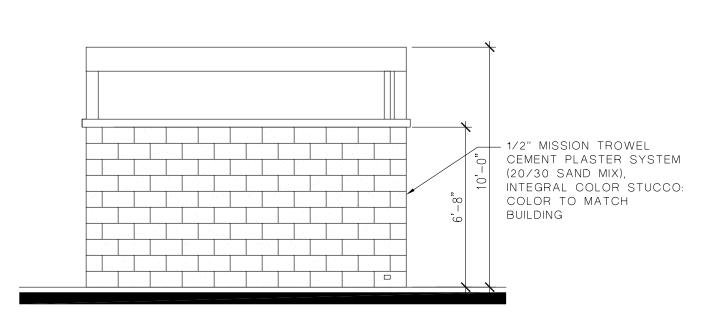
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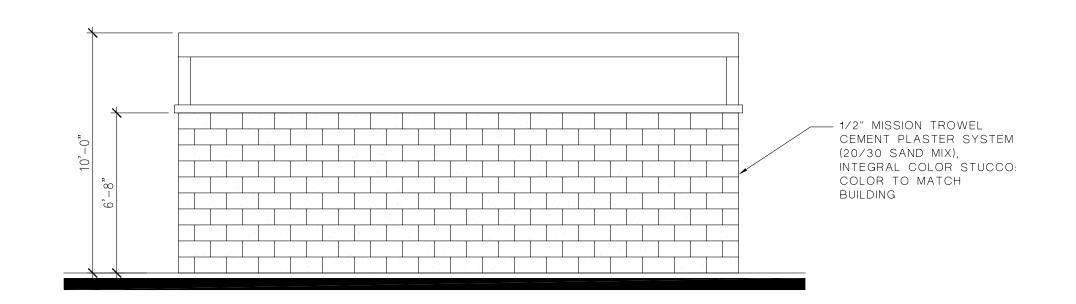












ELEVATION C

ELEVATION D



NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

TRASH ENCLOSURE

PLANS

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

November 23, 2021

P:\19\19682 - Coachella, First & Harrison Starbucks Shell CDs\Design\Elevations\x19682 - Design Elevations.dwg

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STOREFRONT CANOPY DARK BRONZE ANODIZED ALUMINUM

### HARDIE PANEL SHERWIN WILLIAMS PAINT



MEGA GREIGE SW7031



CORNICE
PLASTER FINISH
SHERWIN WILLAIMS
HOMESTEAD BROWN
SW7515

### PLASTER SHERWIN WILLIAMS PAINT







 RENDER
 4

 Scale= N.T.S.
 A-202







PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, California 91770

Telephone: 626.799.9898 Facsimile: 626.372.8288

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RI	EVISIONS:

1ST CUP SUBMITTAL

ISSUE DATE:

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

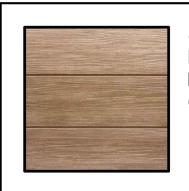
A-202

EXTERIOR RENDERS

RENDER

Scale= N.T.S. **A-202** 

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



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



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



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



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

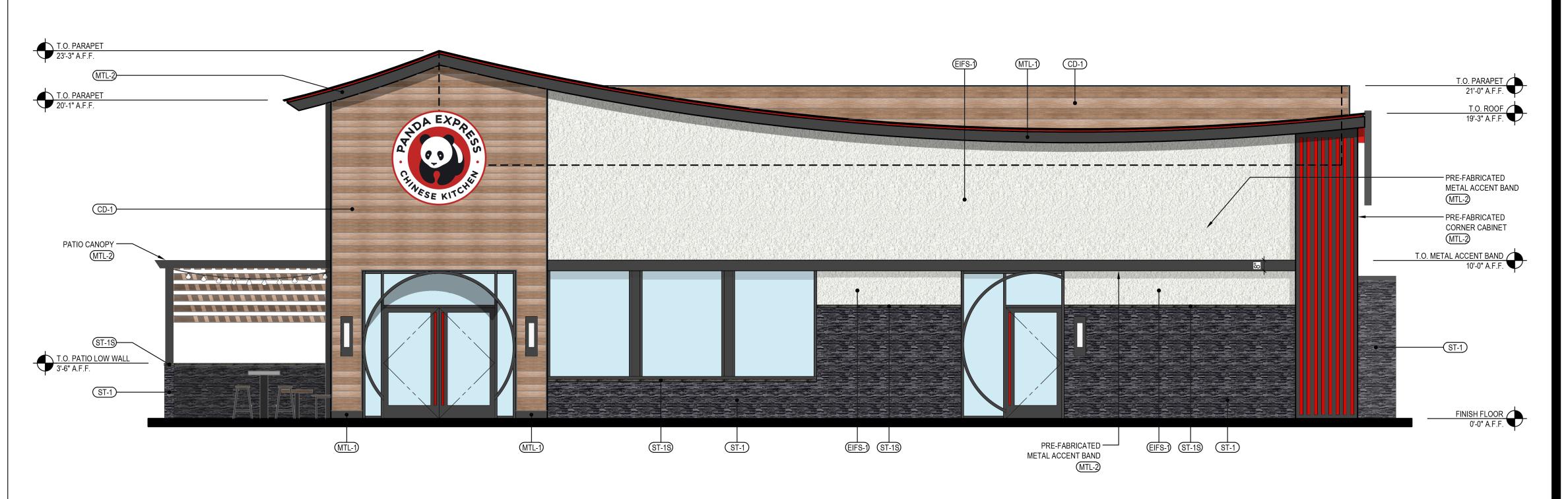


METAL MTL-2 MANUFACTURE: ALLEN INDUSTRIES COLOR: DARK BRONZE FINISH: SATIN

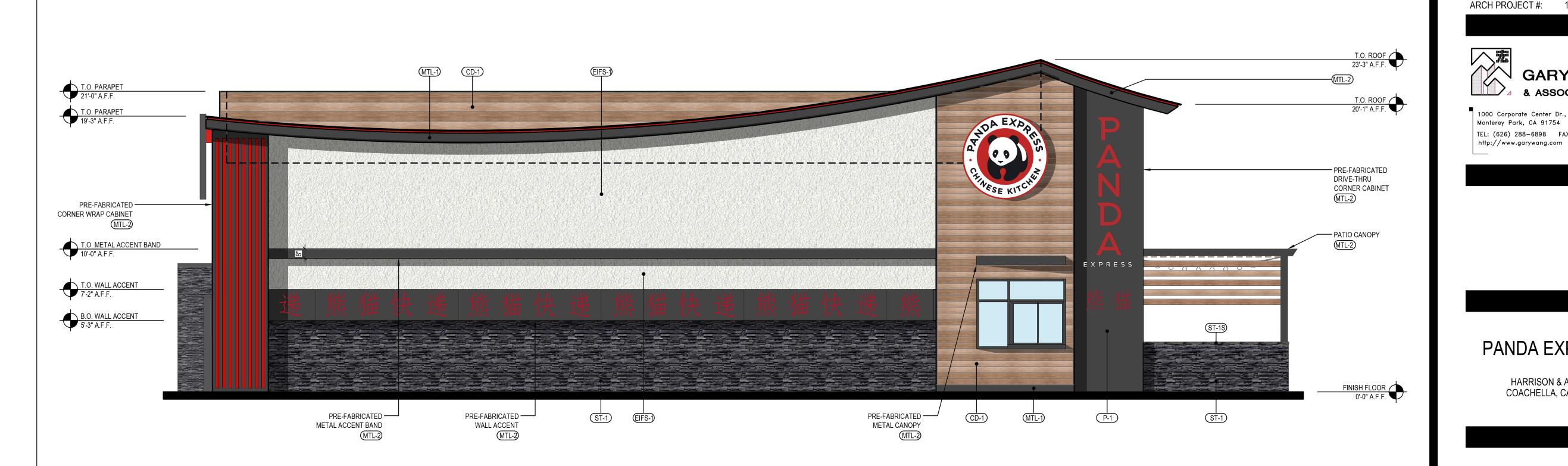


PAINT (P-1) MANUFACTURE: ALLEN INDUSTRIES COLOR: PANDA RED FINISH: SATIN

## Attachment 11



SOUTH ELEVATION Scale= 1/4" = 1'-0" A-201



EXTERIOR ELEVATIONS NORTH ELEVATION

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



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REV	ISIONS:

ISSUE DATE: 1ST CUP SUBMITTAL

DRAWN BY: RR/CL/JL

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



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PANDA EXPRESS

HARRISON & AVE 50 COACHELLA, CA 92236

A-201

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



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



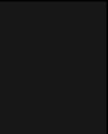
SILL ST-18 MANUFACTURE: CORONADO STONE PRODUCTS PRODUCT: CHISELED STONE SILL COLOR: CHARCOAL FINISH: NATURAL



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



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

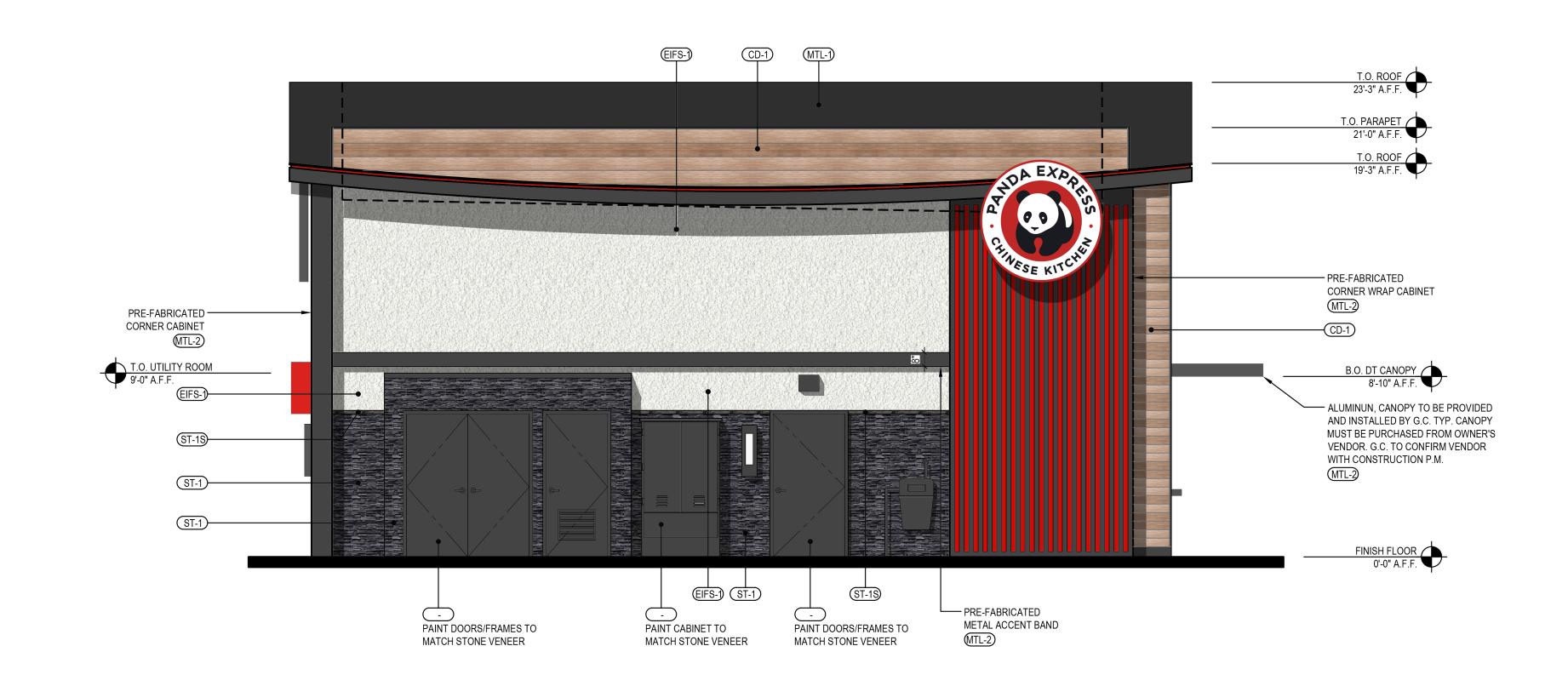


METAL MTL-2 MANUFACTURE: ALLEN INDUSTRIES COLOR: DARK BRONZE FINISH: SATIN

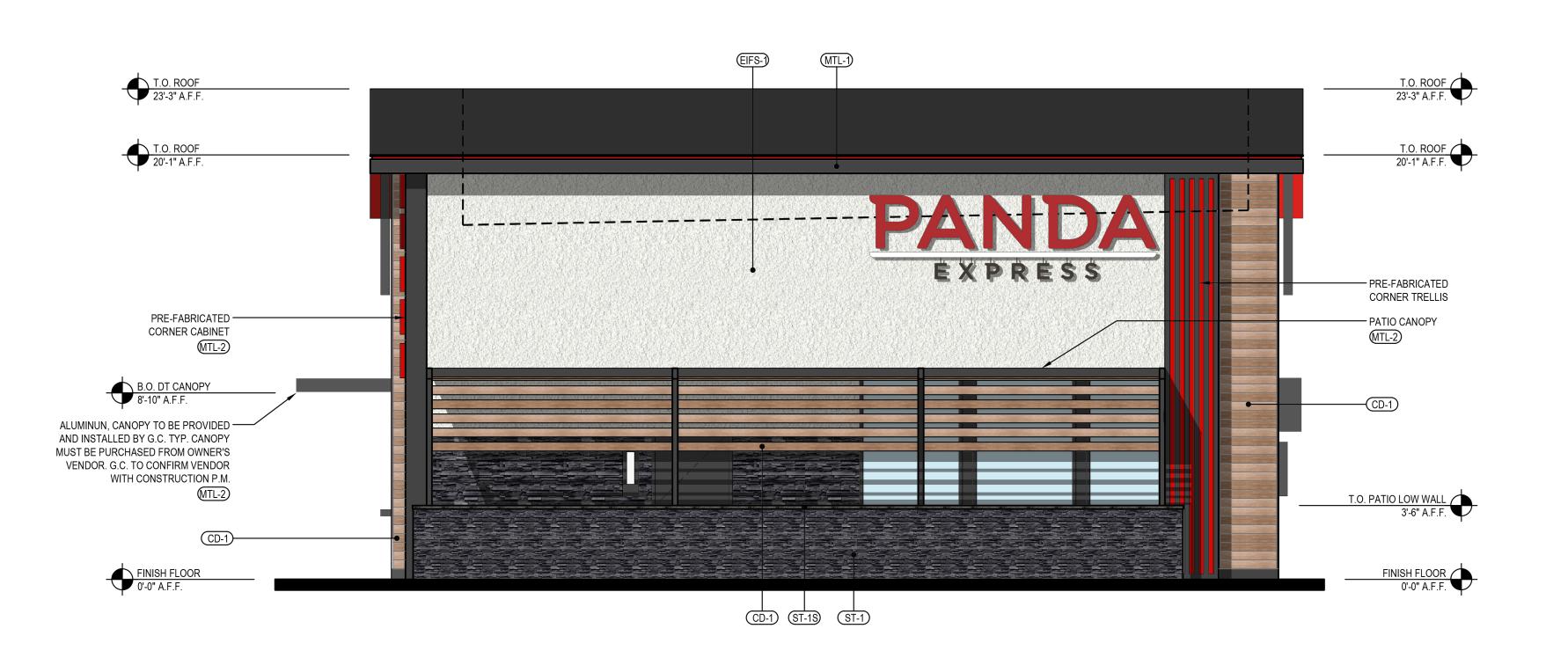


PAINT (P-1) MANUFACTURE: ALLEN INDUSTRIES COLOR: PANDA RED FINISH: SATIN

## Attachment 11



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



WEST ELEVATION

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



PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, California

Telephone: 626.799.9898 Facsimile: 626.372.8288

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REV	ISIONS:

ISSUE DATE: 1ST CUP SUBMITTAL

DRAWN BY: RR/CL/JL

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



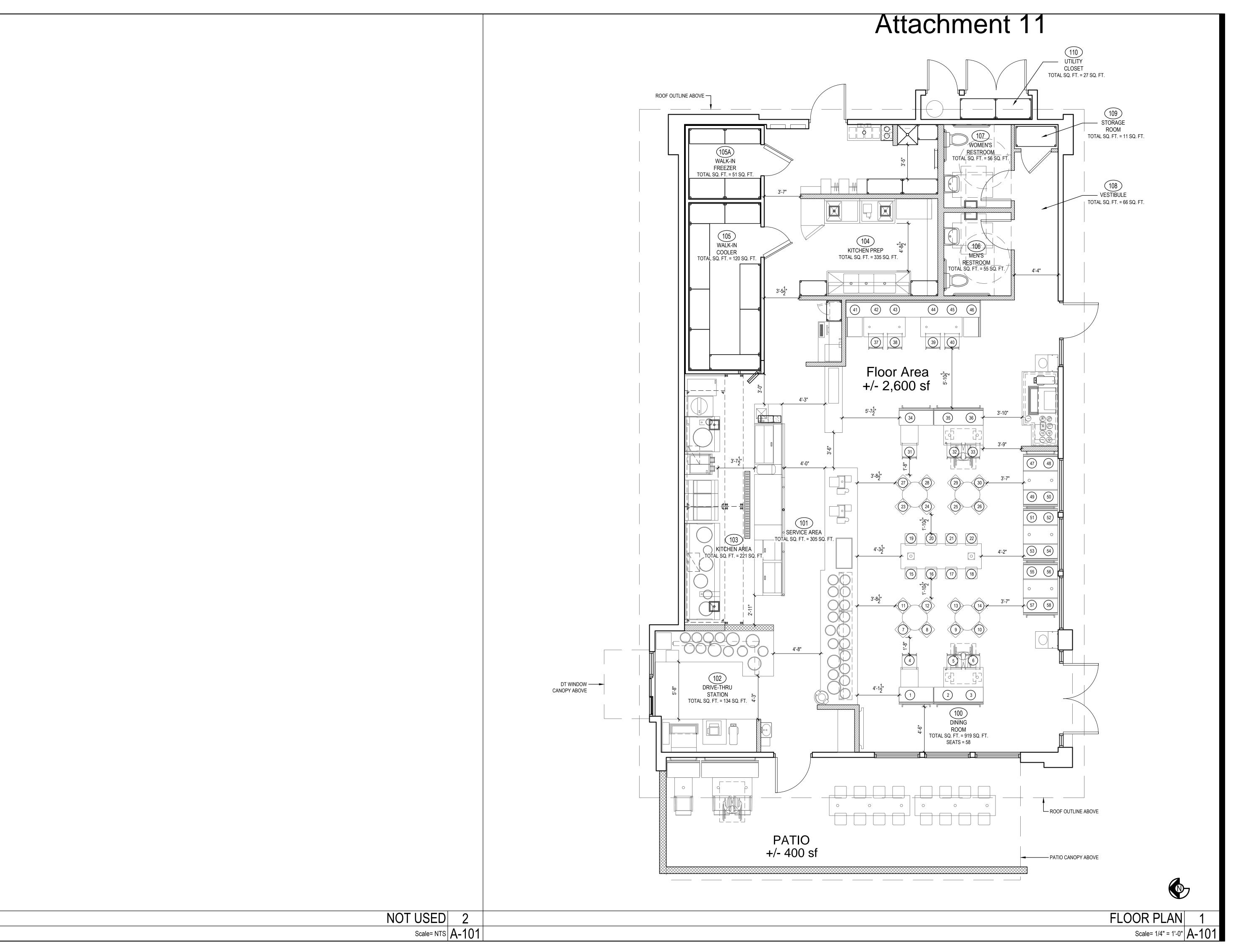
1000 Corporate Center Dr., Suite 550 Monterey Park, CA 91754 TEL: (626) 288-6898 FAX: (626) 768-7101 http://www.garywang.com

PANDA EXPRESS

HARRISON & AVE 50 COACHELLA, CA 92236

A-200

EXTERIOR ELEVATIONS





PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, California 91770

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REV	ISIONS:

### ISSUE DATE: 1ST 1ST CUP

1ST	1ST CUP SUBMITTAL	10-11-2

DRAWN BY: RR/CL/JL

PANDA PROJECT #: \$8-22-D8226 ARCH PROJECT #: 19-317



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

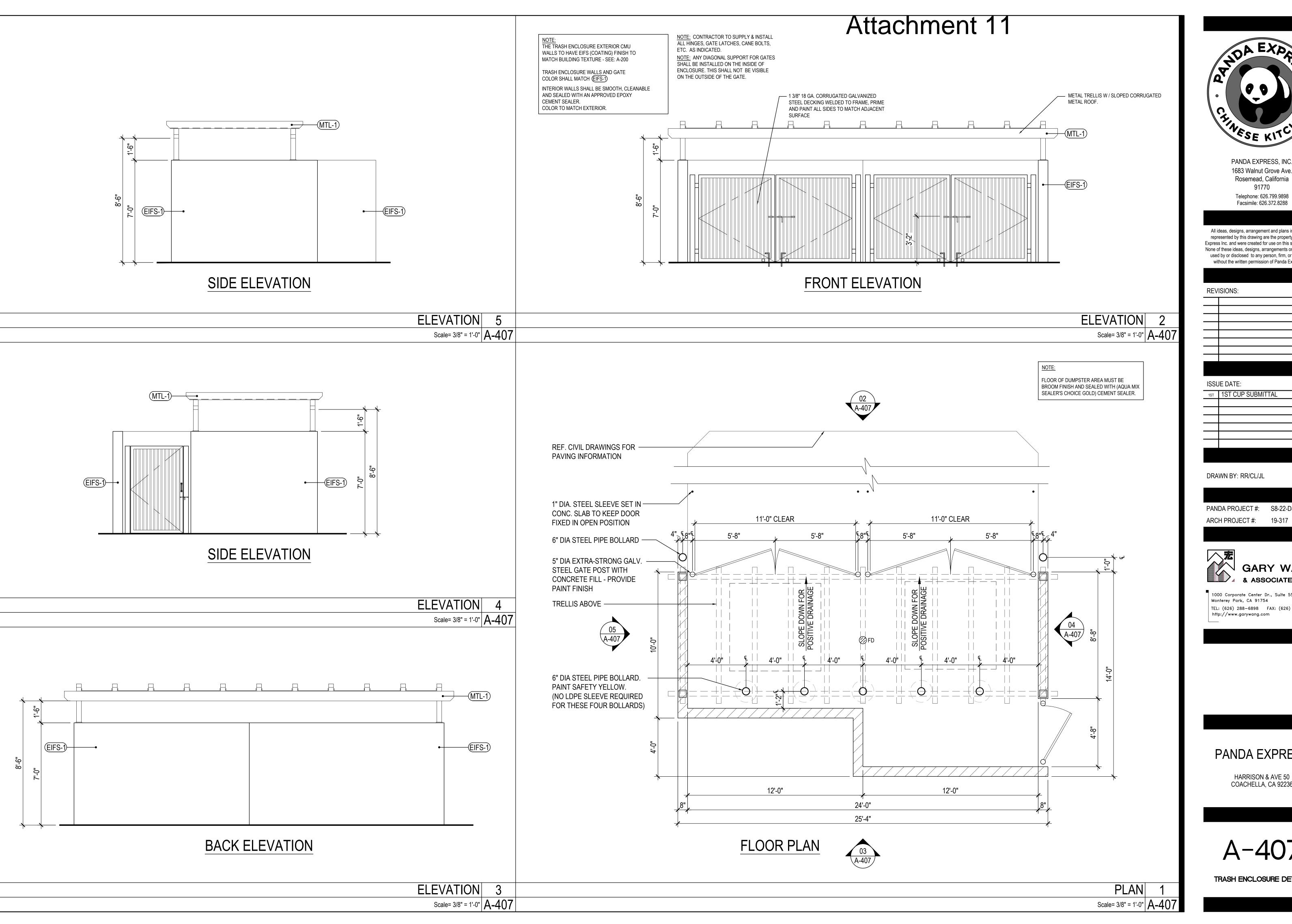
http://www.garywang.com

PANDA EXPRESS

HARRISON & AVE 50 COACHELLA, CA 92236

A-101

FLOOR PLAN





PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, California

Telephone: 626.799.9898 Facsimile: 626.372.8288

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**REVISIONS:** 

ISSUE DATE:

1ST CUP SUBMITTAL

DRAWN BY: RR/CL/JL

PANDA PROJECT #: S8-22-D8226



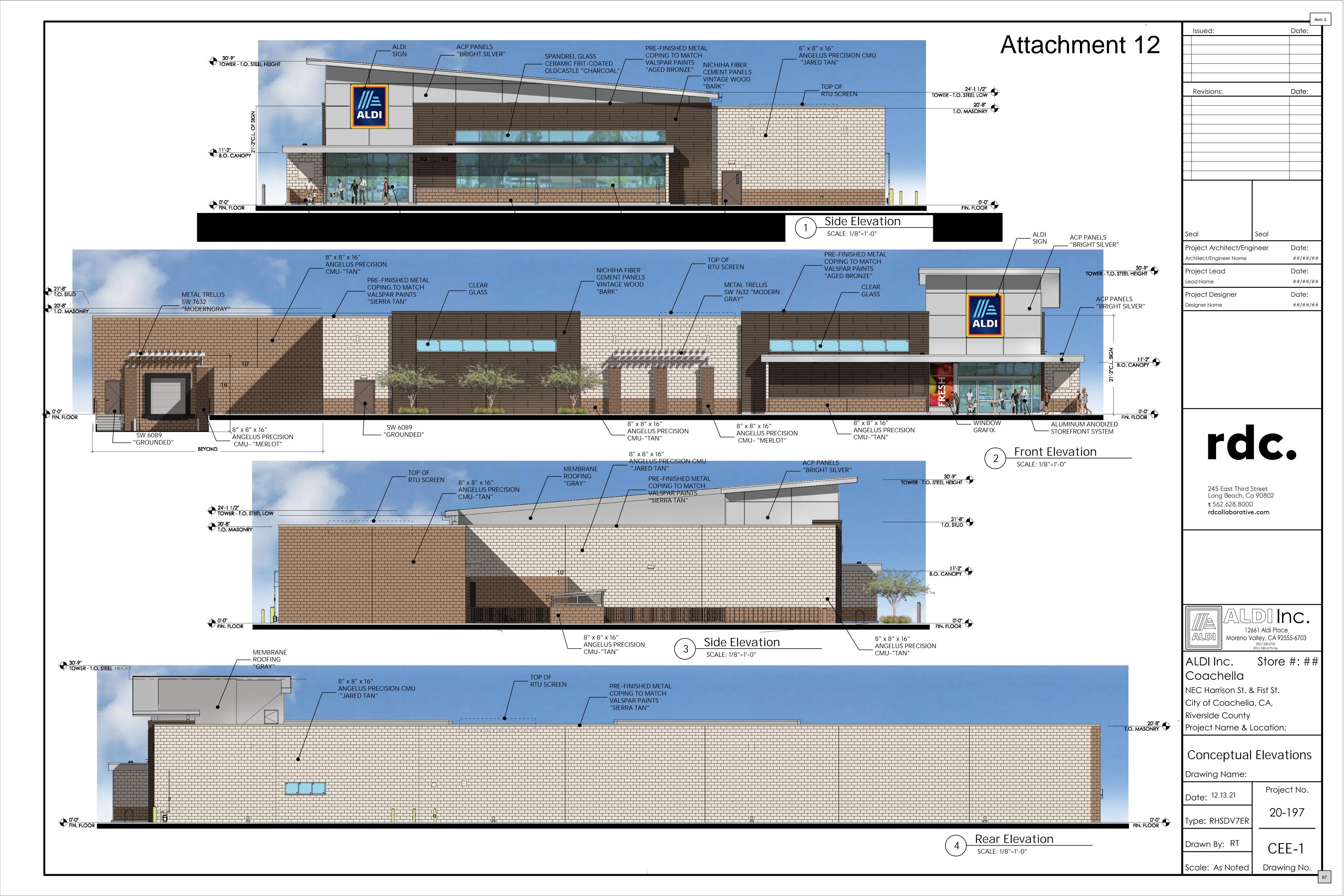
Monterey Park, CA 91754 TEL: (626) 288-6898 FAX: (626) 768-7101 http://www.garywang.com

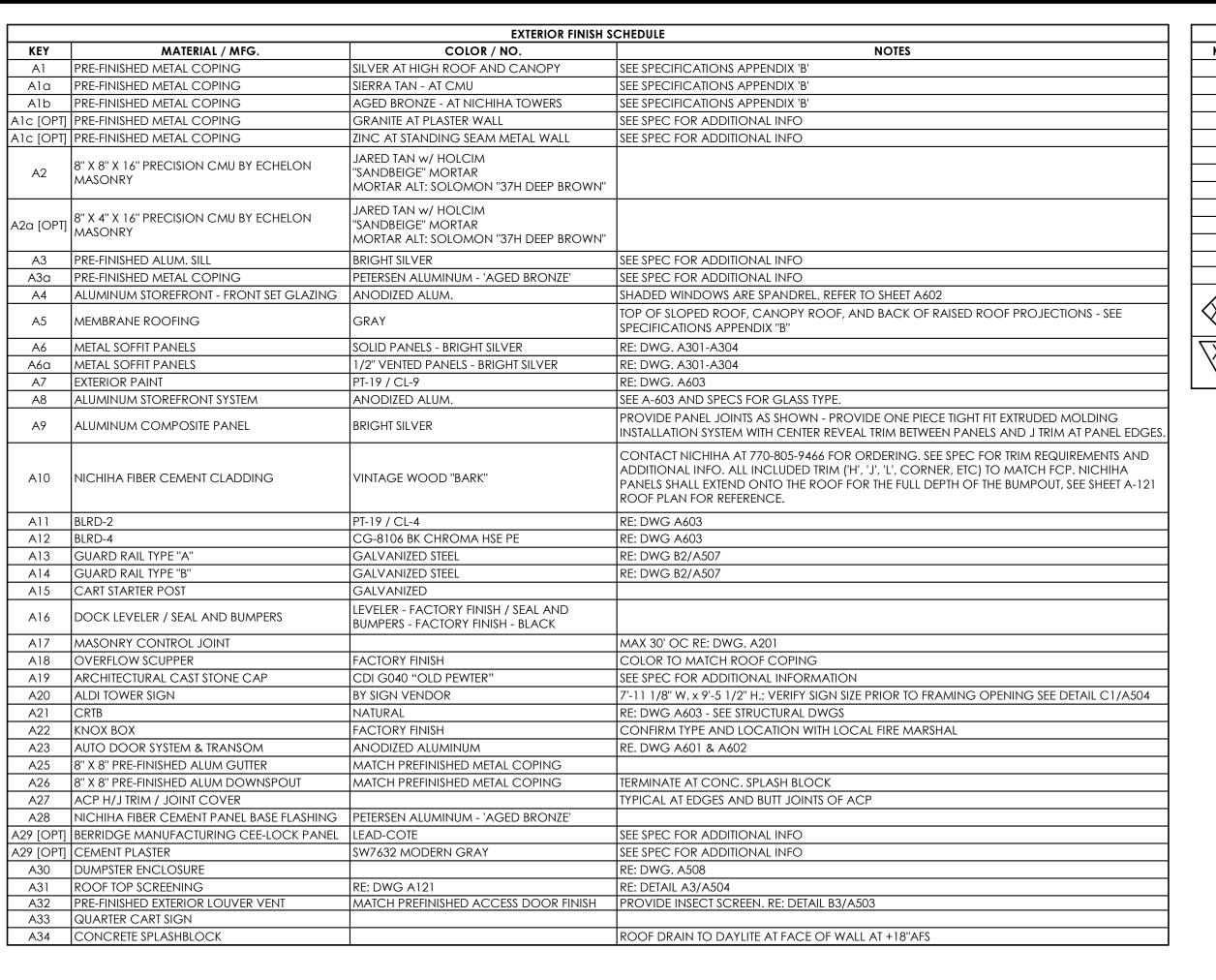
PANDA EXPRESS

HARRISON & AVE 50 COACHELLA, CA 92236

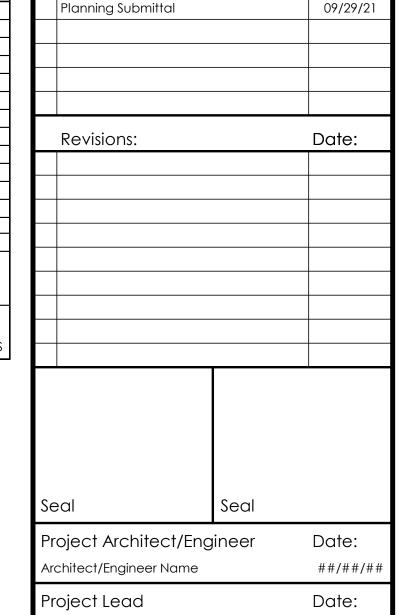
A-407

TRASH ENCLOSURE DETAILS





		EXTERIOR F	FINISH SCHEDULE
KEY	MATERIAL / MFG.	COLOR / NO.	Attacks moont 12
E1	EXIT DISCHARGE	FACTORY FINISH	MOUNT @ 8'-0" A.F.F. Attachment 12
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 16'-2" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	FUSED DISCONNECT	FACTORY FINISH	SEE ELECTRICAL DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F.; LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	GENERATOR QUICK CONNECT	FACTORY FINISH	SEE ELECTRICAL DWGS
E8	AIR SAMPLING CONTROL DETECTION PANEL	FACTORY FINISH	SEE ELECTRICAL DWGS
F1	FIRE DEPARTMENT CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS AND FLOOR PLAN
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
$\langle \! \rangle \! \rangle$	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND WINDOW MULLIONS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS & WINDOW MULL



Issued:

Lead Name

Project Designer

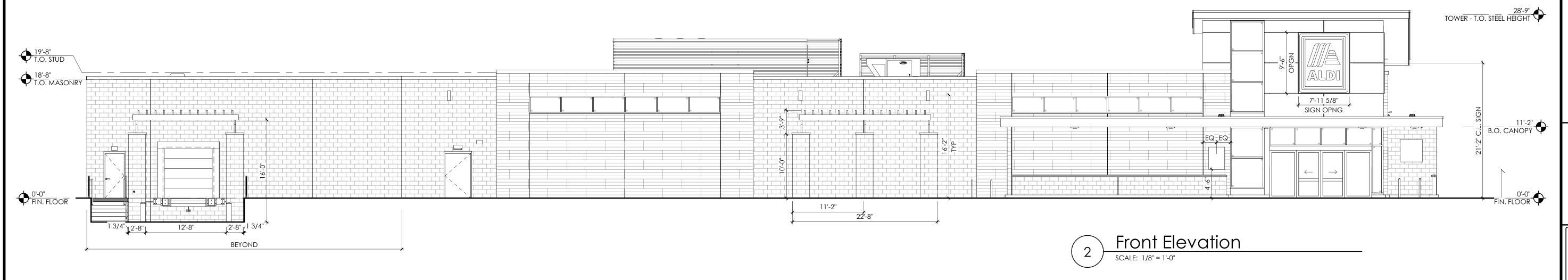
Designer Name

Date:

##/##/##

##/##/##

Date:





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



12661 Aldi Place
Moreno Valley, CA 92555-6703

(951) 530-5750
(951) 530-5775 fax

## ALDI Inc. Store #: ## Coachella

NEC Harrison St. & First St.
City of Coachella, CA,
Riverside County

Project Name & Location:

Conceptual Exterior

### Elevations

Drawing Name:

Date:	Project No.
Type: RHSDV7ER	20-197

Drawn By: SF A-201

Scale: As Noted Drawing No.

Side Elevation

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

22'-1 1/2" TOWER - T.O. STEEL LOW

T.O. MASONRY •

FIN. FLOOR

/29/2021 1:48:39 PM

TOWER - T.O. STEEL HEIGHT

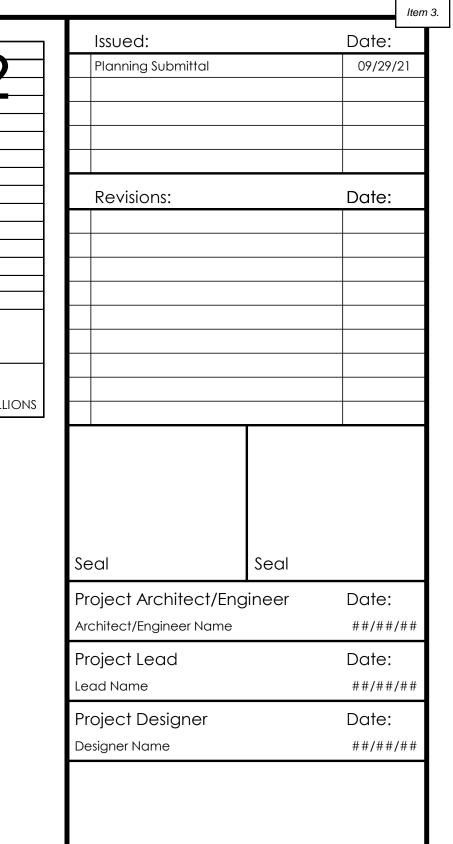
B.O. CANOPY

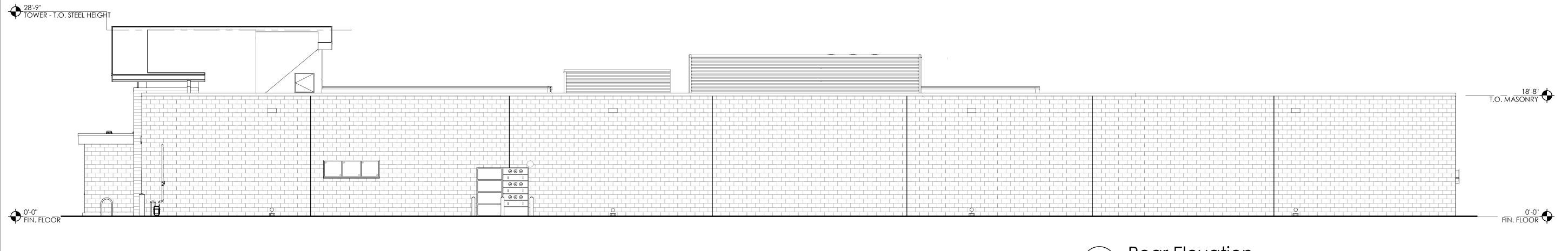
7'-11 5/8" OPNG

, EQ EQ

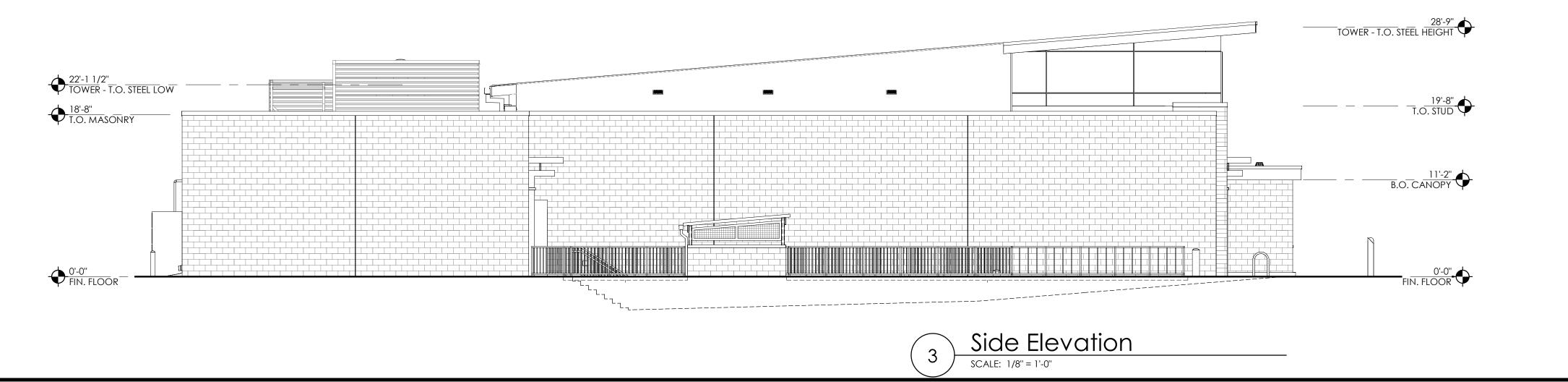
KEY A1	********	EXTERIOR FINISH S	
<u> </u>	MATERIAL / MFG.	COLOR / NO.	NOTES
	PRE-FINISHED METAL COPING	SILVER AT HIGH ROOF AND CANOPY	SEE SPECIFICATIONS APPENDIX 'B'
	PRE-FINISHED METAL COPING	SIERRA TAN - AT CMU	SEE SPECIFICATIONS APPENDIX 'B'
	PRE-FINISHED METAL COPING	AGED BRONZE - AT NICHIHA TOWERS	SEE SPECIFICATIONS APPENDIX 'B'
	PRE-FINISHED METAL COPING PRE-FINISHED METAL COPING	GRANITE AT PLASTER WALL ZINC AT STANDING SEAM METAL WALL	SEE SPEC FOR ADDITIONAL INFO
ATC [OPT]	PRE-FINISHED MEIAL COPING		SEE SPEC FOR ADDITIONAL INFO
A2	8" X 8" X 16" PRECISION CMU BY ECHELON MASONRY	JARED TAN W/ HOLCIM "SANDBEIGE" MORTAR MORTAR ALT: SOLOMON "37H DEEP BROWN"	
A2a [OPT]	8" X 4" X 16" PRECISION CMU BY ECHELON MASONRY	JARED TAN W/ HOLCIM "SANDBEIGE" MORTAR MORTAR ALT: SOLOMON "37H DEEP BROWN"	
A3	PRE-FINISHED ALUM. SILL	BRIGHT SILVER	SEE SPEC FOR ADDITIONAL INFO
A3a	PRE-FINISHED METAL COPING	PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO
A4	ALUMINUM STOREFRONT - FRONT SET GLAZING	ANODIZED ALUM.	SHADED WINDOWS ARE SPANDREL, REFER TO SHEET A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX "B"
A6	METAL SOFFIT PANELS	SOLID PANELS - BRIGHT SILVER	RE: DWG. A301-A304
A6a	METAL SOFFIT PANELS	1/2" VENTED PANELS - BRIGHT SILVER	RE: DWG. A301-A304
	EXTERIOR PAINT	PT-19 / CL-9	RE: DWG. A603
A8	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	SEE A-603 AND SPECS FOR GLASS TYPE.
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDG
A10	NICHIHA FIBER CEMENT CLADDING	VINTAGE WOOD "BARK"	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP. NICHIHA PANELS SHALL EXTEND ONTO THE ROOF FOR THE FULL DEPTH OF THE BUMPOUT, SEE SHEET A-12 ROOF PLAN FOR REFERENCE.
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4	CG-8106 BK CHROMA HSE PE	RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	CART STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	
	MASONRY CONTROL JOINT		MAX 30' OC RE: DWG. A201
	OVERFLOW SCUPPER	FACTORY FINISH	COLOR TO MATCH ROOF COPING
A19	ARCHITECTURAL CAST STONE CAP	CDI G040 "OLD PEWTER"	SEE SPEC FOR ADDITIONAL INFORMATION
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" W. x 9'-5 1/2" H.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A21	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A22		ANODIZED ALUMINUM	RE. DWG A601 & A602
A22 A23	AUTO DOOR SYSTEM & TRANSOM		
A22 A23 A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	TERMINIATE AT COMO CRI ACUARIOCE
A22 A23 A25 A26	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A22 A23 A25 A26 A27	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT ACP H/J TRIM / JOINT COVER	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A22 A23 A25 A26 A27 A28	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT ACP H/J TRIM / JOINT COVER NICHIHA FIBER CEMENT PANEL BASE FLASHING	MATCH PREFINISHED METAL COPING PETERSEN ALUMINUM - 'AGED BRONZE'	TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A22 A23 A25 A26 A27 A28 A29 [OPT]	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT ACP H/J TRIM / JOINT COVER NICHIHA FIBER CEMENT PANEL BASE FLASHING BERRIDGE MANUFACTURING CEE-LOCK PANEL	MATCH PREFINISHED METAL COPING  PETERSEN ALUMINUM - 'AGED BRONZE'  LEAD-COTE	TYPICAL AT EDGES AND BUTT JOINTS OF ACP  SEE SPEC FOR ADDITIONAL INFO
A22 A23 A25 A26 A27 A28 A29 [OPT]	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT ACP H/J TRIM / JOINT COVER NICHIHA FIBER CEMENT PANEL BASE FLASHING BERRIDGE MANUFACTURING CEE-LOCK PANEL CEMENT PLASTER	MATCH PREFINISHED METAL COPING PETERSEN ALUMINUM - 'AGED BRONZE'	TYPICAL AT EDGES AND BUTT JOINTS OF ACP  SEE SPEC FOR ADDITIONAL INFO  SEE SPEC FOR ADDITIONAL INFO
A22 A23 A25 A26 A27 A28 A29 [OPT] A29 [OPT]	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT ACP H/J TRIM / JOINT COVER NICHIHA FIBER CEMENT PANEL BASE FLASHING BERRIDGE MANUFACTURING CEE-LOCK PANEL CEMENT PLASTER DUMPSTER ENCLOSURE	MATCH PREFINISHED METAL COPING  PETERSEN ALUMINUM - 'AGED BRONZE'  LEAD-COTE  SW7632 MODERN GRAY	TYPICAL AT EDGES AND BUTT JOINTS OF ACP  SEE SPEC FOR ADDITIONAL INFO  SEE SPEC FOR ADDITIONAL INFO  RE: DWG. A508
A22 A23 A25 A26 A27 A28 A29 [OPT] A29 [OPT] A30 A31	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT ACP H/J TRIM / JOINT COVER NICHIHA FIBER CEMENT PANEL BASE FLASHING BERRIDGE MANUFACTURING CEE-LOCK PANEL CEMENT PLASTER DUMPSTER ENCLOSURE ROOF TOP SCREENING	MATCH PREFINISHED METAL COPING  PETERSEN ALUMINUM - 'AGED BRONZE'  LEAD-COTE  SW7632 MODERN GRAY  RE: DWG A121	TYPICAL AT EDGES AND BUTT JOINTS OF ACP  SEE SPEC FOR ADDITIONAL INFO  SEE SPEC FOR ADDITIONAL INFO  RE: DWG. A508  RE: DETAIL A3/A504
A22 A23 A25 A26 A27 A28 A29 [OPT] A29 [OPT] A30 A31	8" X 8" PRE-FINISHED ALUM GUTTER 8" X 8" PRE-FINISHED ALUM DOWNSPOUT ACP H/J TRIM / JOINT COVER NICHIHA FIBER CEMENT PANEL BASE FLASHING BERRIDGE MANUFACTURING CEE-LOCK PANEL CEMENT PLASTER DUMPSTER ENCLOSURE	MATCH PREFINISHED METAL COPING  PETERSEN ALUMINUM - 'AGED BRONZE'  LEAD-COTE  SW7632 MODERN GRAY	TYPICAL AT EDGES AND BUTT JOINTS OF ACP  SEE SPEC FOR ADDITIONAL INFO  SEE SPEC FOR ADDITIONAL INFO  RE: DWG. A508

	EXTERIOR FINISH SCHEDULE		
KEY	MATERIAL / MFG.	COLOR / NO.	MOUNT @ 8'-0" A.F.F. Attachment 12
El	EXIT DISCHARGE	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 16'-2" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	FUSED DISCONNECT	FACTORY FINISH	SEE ELECTRICAL DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F.; LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	GENERATOR QUICK CONNECT	FACTORY FINISH	SEE ELECTRICAL DWGS
E8	AIR SAMPLING CONTROL DETECTION PANEL	FACTORY FINISH	SEE ELECTRICAL DWGS
F1	FIRE DEPARTMENT CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
Р1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS AND FLOOR PLAN
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
$\bigotimes$	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND WINDOW MULLIONS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS & WINDOW MU



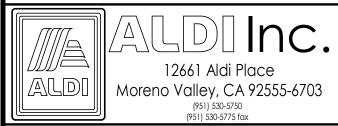






245 East Third Street Long Beach, Ca 90802 **t** 562.628.8000

rdcollaborative.com



ALDI Inc. Store #: ## Coachella

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

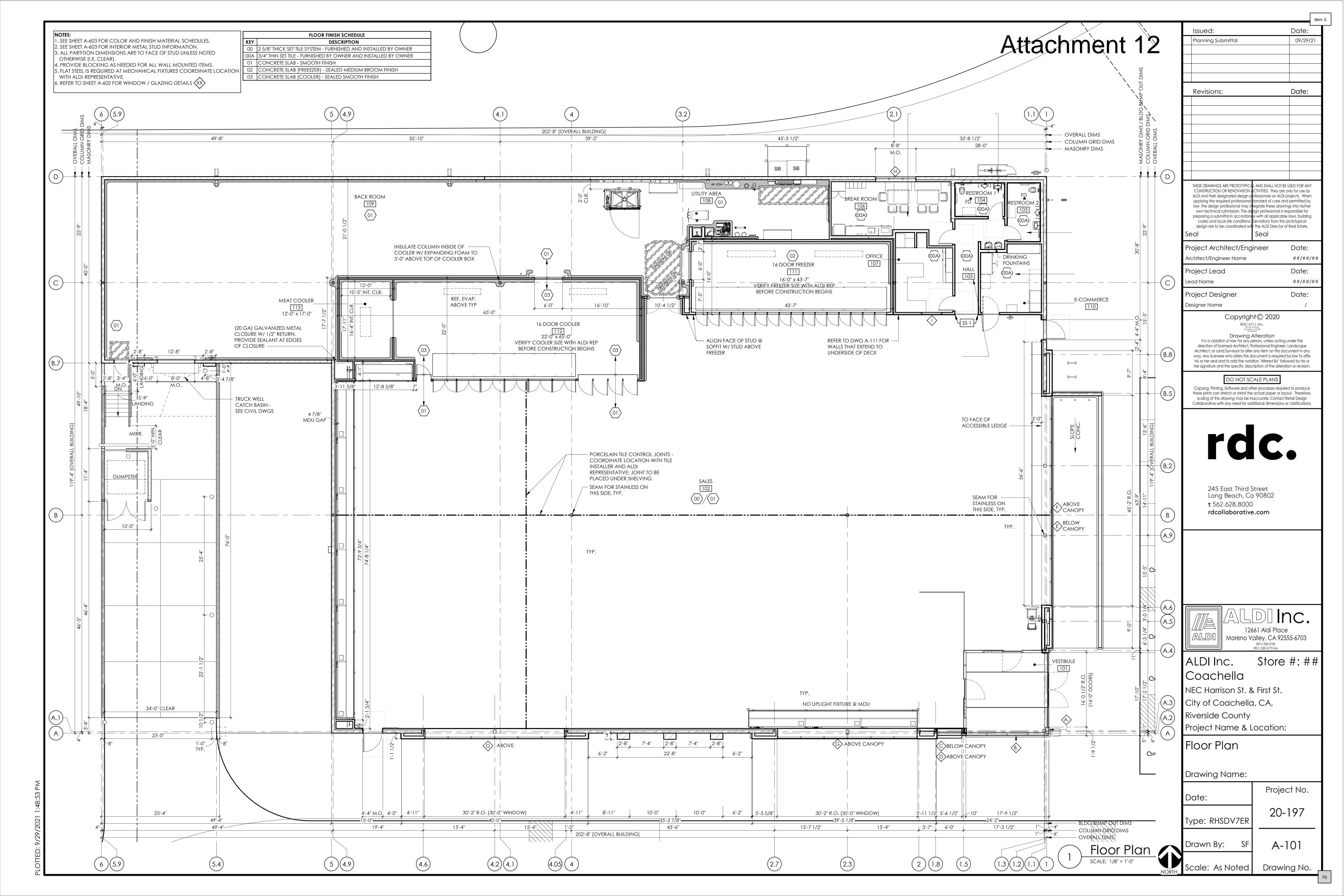
Conceptual Exterior Elevations

Drawing Name:

Project No. Date: 08/14/20 20-197 Type: RHSDV7ER A-202 Drawn By:

Scale: As Noted

Drawing No.



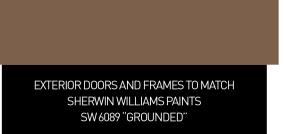


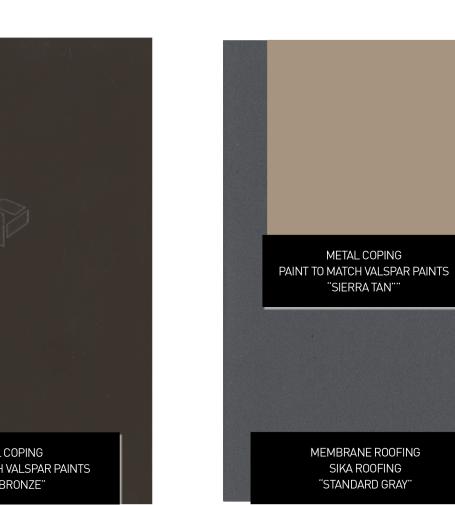
"BARK"

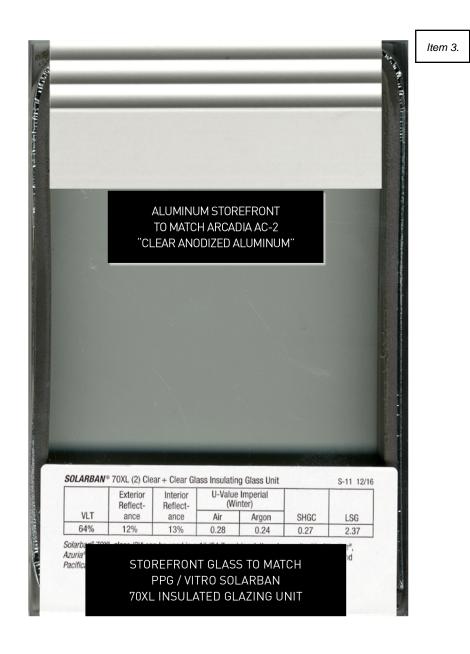
VINTAGE WOOD COLLECTION

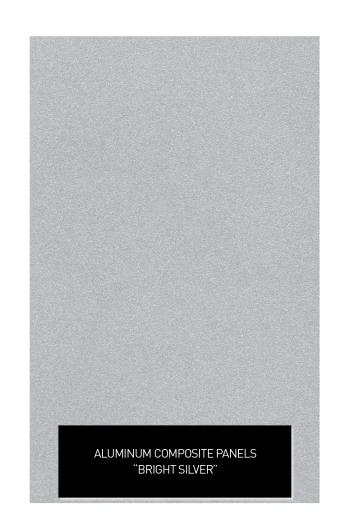
















ALDI MARKET CA Prototype

### Item 3.

### Attachment 13



### FOUNTAINHEAD PLAZA

HARRISON STREET @ 50TH STREET
COACHELLA, CA

### SIGN PROGRAM



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



1550 S. Gene Autry Trail Palm Springs, CA 92264

TEL: (760) 320-3042 FAX: 760-320-2090



Job Name:

**FOUNTAINHEAD** DEVELOPMENT

Address: COACHELLA

Account Representative: JESSE CROSS

Designer: JIM CROSS

Date: 10-25-07

Scale: NONE

File Name:

F\Fountainhead\ Coachella

Sign Program 102207 Revisions:

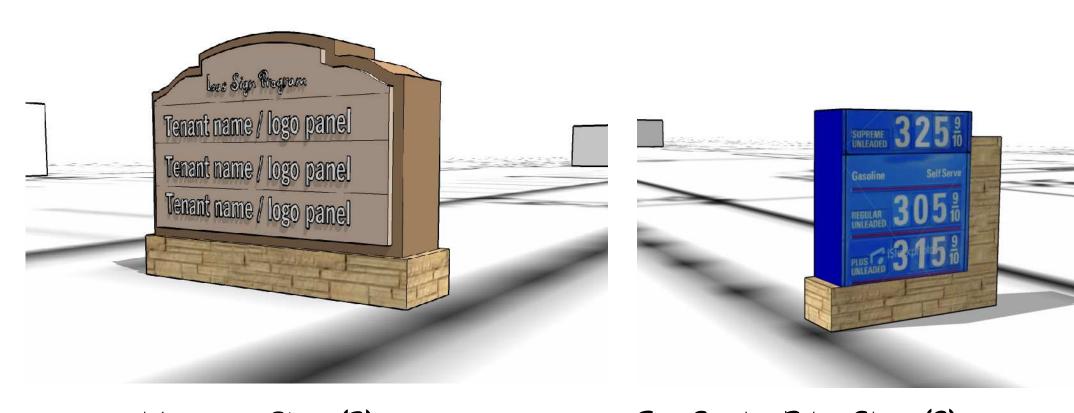
Client Approval:

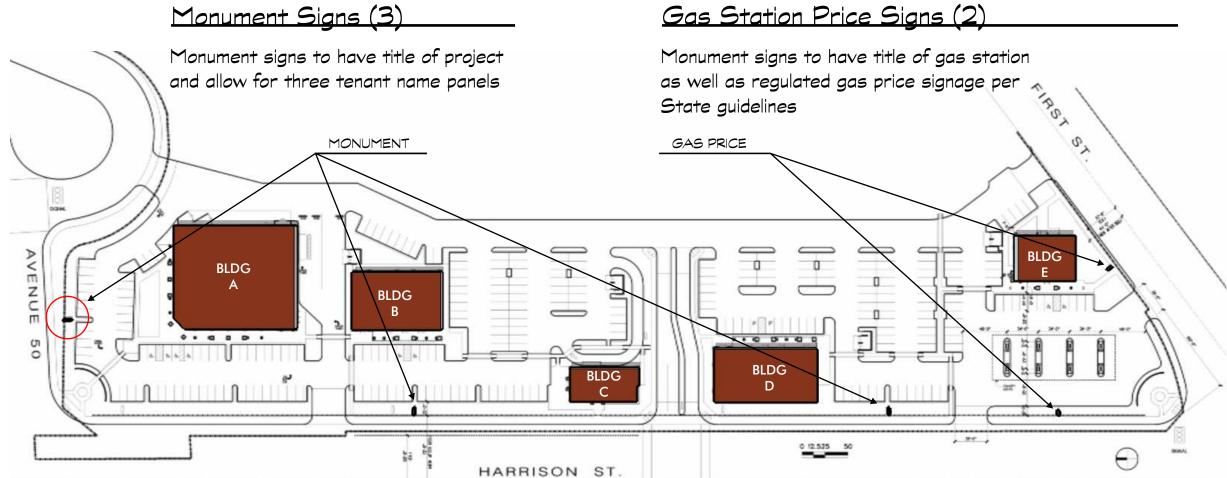
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TEL: (760) 320-3042 FAX: 760-320-2090



Job Name:

**FOUNTAINHEAD DEVELOPMENT** 

Address:

COACHELLA

Account Representative: JESSE CROSS

Designer: JIM CROSS

Date: 10-25-07

Scale: NONE

File Name:

F\Fountainhead\ Coachella\

Sign Program 102207 Revisions:

Client Approval:

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INTERNALLY ILLUMINATED PAN CHANNEL LETTERS  $\sim$  DAY VIEW





TEL: (760) 320-3042 FAX: 760-320-2090





Job Name:

**FOUNTAINHEAD** DEVELOPMENT

Address:

COACHELLA

Account Representative: JESSE CROSS

Designer: JIM CROSS

10-25-07

Scale: NONE

File Name:

F\Fountainhead\ Coachella\ Sign Program 102207

Revisions:

Client Approval:

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Always follow written specifications





ILLUMINATED REVERSE PAN CHANNEL LETTERS ~ DAY VIEW





TEL: (760) 320-3042 FAX: 760-320-2090





Job Name:

**FOUNTAINHEAD** DEVELOPMENT

Address:

**COACHELLA** 

Account Representative: JESSE CROSS

Designer: JIM CROSS

10-25-07

Scale: NONE

File Name:

F\Fountainhead\ Coachella\ Sign Program 102207

Revisions:

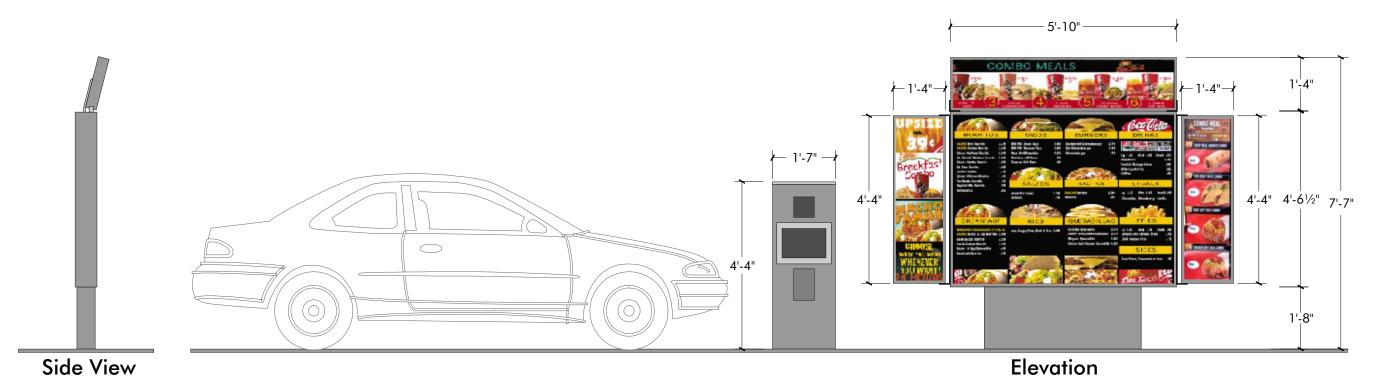
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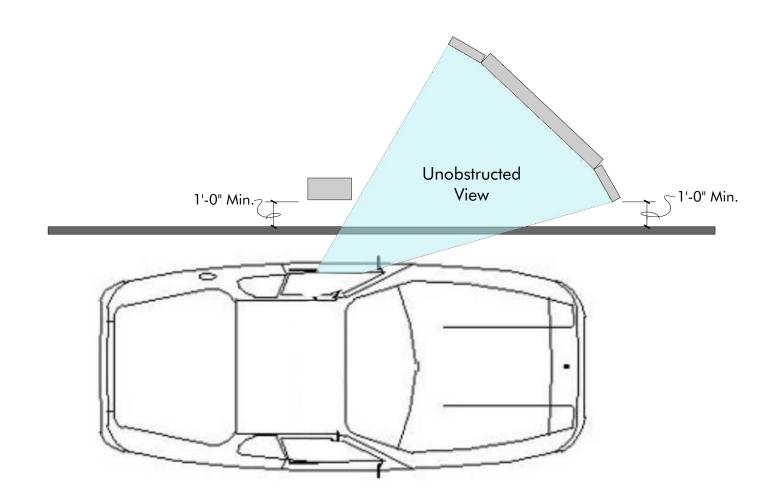
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Always follow written specifications



## Internally Illuminated Menu Display



1550 S. Gene Autry Trail Palm Springs, CA 92264

TEL: (760) 320-3042 FAX: 760-320-2090



Job Name:

**FOUNTAINHEAD DEVELOPMENT** 

Address: COACHELLA

Account Representative: JESSE CROSS

Designer: JIM CROSS

Date: 10-25-07

Scale: NONE

File Name:

F\Fountainhead\ Coachella\

Sign Program 102207

Revisions:

Client Approval:

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TEL: (760) 320-3042 FAX: 760-320-2090





Job Name:

**FOUNTAINHEAD** DEVELOPMENT

Address: COACHELLA

Account Representative: JESSE CROSS

Designer: JIM CROSS

10-25-07

NONE

File Name: F\Fountainhead\ Coachella\

Sign Program 102207

Revisions:

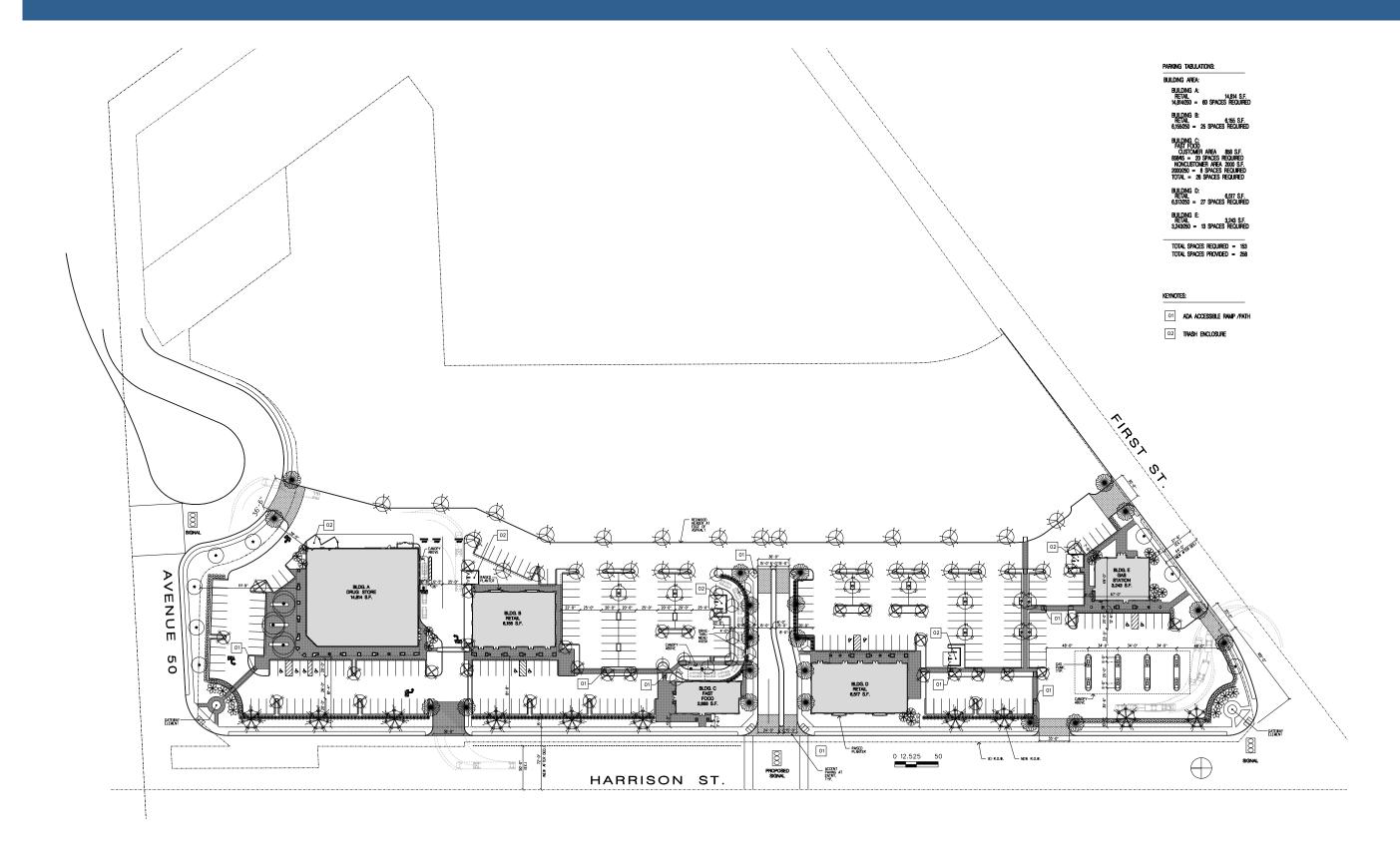
Client Approval:

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Fountainhead Coachella, California

Site Plan







EAST ELEVATION NORTH ELEVATION





SOUTH ELEVATION WEST ELEVATION





WEST ELEVATION SOUTH ELEVATION





NORTH ELEVATION EAST ELEVATION

Fountainhead Coachella, California

Building B - Elevations







WEST ELEVATION SOUTH ELEVATION





Fountainhead Coachella, California

Building C - Elevations

BUNDY



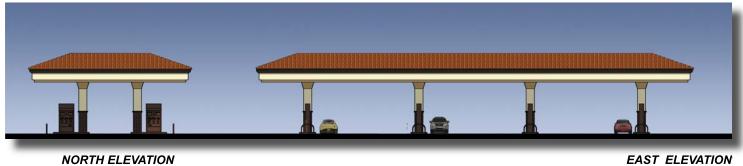


WEST ELEVATION SOUTH ELEVATION





NORTH ELEVATION EAST ELEVATION







**WEST ELEVATION** 



**WEST ELEVATION** 



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



# CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Attachment 14

BILL WEISER - FIRE CHIEF

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MORENO VALLEY

Norco

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**PERRIS** 

RANCHO MIRAGE

RUBIDOUX CSD

SAN JACINTO

TEMECULA

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## BOARD OF SUPERVISORS:

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KAREN SPIEGEL DISTRICT 2

CHARLES WASHINGTON DISTRICT 3

V. MANUEL PEREZ DISTRICT 4

JEFF HEWITT

### **Planning Case Conditions**

Date: 11/22/21

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

Project Name: Fountainhead Plaza

**Reviewed By:** Chris Cox, Assistant Fire Marshal **Fire Department Case Number:** FPARC2000005 East Office of the Fire Marshal Responsibility

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

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

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

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







November 23, 2021

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

SUBJECT: Fountainhead Plaza Phase 5 Project in Coachella, CA; CUP #346, CUP

#347, AR #21-12, AR #20-03 (modification), TPM #37940 (modification)

Dear Mr. Perez:

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

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

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

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

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

Gabriel Perez November 23, 2021 Page 3

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

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

Gabriel Perez November 23, 2021 Page 4

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

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

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

Respectfully,

Donald Vargas

Compliance Administrator II



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

#### **MINUTES**

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

**December 15, 2021** 6:00 PM

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

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

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

Or one tap mobile:

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

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

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

#### In real time:

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

#### In writing:

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

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

CALL TO ORDER: 6:03 P.M.

#### PLEDGE OF ALLEGIANCE:

#### **ROLL CALL:**

Commissioner Present: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair

Navarrete, Chair Virgen (All Planning Commissioners participated via teleconference)

Staff Present: \*Gabriel Perez, Development Services Director

\*Nikki Gomez, Associate Planner \*Rosa Montoya, Planning Technician \*Andrew Simmons, City Engineer

\*Rene Rosales, Code Enforcement Manager \*Participated in meeting via teleconference

#### **APPROVAL OF AGENDA:**

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

IT WAS MOVED BY VICE CHAIR NAVARETTE AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Commissioner Gonzalez,

Commissioner Leal.

NOES: None. ABSTAIN: None. ABSENT: None

#### **APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – December 15, 2021

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY CHAIR VIRGEN TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Commissioner Gonzalez,

Commissioner Leal.

NOES: None. ABSTAIN: None. ABSENT: None

#### **WRITTEN COMMUNICATIONS:**

None.

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

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

None.

#### **REPORTS AND REQUESTS:**

Gabriel Perez, Development Services Director, reported that former Alternate Commissioner Miguel Leal was appointed and approved by the City Council to complete the term of former Commissioner Sahara Huazano.

#### **NON-HEARING ITEMS:**

None.

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

2. Fountainhead Plaza Phase II and III (Continued from December 7, 2021)

Tentative Parcel Map 37940 (Revision), Conditional Use Permit (CUP) 346, CUP 347, CUP 321 (modification), Architectural Review (AR) 21-12, and AR 20-03 (modification) to develop 5.06 acres of an 8.25 acre property to include a 2,028 sq. ft. Starbucks drive thru building, a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket with Type 20 Alcohol Sales (Off-Sale Beer and Wine) at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail Realty Associates, LP.

Gabriel Perez, Development Services Director, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division.

Chair Virgen opened the meeting for public comment at 7:00 p.m.

Francis Chu, representing Fountainhead Development, LLC, expressed concern about Condition of Approval No. 9 wording for a focused traffic analysis and requested modification from a focused traffic "memo" to "analysis." Andrew Simmons, City Engineer, replied and stated the suggested modification is acceptable. Mr. Chu continued and stated new on-site circulation improvements would allow traffic to proceed either north or south to avoid traffic back-up issues, that the proposed fan palm trees were selected to ensure cohesive landscape plan with existing development, and that the preferred rear screening would be wrought iron fencing due to the Foster Gardener property commercial zoning. Mr. Chu also stated that the proposed Panda Express architecture relates to marketing for the business' new image.

Vasanthi Okuma, representing Fountainhead Development, LLC, reported that there is a landscape company that maintains the site and that she was not aware of the commercial center maintenance issues expressed by Planning Commissioners.

Item 3.

Craig Smith, representing Fountainhead Development, LLC, stated he was unaware of the homeless and maintenance issues until they were raised by staff and that he worked to fix the issue before Thanksgiving. Mr. Smith confirmed the at-risk construction plan submittal to the City, Aldi and Panda Express will be the commercial pad owners, and construction to begin January or February with 2022 planned opening dates. He stated the need to communicate with Aldi and Panda Express ownership of the Planning Commission request for block wall fencing construction.

Lucy Gan, representing Panda Express, stated the proposed building architecture is to introduce new and creative concept with Chinese/Asian inspired design distinct from surrounding buildings similar to McDonald's and Taco Bell that have their own brand identity.

During the ensuing discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- Expressed concern about on-going code enforcement case, maintenance issues, homeless encampment, landscape maintenance at improved commercial center areas, and missing landscape materials.
- Suggested a rear block wall construction to replace the existing chain link fence
- Suggested that the Seven-Eleven convenience store architectural theme remain similar to the Walgreens.
- Expressed concern if the proposed entry median may negatively affect vehicle traffic stacking into the McDonald's drive thru due to observed McDonald's vehicle stacking concerns.
- Suggested a redesign of the Panda Express as the proposed architectural design is distinct from the commercial center's buildings and due to the location as an entrance to the Pueblo Viejo area.
- Suggested modifying proposed fan palm trees to date palm trees at 8-12 feet in height as requested by the Commission under a previous development approval for aesthetic purposes. Also suggested that the modification to date palm trees along First Street may be acceptable.
- Asked if Cesar Chavez Street bus stop improvements are proposed.
- Inquired about construction timing of the proposed project.

IT WAS MOVED BY CHAIR VIRGEN AND SECONDED BY COMMISSIONER GONZALEZ TO CONTINUE TO JANUARY 5, 2022 PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. PC 2021-25 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).

Additionally, the Commission requested staff work with the applicant regarding the following items:

- Ensure existing and new landscaping be maintained and similar in appearance
- Address Panda Express design concerns

#### Agenda Page 5

#### **Planning Commission**



- Clarify drive-thru entry median does not create negative impacts for on-site traffic and stacking for Panda Express and McDonald's restaurants.
- Discuss inclusion of rear block wall with property owners
- Address outstanding code enforcement issues

Approved Continuance of the item by the following roll call vote:

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

NOES: None. ABSTAIN: None. ABSENT: None.

#### **INFORMATIONAL:**

None.

#### **ADJOURNMENT:**

Meeting Adjourned by Chair Virgen at 7:35 p.m. by Chair Virgen.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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 <a href="www.coachella.org">www.coachella.org</a>.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

#### RESOLUTION NO. 2020-55

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

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

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

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

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

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

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

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Plan policies and zoning regulations; and,

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

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

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

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

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

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

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

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

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

#### Final Map

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

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

#### **Engineering Grading and Drainage**

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

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

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

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

#### **Rough Grading**

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

#### **Precise Grading**

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

#### **Street Improvements**

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

- improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
- 38. Public improvements along the project's frontage shall include repair and construction of pavement, curb, gutter, and sidewalk necessary for compliance with current standards and ADA requirements.

#### **Sewer and Water Improvements**

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

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

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

#### Prior to Release of Occupancy Permits/Acceptance of Public Improvements

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

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

## **Riverside County Fire Department: GENERAL CONDITIONS**

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

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

#### **Imperial Irrigation District:**

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

#### **Utilities:**

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

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

#### **Coachella Valley Water District:**

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

#### **Coachella Valley Unified School District:**

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

#### **Riverside County Environmental Health Department:**

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

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

#### **Landscaping and Fencing:**

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

#### **Development Services Department.**

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

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

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

#### **Project Design:**

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

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

Steven A. Hernandez

Mayor

ATTEST:

Angela W. Zepeda

City Clerk

APPROVED AS TO FORM:

Carlos Campos City Attorney

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

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

AYES:

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

NOES:

None.

ABSENT:

None.

ABSTAIN:

Councilmember Bautista and Councilmember Beaman Jacinto.

Andrea J. Carranza, MMC

Deputy City Clerk

#### RESOLUTION NO. 2020-56

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

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

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

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

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

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

#### **Findings for Tentative Parcel Map 37940**

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

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

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

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

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

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

#### Final Map

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

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

Steven A. Hernandez

Mayor

ATTEST:

Angela W. Zepeda

City Clerk

Item 3.

APPROVED AS TO FORM:

Carlos Campos City Attorney

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

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

AYES:

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

NOES:

None.

ABSENT:

None.

ABSTAIN:

Councilmember Bautista and Councilmember Beaman Jacinto.

Andrea J. Carranza, MM

Deputy City Clerk

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