



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

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 04, 2023**  
6:00 PM

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

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

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

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

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes September 6, 2023

**WRITTEN COMMUNICATIONS:**

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

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

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

2. Citywide Wireless Telecommunication Facilities Compliance Update

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

3. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017) Continued from September 6, 2023. Applicant: Panda Express, Inc.

**INFORMATIONAL:**

4. Director Development Updates

**ADJOURNMENT:**

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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# AGENDA

DE UNA REUNIÓN ESPECIAL DE  
LA  
COMISIÓN DE PLANIFICACIÓN  
PLANNING COMMISSION

**4 de Octubre, 2023**  
6:00 PM

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

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**Código de acceso: 380084**

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

## **En vivo:**

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

## **Por escrito:**

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

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

**LLAMADO AL ORDEN:**

**JURAMENTO A LA BANDERA:**

**PASE DE LISTA:**

**ORDEN DEL DÍA ESPECIAL**

**APROBACIÓN DE LA AGENDA:**

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

**APROBACION DE LAS ACTAS:**

1. Borrador de las Actas de la Comisión de Planificación – 6 de Septiembre, 2023.

**COMUNICACIONES ESCRITAS:**

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

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

**INFORMES Y SOLICITUDES:**

**PUNTOS QUE NO SON DE AUDIENCIA:**

2. Actualización de cumplimiento de las instalaciones de telecomunicaciones inalámbricas.

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

3. Revisión de Arquitectura No. 23-12 solicitud para modificar la arquitectura del edificio Panda Express drive thru con la adición de tiras de iluminación LED rojas al diseño del elemento del techo en picado como Revisión de Arquitectura No. 23-12 en 50-120 Calle César Chávez. El proyecto fue aprobado originalmente como Revisión de Arquitectura No. 21-12 que consiste en el desarrollo de 2.83 acres de una propiedad de 8.25 acres para incluir un restaurante Panda Express de 2,600 pies cuadrados y un 20,442 pies cuadrados. Supermercado Aldi en la esquina noreste de la calle César Chávez y la calle Primera (APN # 778-020-007 y 778-010-017) Continuación desde el 6 de septiembre de 2023. Demandante: Panda Express, Inc.

**INFORMATIVO:**

Development Services Tentative Future Agenda

**SE SUSPENDE LA SESIÓN:**

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







Council Chambers, Hearing Room  
1515 6<sup>th</sup> Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF THE CITY OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**September 06, 2023**  
6:00 PM

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

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

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### **In real time:**

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### **In writing:**

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

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

**PLEDGE OF ALLEGIANCE:**

Commissioner Ramirez

**ROLL CALL:**

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

Commissioners Absent: Commissioner Arvizu.

Staff Present: \*Abraham Galvan Sanchez, Deputy City Attorney.  
\*Gabriel Perez, Development Services Director.  
\*Adrian Moreno, Associate Planner.  
\*Jesus Medina, Information Technology Tech.

**APPROVAL OF AGENDA:**

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

**APPROVAL OF THE MINUTES:**

- 1. Draft Planning Commission Minutes – July 19, 2023.

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

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**WRITTEN COMMUNICATIONS:**

None.

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

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

Public Comment Opened at 6:03 pm by Chair Gonzalez.

Public Comment Closed at 6:03 pm by Chair Gonzalez.

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

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

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

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO GRANT A FIRST TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 WITH A NEW EXPIRATION DATE OF JANUARY 13, 2024.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizo.

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

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

Gabriel Perez, Development Services Director, identified that a variance was no longer required for this case as the new Zoning Consistency Update allows for smaller side yard setbacks for the Suburban Neighborhood zone.

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

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

Public Comment Opened at 6:34 pm by Chair Gonzalez.

Public Comment Closed at 6:34 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY CHAIR HERNANDEZ STAFF

THAT THE PLANNING COMMISSION APPROVE CONTINUATION OF ITEM NUMBER FOUR (4) TO THE NEXT PLANNING COMMISSION MEETING OF OCTOBER 4, 2023.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizo.

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

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

Public Hearing Opened at 6:51 pm by Chair Gonzalez.

Chris Kelly, representing Eberhard, spoke in support of the item and made himself available for questions.

Public Hearing Closed at 6:56 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR HERNANDEZ TO ADOPT RESOLUTION NO. PC2023-23 APPROVING ARCHITECTURE REVIEW NO. 23-09 VARIANCE NO. 22-03 WITH THE FINDINGS AND CONDITIONS LISTED IN THE RESOLUTION:

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizo.

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

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

Public Hearing Opened at 7:10 pm by Chair Gonzalez.

Melvin Evens, representing Eileya Makhoul, provided comments made himself available and happy to open his business.

Public Hearing Closed at 7:17 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY VICE CHAIR HERNANDEZ TO DENY RESOLUTION PC 2023-23 CONDITIONAL USE PERMIT NO. 370 WITH THE FINDINGS LISTED:

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Chair Gonzalez.

ABSENT: Commissioner Arvizo.

**INFORMATIONAL:**

7. Director's Development Update

- Planning Commission meeting for September 20, 2023 cancelled and will resume on October 4, 2023.
- Coachella Resident Academy will begin October 3, 2023 and end on November 21, 2023.
- Community workshop for the Community Resilience Center grant will occur September 7, 2023 at 6:00 pm at KDI offices on 6<sup>th</sup> Street.
- The City will commence the Rail Feasibility Study funded by a 2 million dollar grant the City received with the Riverside County Transportation Commission. Consultants will be selected by October 2023 to begin that work.
- New residential subdivisions will be presented to the Planning Commission in October, Sevilla II project, which is 204-unit residential project by Pulte Homes.
- Circle K at the Fountainhead development center is in plan check and they plan to be under construction soon.
- The Coachella Roaster on 6<sup>th</sup> Street is near completion.
- El Grito will occur on September 17, 2023 at Rancho Las Flores park.

**ADJOURNMENT:** 7:27 P.M.

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES





**STAFF REPORT**  
**10/4/2023**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Anahi Fernandez, Management Analyst

**SUBJECT:** Citywide Wireless Telecommunication Facilities Compliance Update

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**Staff Recommendation:**

Staff recommends that the Planning Commission receive and file the wireless telecommunications facilities compliance update and Adopt Resolution No. PC 2023-26 recommending that the City Council adopt standard conditions for wireless telecommunications facilities.

**Background:**

The Planning Commission, on July 05, 2023, received a status report of the approved wireless telecommunication facilities in the City of Coachella. The report summarized six (6) facilities that were identified as out of compliance with their Conditional Use Permit (CUP) conditions of approval. The report also identified options to ensure each facility is compliant with its CUP conditions of approval. The Planning Commission directed staff to continue working with the wireless providers to ensure compliance within 30 days.

**Discussion/Analysis:**

After the July 5, 2023 meeting, staff continued to work with the wireless providers that were found out of compliance with their CUP conditions of approval. On September 21, 2023, staff conducted a subsequent visual survey of the wireless telecommunication facilities to ensure compliance. The six (6) providers have been proactive in working towards compliance. The below wireless facilities have addressed their issues and are now compliant with their CUP conditions of approval:

1. Monopalm facility located at 51-335 Harrison Street (CUP No. 240)
2. Monopalm facility located at 51-711 Douma Street ( CUP No. 292)
3. Monopalm facilities located on Jackson Square (CUP No. 302)
4. Monoplam facility located on Jackson Square (CUP No. 317)

Two (2) wireless facilities remain noncompliant with their CUP conditions of approval, and need to address lack of proper landscaping to mitigate the visual effects of the wireless telecommunication facilities. American Tower is the provider associated with the two facilities, and are still working towards compliance. American Tower is required to submit a landscaping



and irrigation plan to the Development Services Department. The provider stated the installment of the landscaping in conjunction with the chain link fence for both facilities is two (2) weeks out. Staff is willing to continue working with American Tower to ensure compliance.

Staff drafted a list of standard conditions of approval for wireless towers in the City that can be applied to improve the quality future facilities. The standard conditions of approval for the wireless towers are available for Planning Commission review and approval. The Planning Commission at this time could elect to pursue its revocation procedures of existing Conditional Use Permits for wireless telecommunications facilities that remain out of compliance.

A summary of the compliance update for each wireless telecommunication facility is provided in Attachment 1.

**ALTERNATIVES:**

- 1) Receive and file the wireless telecommunications facilities compliance update and adopt Resolution No. PC 2023-26 recommending that the City Council adopt standard conditions for wireless telecommunications facilities.
- 2) Recommend revocation proceedings for Conditional Use Permits of non-compliant wireless telecommunication facilities and adopt Resolution No. PC 2023-26 recommending that the City Council adopt standard conditions for wireless telecommunications facilities.
- 3) Recommend revocation proceedings for Conditional Use Permits of non-compliant wireless telecommunication facilities and deny Resolution No. PC 2023-26 recommending that the City adopt standard conditions for wireless telecommunications facilities.
- 4) Continue this item and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

**Attachments:**

1. Compliance Update of Coachella Wireless Telecommunication Facilities
2. Resolution No. PC 2023-26 Standard Conditions of Approval

## Site 3



**Planning Case no:** CUP 184

**Approval date:** September 06, 2000

**Location:** 49-600 Oates Lane

**Type:** Tower

**Facility Height:** 150'

**Status:** Debris and mounds of dirt blocking the driveway have been cleaned. Condition 15 of amendment to CUP 184 requires landscaping to be planted and maintained around the perimeter of the lease. No landscaping has been planted. Provider is required to submit a landscaping and irrigation plan to the Development Services Department. **Not in Compliance**

**Provider:** American Tower

## Site 4

Previous Condition



Existing Condition



**Planning Case no:** CUP 192

**Approval date:** July 17, 2002

**Location:** 45-800 Dillon Road

**Type:** Tower

**Facility Height:** 110'

**Status:** Condition 12 of CUP requires the installment of appropriate view obscuring landscaping in conjunction with the chain link fence to establish a "living fence." The "living fence" has not been added. Landscaping needs to be addressed. **Not in Compliance**

**Provider:** American Tower

## Site 5



**Planning Case no:** CUP 240

**Approval date:** February 03, 2010

**Location:** 51-335 Harrison Street (Plaza Tonalá)

**Type:** Monopalm

**Facility Height:** 50'

**Status:** Monopalm has been maintained. **In Compliance**

**Provider:** Crown Castle

## Site 7



**Planning Case no:** CUP 292

**Approval date:** January 31, 2018

**Location:** 51-711 Douma Street

**Type:** Monopalm

**Facility Height:** 70'

**Status:** Two date palm trees of a minimum 20' to 30' were required to be planted near monopalm wireless tower. The date palm trees have been planted with proper irrigation. **In Compliance**

**Provider:** Verizon Wireless



## Site 9



**Planning Case no:** CUP 302

**Approval date:** September 19, 2018

**Location:** Jackson Square (Located on the southeast corner of 48 and Jackson Street)

**Type:** Monopalm

**Facility Height:** 50'

**Status:** Construction is in conformance with the plans submitted and conditions imposed. Final inspection completed with Development Services on 09/06/23. **In Compliance**

**Last Known Provider:** AT&T

## Site 10



**Planning Case no:** CUP 317

**Approval date:** March 18, 2020

**Location:** Jackson Square (located on the southeast corner of Avenue 48 and Jackson Street)

**Type:** Monopalm

**Facility Height:** 50'

**Status:** Two date palm trees were required to be installed at a minimum height of 20' to 30' adjacent to monopalm tower. Two date palm trees were observed. **In**

**Compliance**

**Last Known Provider:** Verizon Wireless

**RESOLUTION NO. PC 2023-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE STANDARD CONDITIONS OF APPROVAL FOR MONOPOLE WIRELESS TELECOMMUNICATION FACILITIES**

**WHEREAS**, monopole wireless telecommunication facilities are permitted in the City with the issuance of a Conditional Use Permit; and,

**WHEREAS**, the City has established regulations for the location, design and development of monopole wireless telecommunication facilities and antennas within the City, in order to address the negative secondary effects of said facilities while remaining consistent with current Federal and State laws; and,

**WHEREAS**, these regulations protect the public health, safety, general welfare, and quality of life in the City as well as the visual aesthetics of the community; and,

**WHEREAS**, in addition to conditions of approval which may be imposed in order to ensure compliance with the City Municipal Code, standard conditions shall applied to any conditional use permit; and,

**WHEREAS**, standard conditions of approval for monopole wireless telecommunication facilities in the City can improve the quality of future facilities; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby request that the City Council approve the standard conditions of approval for monopole wireless telecommunication facilities as follows:

**Monopole Wireless Telecommunication Facilities Standard Conditions of Approval**

1. Conditional Use Permit No. \_\_\_\_ is approved for one year from the date of approval unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit for each CUP and diligent pursuit of construction shall vest this conditional use permit.
2. Two Date Palm trees of a minimum 20 to 30 foot brown trunk height shall be planted adjacent to the proposed wireless tower. The location of the Date Palm trees may be outside of the leased area.
3. The construction shall be in conformance with the plans submitted and conditions imposed herein for Conditional Use Permit No. \_\_\_\_\_. This shall include the materials and colors shown on the approved plans.
4. A landscape plan shall be submitted to the Planning Division. The Landscape Plan shall denote the botanical name, common name, legend, plant distribution, canopy spread and amount of material to be planted.



5. Each facility and site which contains trees, foliage or other landscaping elements, whether or not used as stealthing, 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.
6. The applicant, or subsequent owners, shall bear all cost associated with relocation or removal of any of the telecommunication facilities hereby approved.
7. The applicant shall obtain encroachment permits from the Engineering Department. Engineering inspections shall be required during the installation and final stage.
8. Improvements plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of permits. Plans shall clearly indicate existing and proposed facilities and identify/avoid conflicts. The applicant is directed to contact Building City staff to obtain existing improvement plans for utilities within the right-of way
9. The applicant shall complete all utility clearances with the Coachella Valley Water District.
10. Submit a grading/site improvement plan for Building, Planning and Engineering Department plan check and approval.
11. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees to attack, set aside, void or annul any approval under this chapter. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of action of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City.
12. 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.
13. All proposed easement documents shall be prepared by a registered land surveyor or civil engineer authorized to practice land surveying and mapping and shall be submitted for engineering plan check and shall be recorded with the County prior to Issuance of permits.
14. The project shall conform to the City of Coachella Municipal Code.
15. The electrical service and all other utilities to the project shall be installed underground in accordance with the General Plan.

16. All existing and future wireless facilities shall meet all applicable FCC emissions and exposure standards for electromagnetic (EM) radiation, and all required notices and signs shall be posted on site as required by the FCC and PUC.
17. If the proposed a wireless communication facility site is capable of accommodating a collocated facility upon the same site, the owner or operator of the existing facility shall allow another carrier to co-locate its facilities and equipment thereon, provided the parties can mutually agree upon reasonable terms and conditions. All co-located facilities upon the site shall be architecturally coordinated and “stealthed” consistent with each other.
18. Prior to the issuance of a grading, construction or building permit, the applicant shall obtain all applicable permits and/or clearances from the following agencies as required:
  - City of Coachella Fire Department
  - City of Coachella Planning Department
  - City of Coachella Public Works Department
  - City of Coachella Building Department
  - Coachella Valley Unified School District (CVUSD)
  - Coachella Water Authority
  - Imperial Irrigation District
  - California Water Quality Control Board (CWQCB)
  - South Coast Air Quality Management District Coachella Valley (SCAQMD)
  - Public Utilities Commission (PUC)
  - Federal Communication Commission (FCC)
  - Federal Aviation Agency (FAA)

The applicant is responsible for all requirements of the permits or clearances from the above listed agencies and departments. If the requirements include approval of improvement plans, the applicant shall furnish proof of said approvals prior to City approval.

19. The applicant shall bear the cost, of all measurements, sampling and testing procedures not included in the City’s inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
20. All grading shall conform to the recommendation contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.
21. The applicant shall furnish security, in a form acceptable to the requirements of Chapter 15.40 of the City of Coachella Municipal Code, and in an amount sufficient to guarantee compliance with the approved Storm Water Pollution Protection Plan (SWPPP), Fugitive Dust Control Plan and the provisions as submitted with its application for a grading permit.

22. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
23. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).
24. The applicant shall submit a concrete mix design for approval of the City's Building Official. The applicant shall not schedule construction operation until mix design is approved.
25. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
26. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of the California Building Code and applicable State of California Business and Professions Code.
27. In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.
28. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. However, if subsequent approved revisions have been approved by the City Engineer and reflect said "As-Built" conditions, the Engineer of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.
29. No cables, conduit or other equipment on the monopalm tower pole shall be visible.
30. All electrical work for the proposed antennas shall be contained within the monopalm tower cavity.
31. 70% of all branches shall be eight (8) feet in length or longer.

32. Branches shall extend a minimum of 18 inches beyond the antenna arrays.
33. The panel antennas shall be mounted securely to the monopalm tower. All antennas and antenna arrays shall be painted to match the faux palm fronds and shall be shielded from view by the tower's faux palm fronds. The final design of the screening material shall be approved by the Design and Department Director.

#### *Maintenance*

34. All facilities, including antennae, mounts, wires, conduit, lighting, fences, shields, cabinets, poles and ancillary equipment, shall be maintained by the owner or operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as practicable so as to maintain the facility's original appearance and to minimize occurrences of dangerous conditions or visual blight, All trash, debris, litter and graffiti shall be removed by owner/operator within forty-eight (48) hours following notification from the City.
35. The owner or operator of the facility shall routinely and regularly inspect the site to ensure compliance with the standards set forth in this chapter. Further, the Planning Director, or designee, may, upon providing reasonable advance notice to the owner or operator, conduct an inspection of a facility to verify compliance with the provisions of this chapter.
36. The wireless telecommunication facility operators are required to notify the City of Coachella's Planning Division within sixty (60) days of any change of ownership of the facility.
37. Contact information for the owner or operator, in case of an emergency, fire, or report of any damage, destruction, or vandalism, must be posted in a conspicuous location on the outside of the wireless facility. The materials used must be of weather resistant composition.

#### *Abandonment and Removal*

38. Where the owner or operator intends to abandon the wireless communication facility or portion thereof, the owner or operator shall notify the City by certified U.S. mail of the proposed date of abandonment or discontinuation of operations and the date the facility shall be removed. The notice shall be given not less than sixty (60) days prior to abandonment. Failure to give notice shall not affect the owner's or operator's obligation to remove an abandoned facility.
39. Upon abandonment, revocation, or other lawful order of any federal, state or local agency to terminate facility operations, the owner or operator shall physically remove the facility or terminated/abandoned elements within thirty (30) days following the date of abandonment or termination of use. "physically remove" shall include, but not be limited to:

- A. Removal of antennae, mounts, equipment cabinets and security barriers from the subject site;
  - B. Transportation of the antennae, mounts, equipment cabinets and security barriers to an appropriate repository;
    - C. Restoring the site to its natural condition except for retaining the landscaping improvements and any other improvements at the discretion of the Planning Director.
40. The Planning Director may stay the requirement to remove an abandoned/terminated wireless communication facility upon written request and evidence submitted by the owner or operator that another wireless provider is in reasonable negotiations to acquire and use the wireless communication facility.
41. If an owner/operator of an abandoned wireless communication facility fails to physically remove the facility and all related equipment within the time frames set forth herein, the City may do so at the owner/operators expense.
42. The owner/operator shall submit a lighting plan during plan check for the installation of lighting around the equipment enclosure, including the area between the enclosure and the restroom structure

**PASSED APPROVED and ADOPTED** this 4<sup>th</sup> day of October 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ruben Gonzalez  
Planning Commission Chairperson

**ATTEST:**

---

Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2023-26 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 4<sup>th</sup> day of October 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gabriel Perez  
Planning Commission Secretary



**STAFF REPORT**  
**10/4/2023**

**TO:** Planning Commission

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

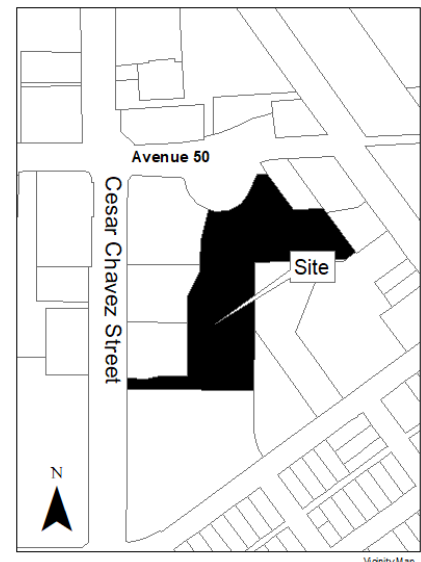
**SUBJECT:** Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017) Continued from September 6, 2023. Applicant: Panda Express, Inc.

**STAFF RECOMMENDATION:**

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

**BACKGROUND:**

The project was originally approved as Architectural Review No. 21-12 on December 15, 2021 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Aldi supermarket construction is complete and the store is open to the public. Panda Express restaurant is near completion of construction. The applicant did not include their desired LED strip lighting on exterior elevations plans and requests that the Planning Commission approve the modification. The Planning Commission considered this item at the regular meeting of September 6, 2023 but requested that the item be continued due to questions the Commission have of the applicant regarding the proposal. The applicant cited that they were not in attendance at the September 6





meeting due to email correspondence by the Development Services Director that unintentionally identified September 13, 2023 as the public hearing date.

**DISCUSSION/ANALYSIS**

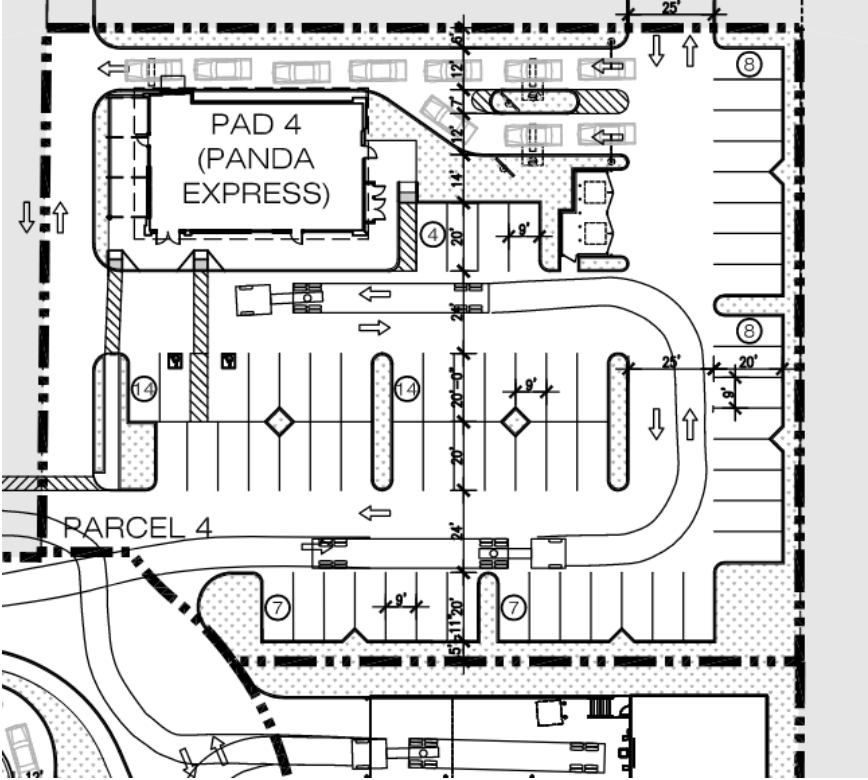
Panda Express Inc. requests Planning Commission approval of modifications to Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The surrounding uses are as follows:

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

**Site Plan**

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

**Figure 1: Site Plan**



## **Architectural Design**

The overall architectural design of Panda Express incorporates modern architectural design with distinct material and color patterns for each building that differ from the original architectural conceptual design of Fountainhead Plaza as characterized by the Spanish Colonial revival appearance of the Walgreens drug store building.

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

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

**Figure 2: Proposed LED Lighting strip evening perspective**



## **Landscape Design**

The plant palette includes a variety of trees including “Chilean Mesquite” “Desert Willow/Amethyst” and “Thornless Palo Verde” within the perimeter plantings and interior parking lot planters. The planters will include water-efficient plantings including “Red Bird of Paradise”, “Bush Morning Glory”, “Toothless Desert Spoon”, “Mexican Evening Primrose”, and Agave “Century Plant” succulents. Decorative Gravel (3/4”) is proposed to be consistent with gravel in landscape areas for Aldi Supermarket and Starbucks. Decorative lighting is proposed in landscape areas to illuminate trees.

## CONSISTENCY WITH ZONING

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

**Table 1 – Development Standards**

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Restaurants: Panda Express- 36 spaces required. Requirement is 1 space per 45 sq. ft. of customer area plus 1 space for each 200 sq. ft. of noncustomer area.	Panda Express- 62 spaces	Yes
Lot Requirements	Minimum Lot width 50'	All proposed parcels (TPM 37940) greater than 100' width	Yes
Height (maximum)	35'	Panda Express – 23'3"	Yes
Landscaping	<ul style="list-style-type: none"> <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> <li>• All landscape planter beds in interior parking areas shall be not less than five feet in width</li> </ul>	<ul style="list-style-type: none"> <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> <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>	Substantially in compliance. Project conditioned to comply with all landscape standards.
Drive-through	Minimum stacking for 8 vehicles at 20' per vehicle.	Panda Express accommodates stacking for 10 vehicles	Yes

## ENVIRONMENTAL IMPACT CONSIDERATION

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

### ALTERNATIVES:

- 1) Adopt Resolution No. PC 2023-24 approving Architectural Review No. 23-12 with the findings and conditions as recommended by Staff approving LED strip lighting directly view obscured.
- 2) Adopt Resolution No. PC 2023-24 approving Architectural Review No. 23-12 with the findings, but without conditions of approval requiring that the LED strip lighting be directly view obscured.
- 3) Deny the proposed project.
- 4) Continue this item and provide staff and the applicant with direction.

### RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

#### Attachments:

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

**RESOLUTION NO. PC2023-24**

Attachment 1

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

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

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

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

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

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

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

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

**Section 1.** Incorporation of Recitals

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

## **Section 2.** CEQA Findings

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

## **Section 3.** Architectural Review Findings

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

1. The Architectural Review modification is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 203. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a 2,600 sq. ft. restaurant in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists of a 2,600 sq. ft. restaurant which will provide City residents and regional residents with a food options which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would development according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

**Section 5.** Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Architectural Review 23-12 (Amendment), modifying the architecture of the building to include LED lighting strips on exterior elevations, as set forth by the conditions in “Exhibit A” and development plans of “Exhibit B”

**PASSED APPROVED and ADOPTED** this 4<sup>th</sup> day of October 2023.

\_\_\_\_\_  
Ruben Gonzalez, Chairperson  
Coachella Planning Commission

**ATTEST:**

\_\_\_\_\_  
Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-24, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 4<sup>th</sup> day of October 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gabriel Perez  
Planning Commission Secretary



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

**Architecture**

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





**Panda Express**  
Coachella, CA  
May 17, 2023



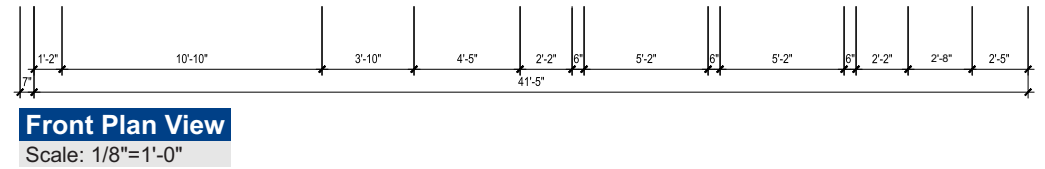
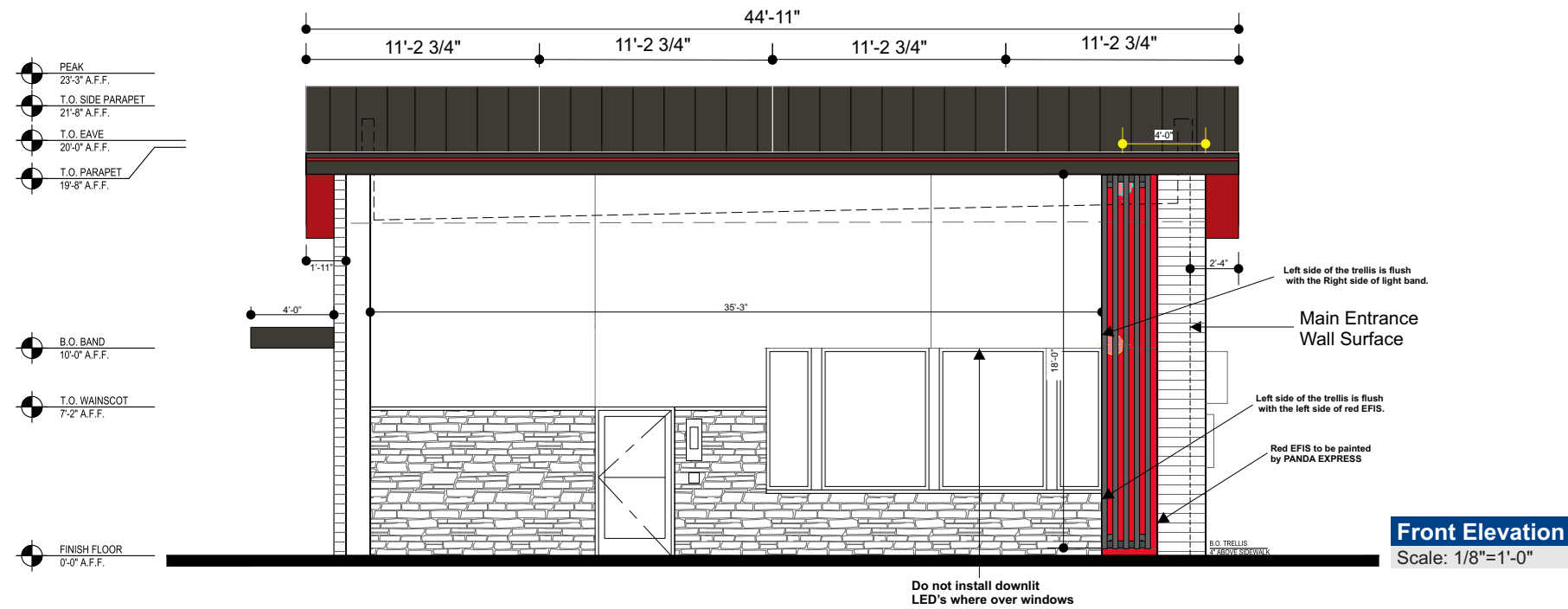
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**www.allenindustries.com**

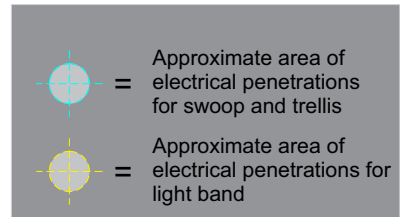
**Customer Approval / Signature**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Plan View is unfinished dimensions, Elevation is finished dimensions



- Color Specifications**
- Paint: PMS Black 7c Satin Finish
  - Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
  - 3M 180MC-53 Vinyl to Match Pantone 200 C
  - 4mm BLX Alpolic ACM



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**Client:**  
Panda Express

**Address:**  
50-120 Cesar Chavez Street  
Coachella, CA 92236

**Date:** 10/06/22 **Page #:** 2

**File Name:**  
PAN-E2306\_Coachella, CA\_305

**Sales:** House **Design:** JC **PM:** ME

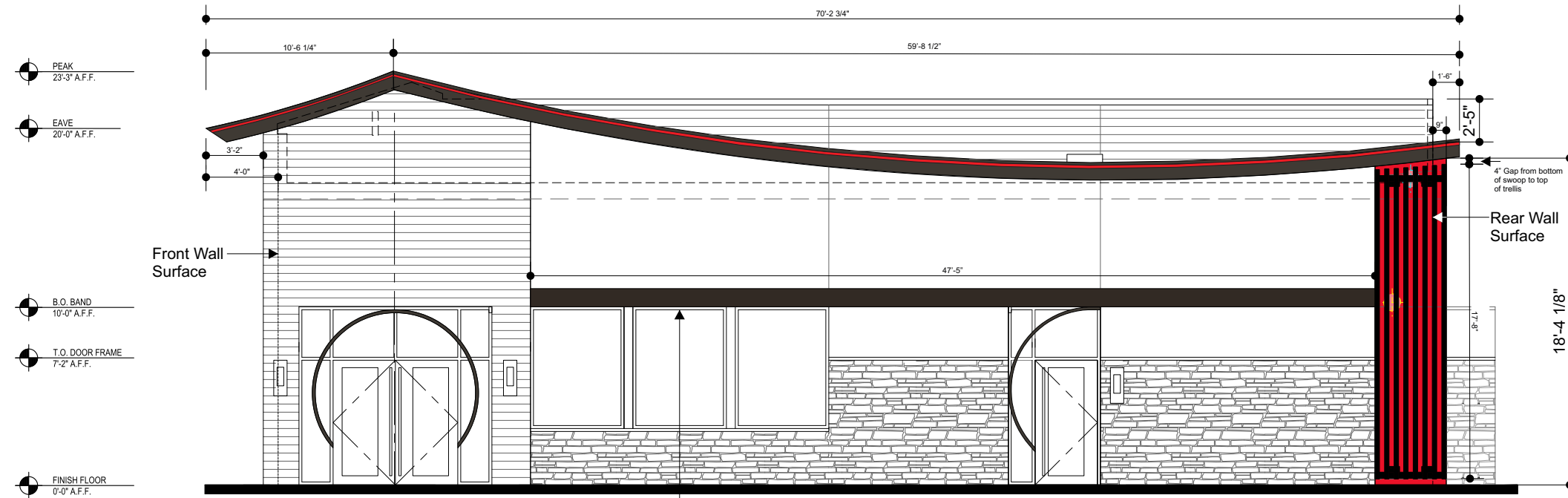
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3	04/04/23	Creating 300 lvl package	JC
4	04/10/23	Updating corner and moon gate	JC
5	04/27/23	Revised the 300 lvl package	JM
6	04/28/23	Revised 300 lvl package, art change	JM
7	05/10/23	Swoop updated and all other current updates	JC

**Client Review Status**  
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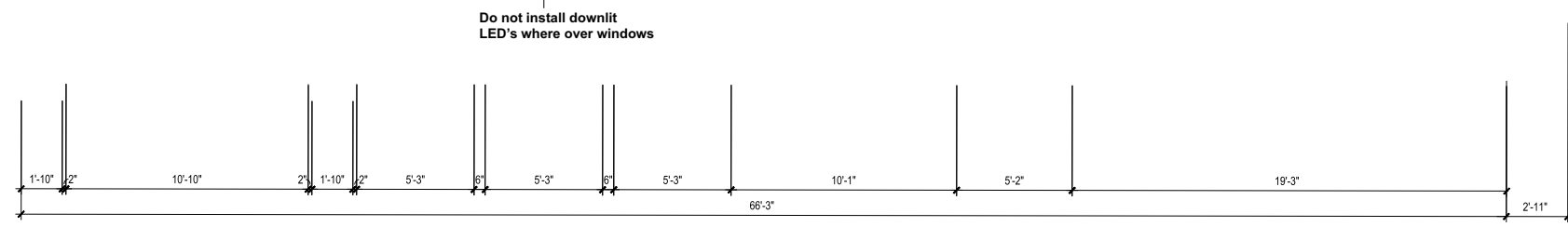
**Client Signature:** \_\_\_\_\_ **Approval Date:** \_\_\_\_\_

40

Plan View is unfinished dimensions, Elevation is finished dimensions



**Main Entrance Elevation**  
Scale: 1/8"=1'-0"



**Main Entrance Plan View**  
Scale: 1/8"=1'-0"

Do not install downlit LED's where over windows

- Color Specifications**
- Paint: PMS Black 7c Satin Finish
  - Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
  - 3M 180MC-53 Vinyl to Match Pantone 200 C
  - 4mm BLX Alpolic ACM

- = Approximate area of electrical penetrations for swoop and trellis
- = Approximate area of electrical penetrations for light band

Allen Industries  
FILE NUMBER: E212503

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Electric Sign Complies with UL48

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**Client:**  
Panda Express

**Address:**  
50-120 Cesar Chavez Street  
Coachella, CA 92236

**Date:** 10/06/22  
**Page #:** 3

**File Name:**  
PAN-E2306\_Coachella, CA\_305

**Sales:** House      **Design:** JC      **PM:** ME

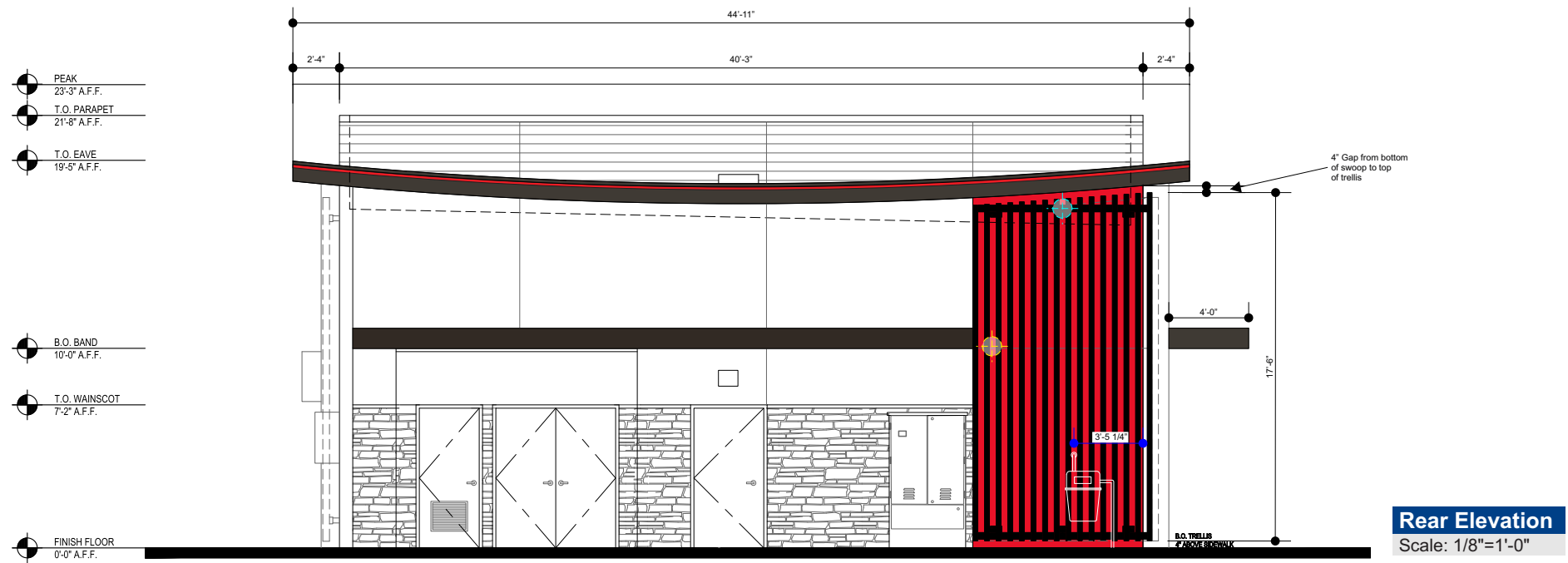
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4	04/10/23	Updating corner and moon gate	JC
5	04/27/23	Revised the 300 lvi package	JM
6	04/28/23	Revised 300 lvi package, art change	JM
7	05/10/23	Swoop updated and all other current updates	JC

**Client Review Status**  
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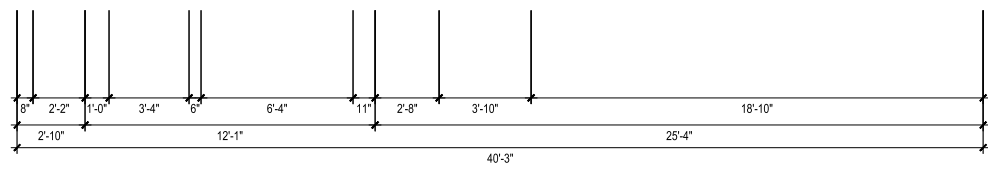
**Client Signature:** \_\_\_\_\_ **Approval Date:** \_\_\_\_\_

41

Plan View is unfinished dimensions, Elevation is finished dimensions

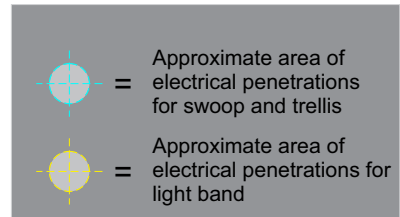


**Rear Elevation**  
Scale: 1/8"=1'-0"



**Rear Plan View**  
Scale: 1/8"=1'-0"

- Color Specifications**
- Paint: PMS Black 7c Satin Finish
  - Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
  - 3M 180MC-53 Vinyl to Match Pantone 200 C
  - 4mm BLX Alpolic ACM



FILE NUMBER: E212503

Listed  
**MET**  
E212503

Electric Sign  
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Coachella, CA 92236

**Date:**  
10/06/22

**Page #:**  
4

**File Name:**  
PAN-E2306\_Coachella, CA\_305

**Sales:** House      **Design:** JC      **PM:** ME

#	Date	Description	Initial
2	03/13/23	Updating per customer and to base standard	JC
3	04/04/23	Creating 300 lvl package	JC
4	04/10/23	Updating corner and moon gate	JC
5	04/27/23	Revised the 300 lvl package	JM
6	04/28/23	Revised 300 lvl package, art change	JM
7	05/10/23	Swoop updated and all other current updates	JC

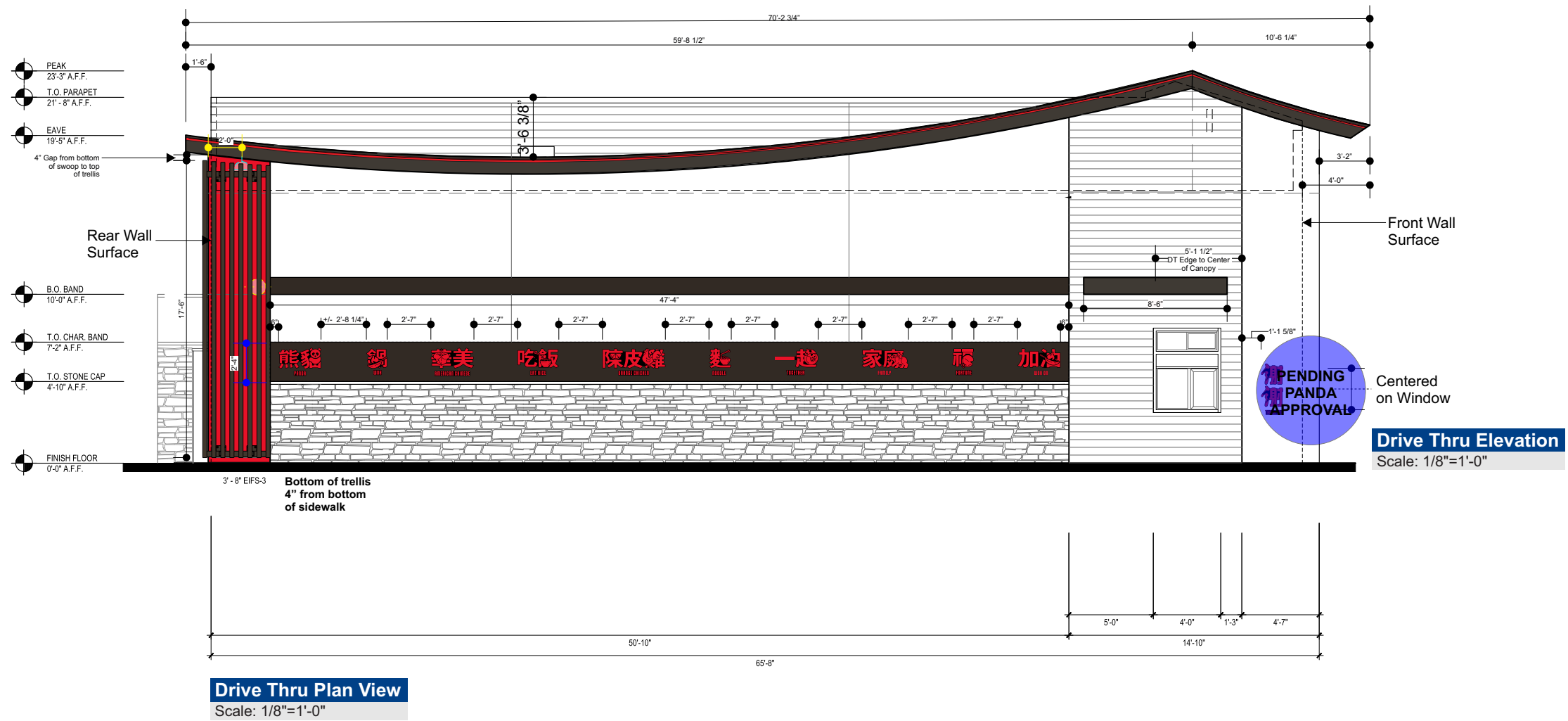
**Client Review Status**  
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Client Signature: \_\_\_\_\_ Approval Date: \_\_\_\_\_

42



Plan View is unfinished dimensions, Elevation is finished dimensions



- Color Specifications**
- Paint: PMS Black 7c Satin Finish
  - Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
  - 3M 180MC-53 Vinyl to Match Pantone 200 C
  - 4mm BLX Alpolic ACM

- = Approximate area of electrical penetrations for swoop and trellis
- = Approximate area of electrical penetrations for light band

**Allen Industries** Listed MET E212503 Electric Sign Complies with UL48

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

**GROUNDING ELECTRICAL CONNECTIONS**

**Allen Industries**  
YOUR BRAND AT ITS BEST™  
**1-800-967-2553**  
www.allenindustries.com

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**Client:**  
Panda Express

**Address:**  
50-120 Cesar Chavez Street  
Coachella, CA 92236

**Date:** 10/06/22 **Page #:** 5

**File Name:**  
PAN-E2306\_Coachella, CA\_305

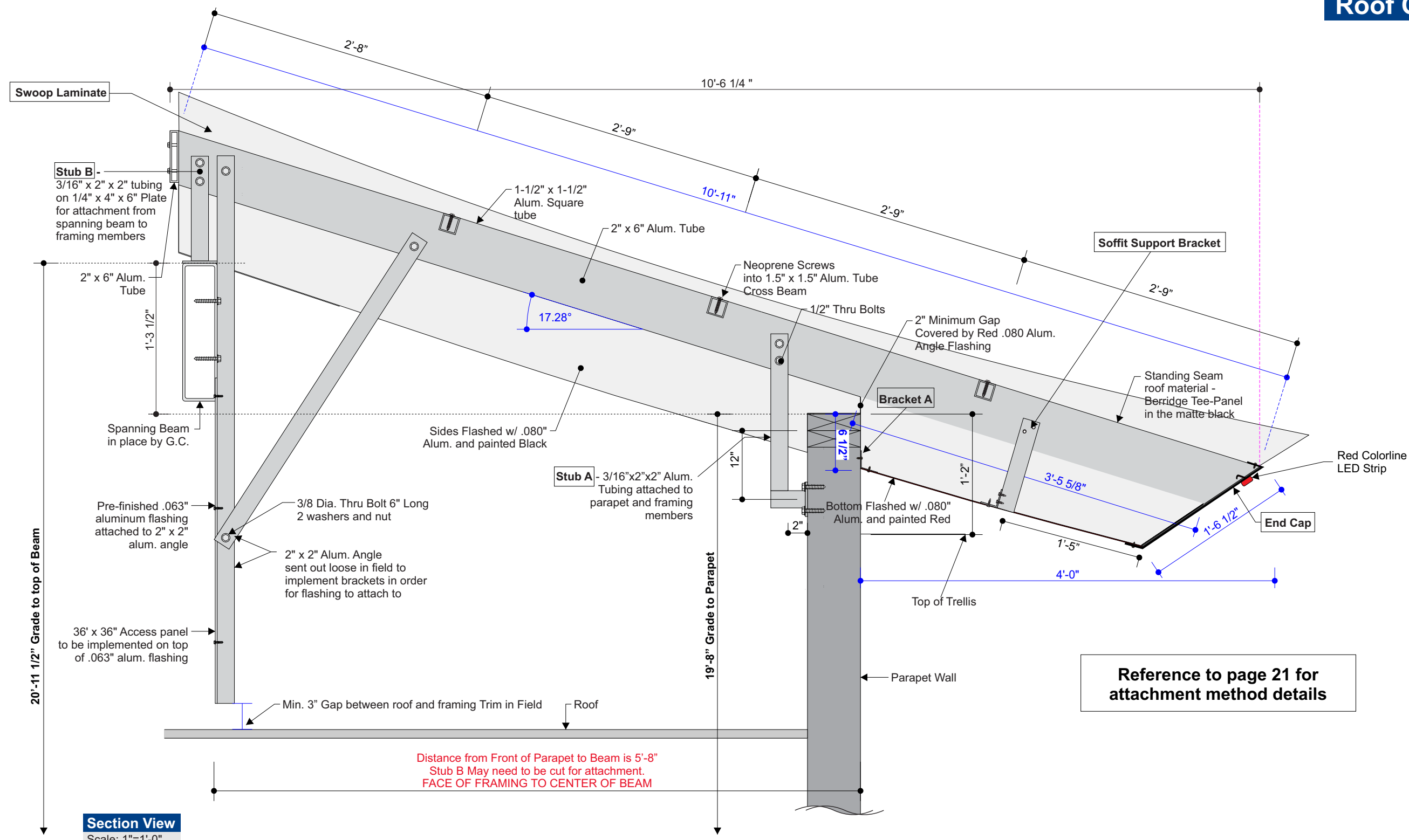
**Sales:** House **Design:** JC **PM:** ME

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43



**Section View**  
Scale: 1"=1'-0"

Reference to page 21 for attachment method details

Distance from Front of Parapet to Beam is 5'-8"  
Stub B May need to be cut for attachment.  
FACE OF FRAMING TO CENTER OF BEAM

**Allen Industries**  
E212503

Listed MET E212503  
Electric Sign Complies with UL48

GROUNDING ELECTRICAL CONNECTIONS

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REFER TO PARTS LIST FOR QUANTITY

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Client: **Panda Express**  
Address: **50-120 Cesar Chavez Street  
Coachella, CA 92236**

Date: **10/06/22**  
Page #: **20**  
File Name: **PAN-E2306\_Coachella, CA\_305**  
Sales: **House** Design: **JC** PM: **ME**

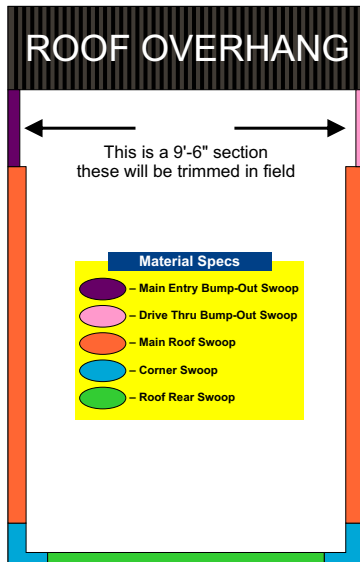
#	Date	Description	Initial
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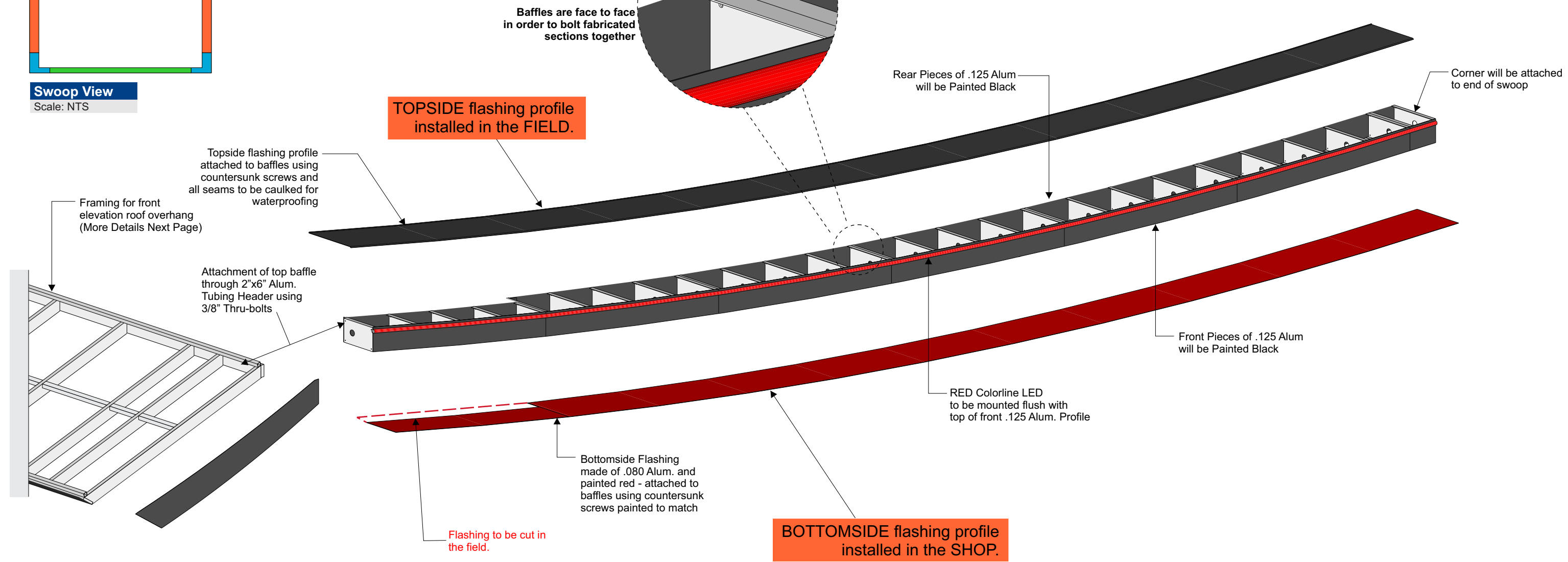
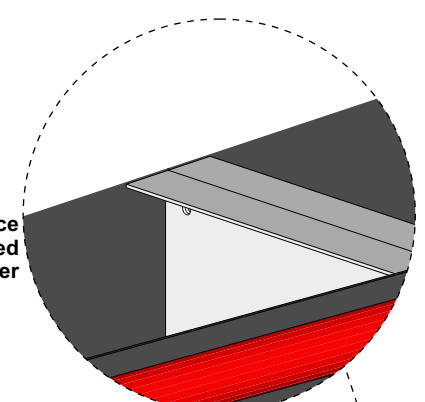
Client Signature: \_\_\_\_\_ Approval Date: \_\_\_\_\_

44



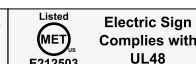


**Swoop View**  
Scale: NTS



**Color Specifications**

	Pantone Black 7C
	Paint Red to Match Pantone 200 C

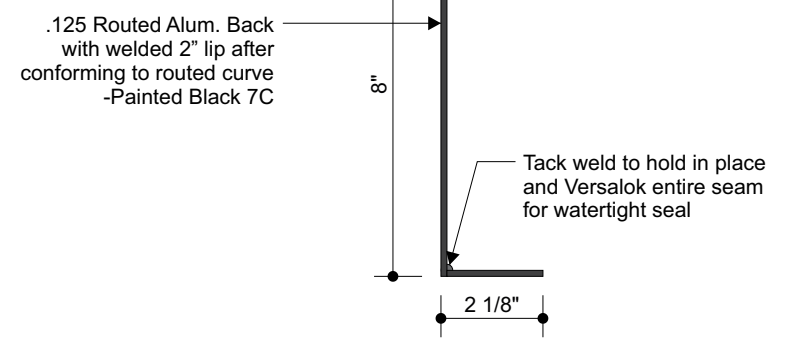


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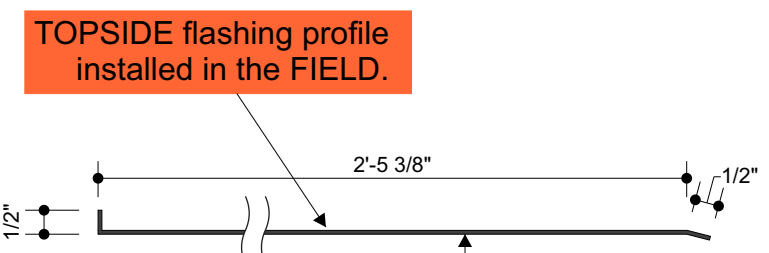


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Flashing to be 8" up underneath G.C. finished fascia to ensure no water intrusion

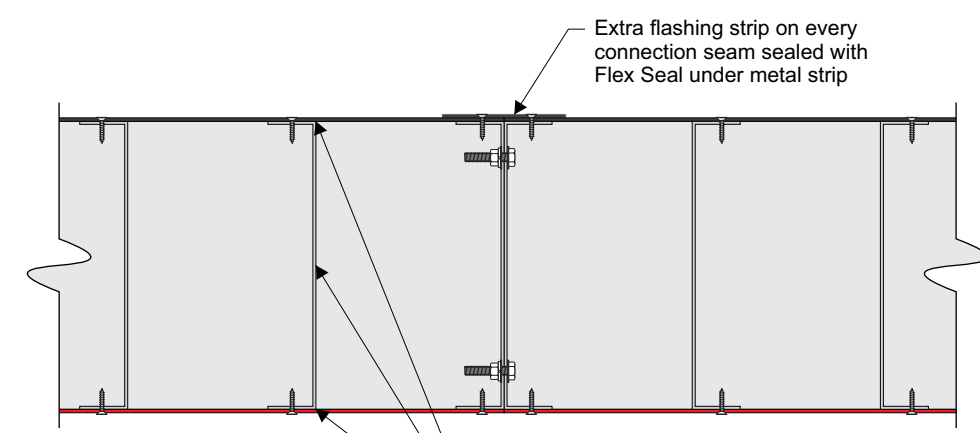


**DETAIL A**  
Scale: 1:4

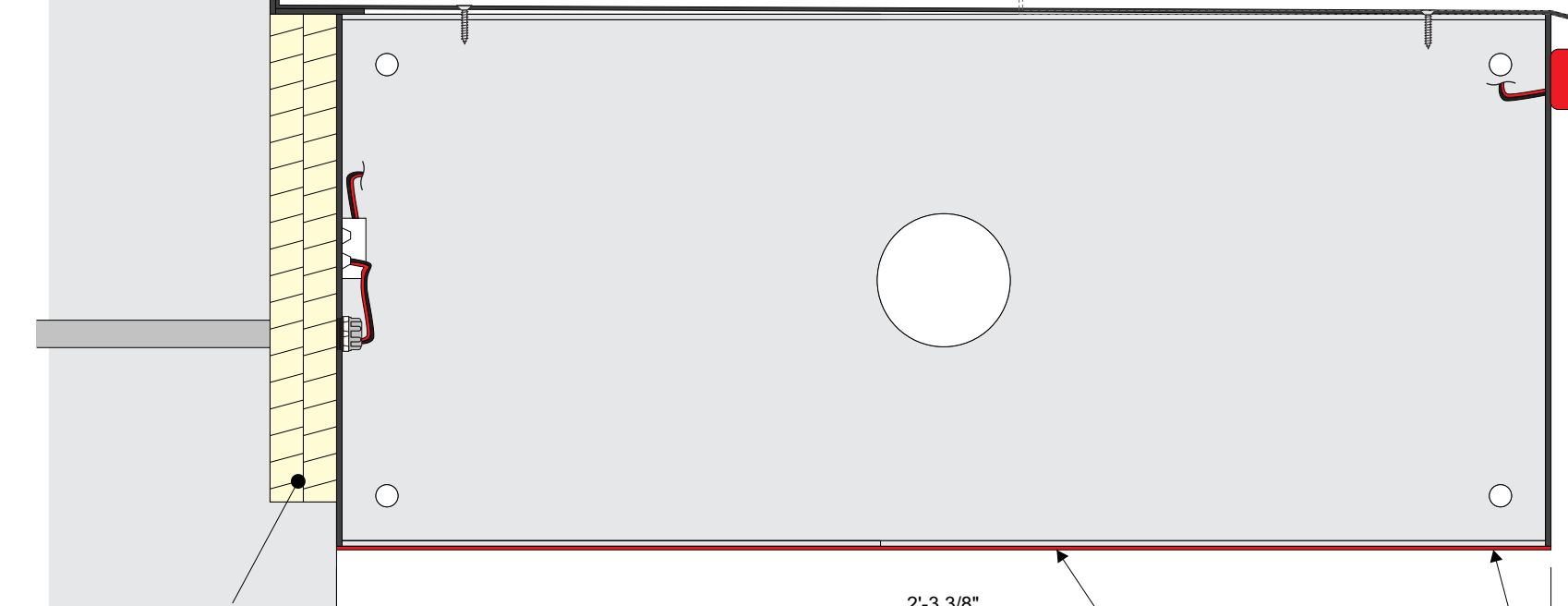


**Top Flashing**  
Scale: 1:4

\*Made in 9'-6" Sections to match fabricated swoop sections  
**QTY SEE PARTS LIST**



**Baffle Connection**  
Scale: 1:8



Zip Board Backer is 1" Smaller

Red Colorline LED Strip

Label Swoop by Front/Back and Corresponding # from page 35 to ensure correct install position.

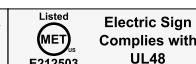
**BOTTOMSIDE** flashing profile installed in the SHOP.

Red .080 bottom flashing is to be cut 1/2" longer than it is finished at  
- ROUTER to be taken along edge for smooth finish to face of swoop  
- Made in 9'-6" Sections

**Side View**  
Scale: 1:4

**Color Specifications**

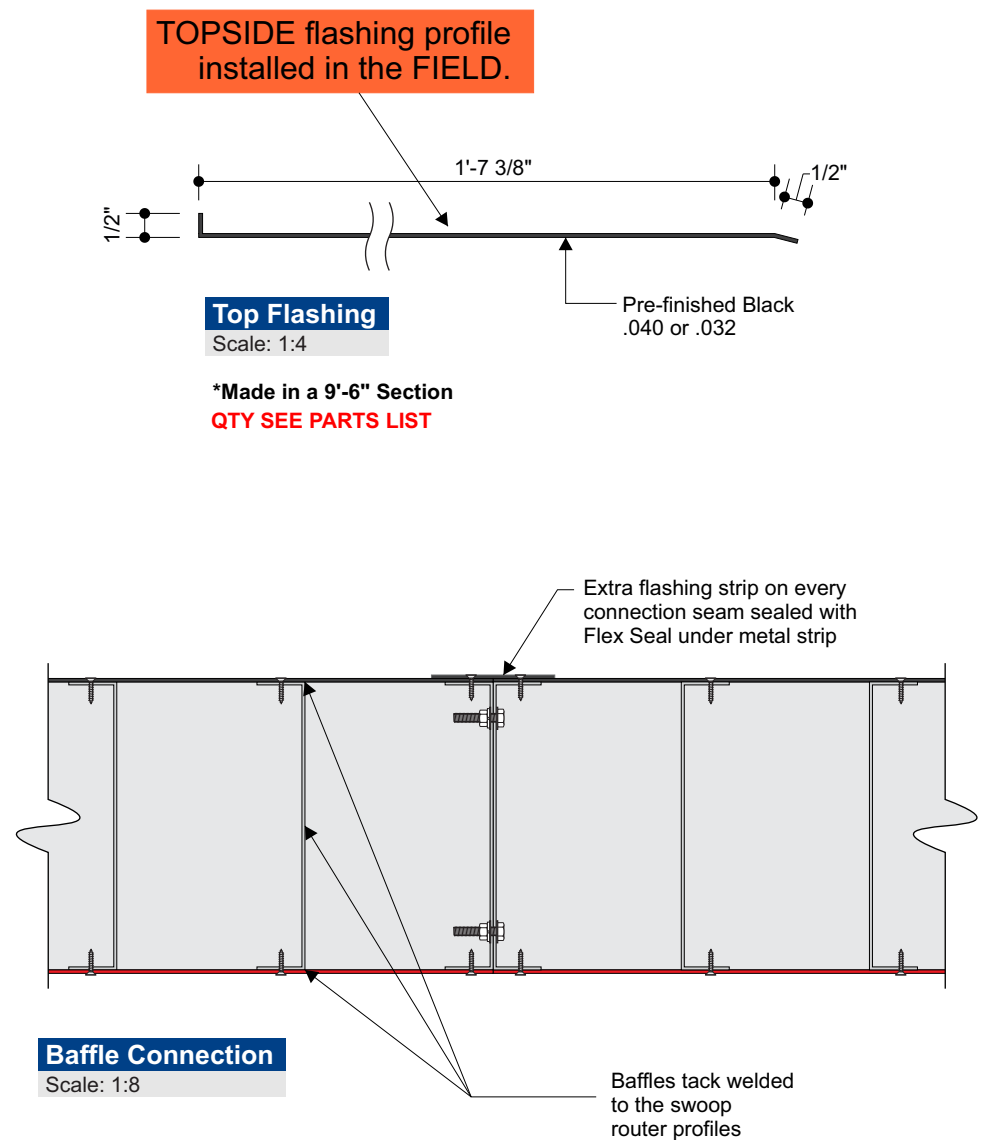
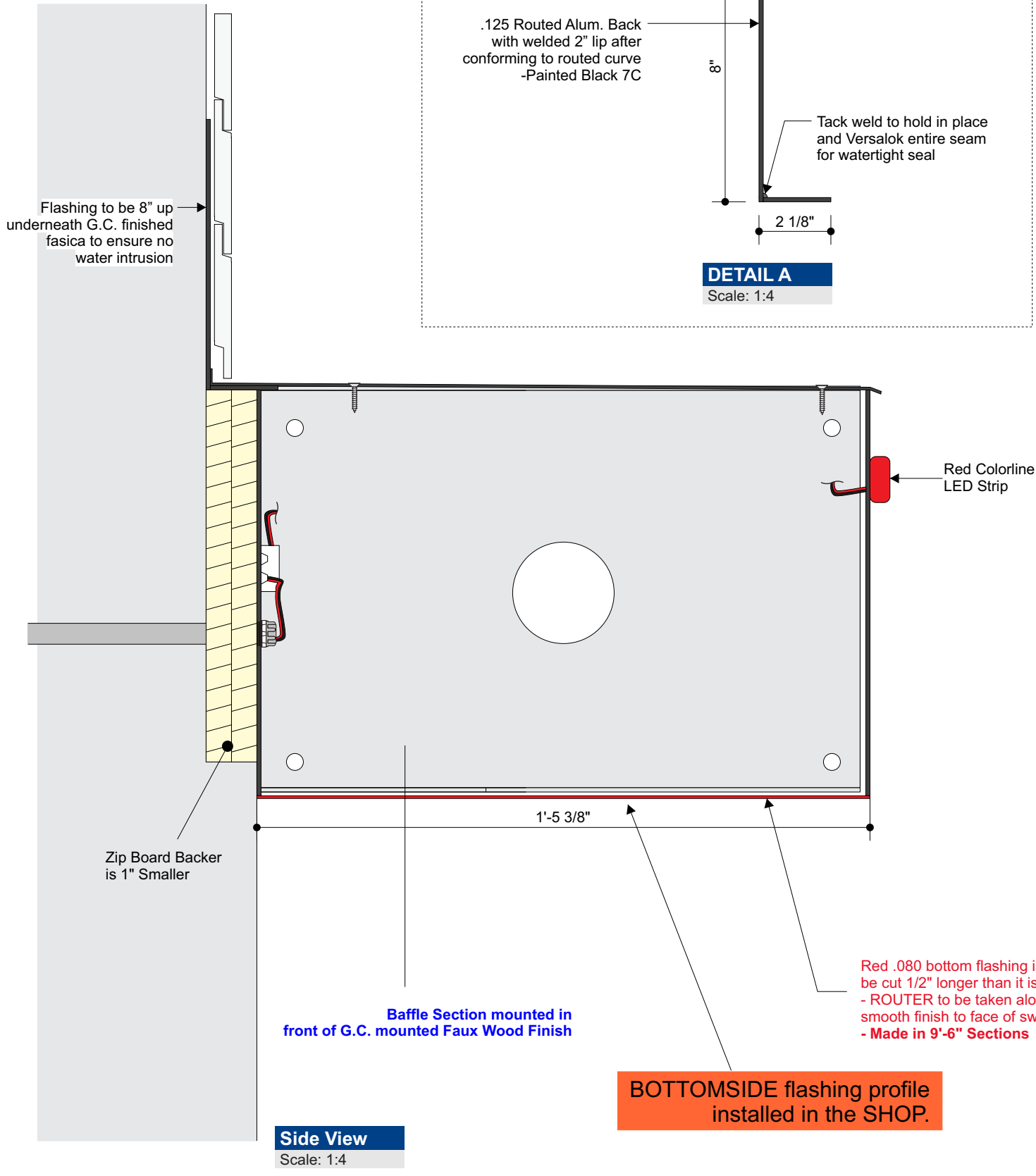
- Pantone Black 7C
- Paint Red to Match Pantone 200 C





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**Label Swoop by Front/Back and Corresponding # from page 35 to ensure correct install position.**

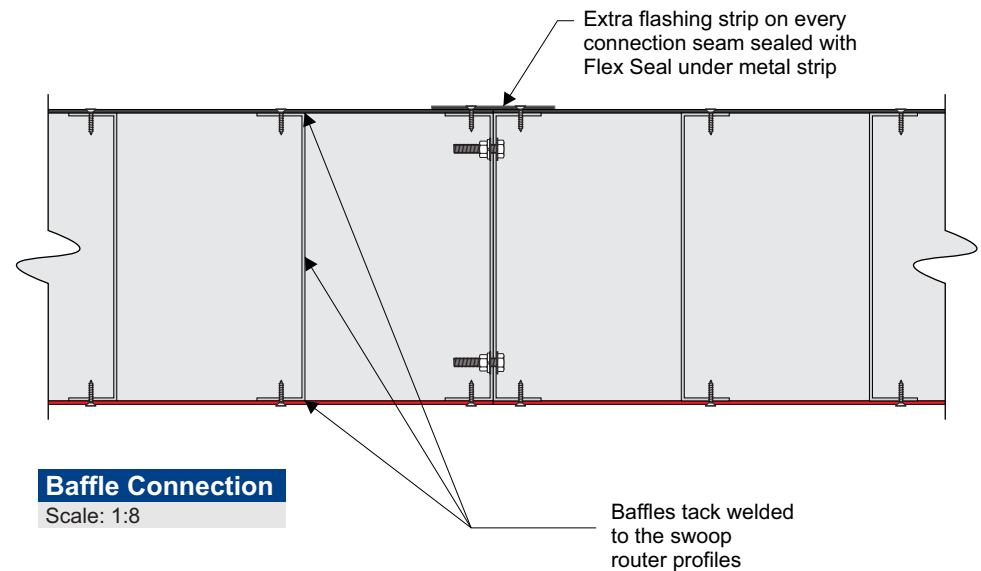
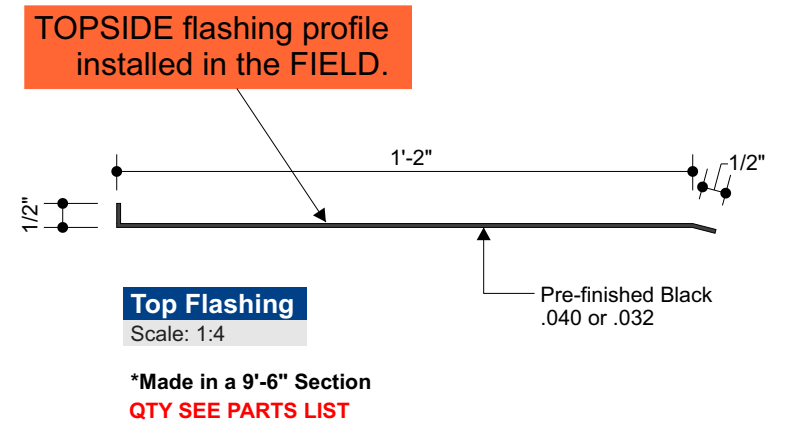
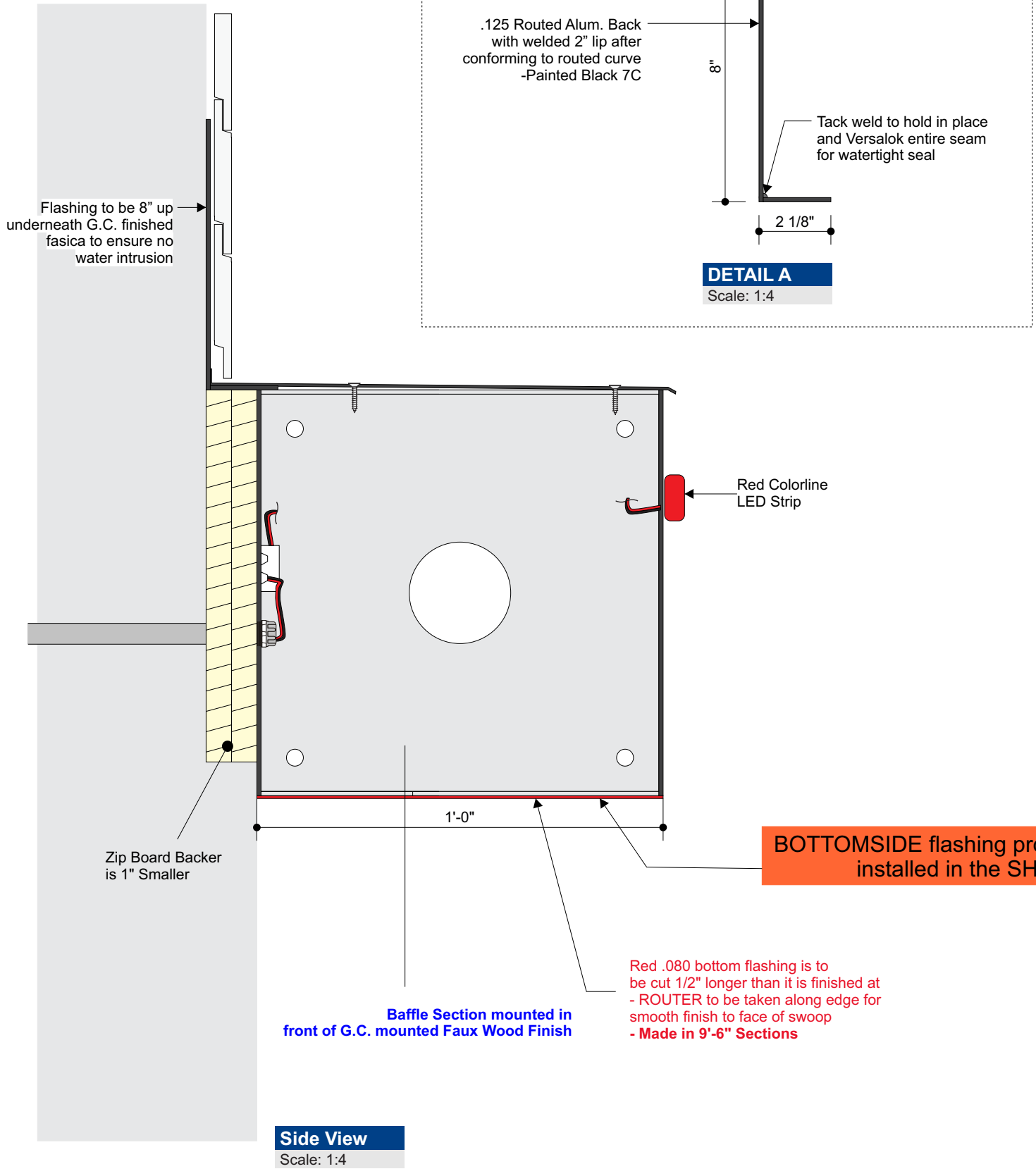
Color Specifications	
	Pantone Black 7C
	Paint Red to Match Pantone 200 C

**Allen Industries** MET E212503 Electric Sign Complies with UL48

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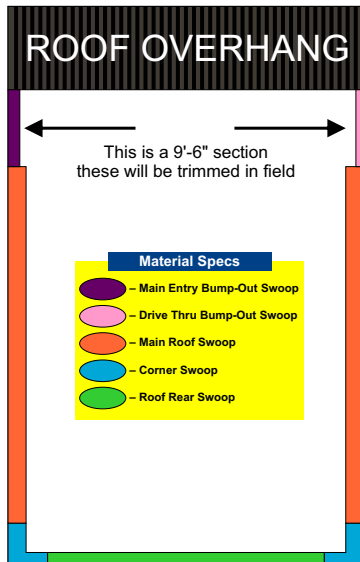
Color Specifications	
	Pantone Black 7C
	Paint Red to Match Pantone 200 C

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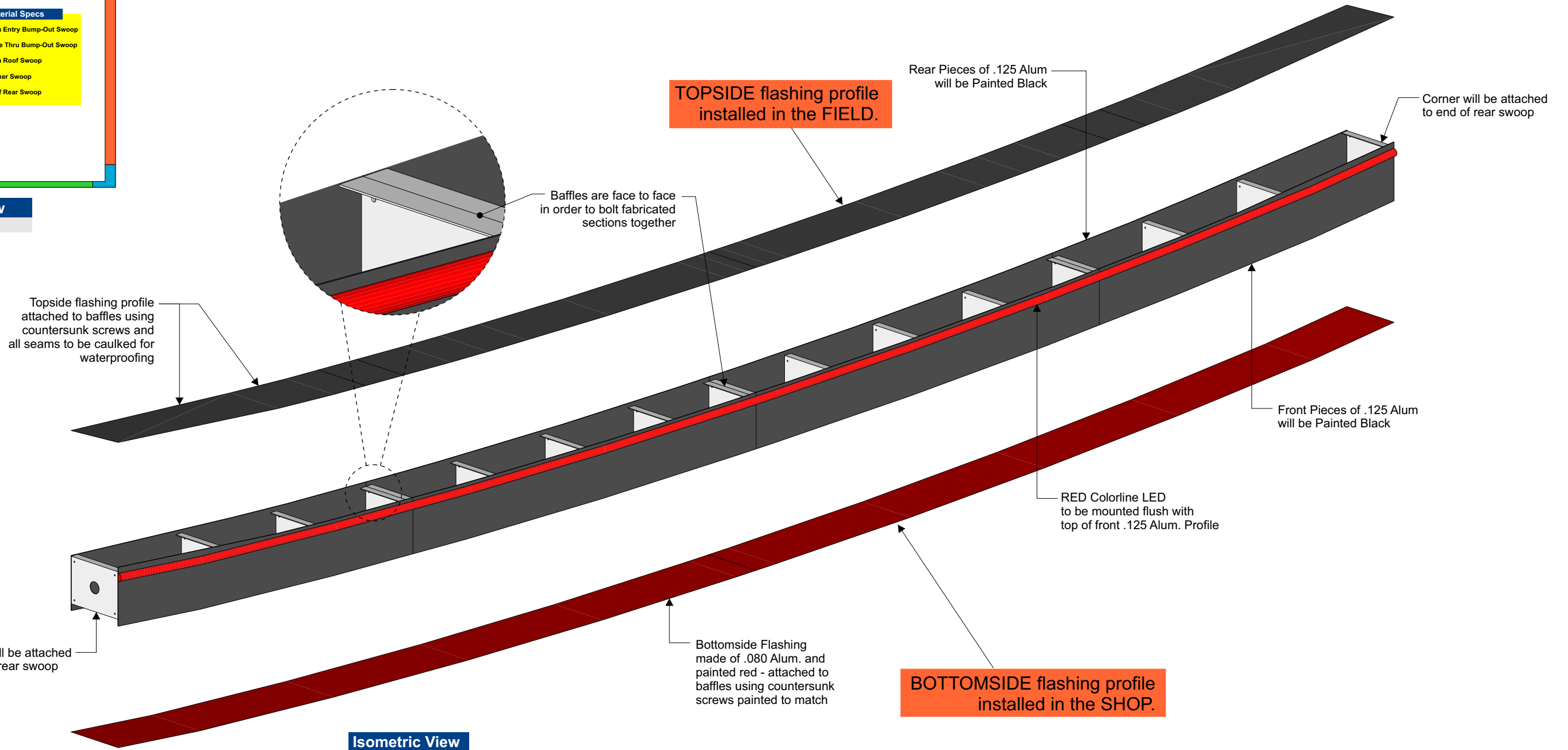
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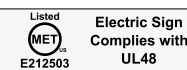
**Swoop View**  
Scale: NTS



**Isometric View**  
Scale: NTS

**Color Specifications**

	Pantone Black 7C
	Paint Red to Match Pantone 200 C



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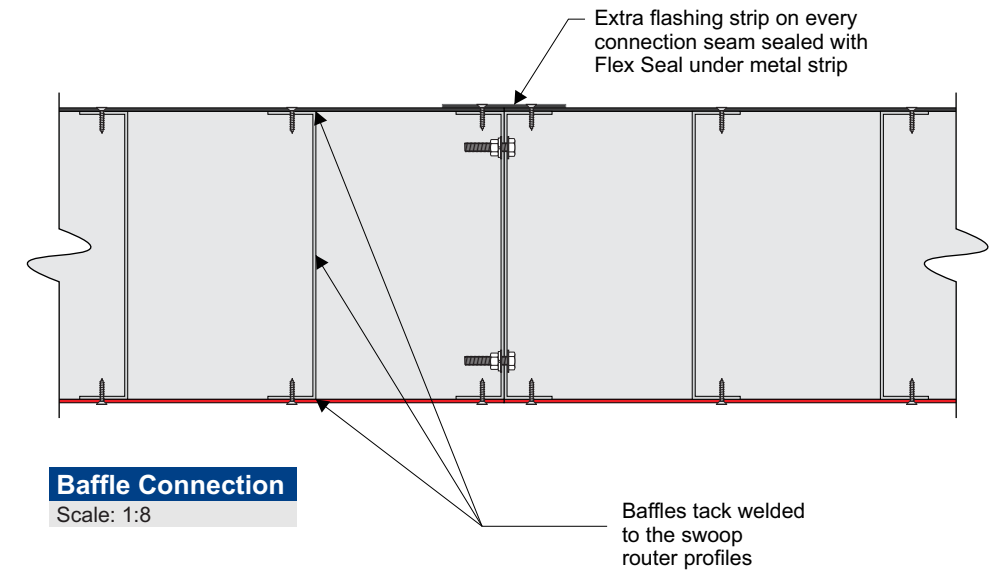
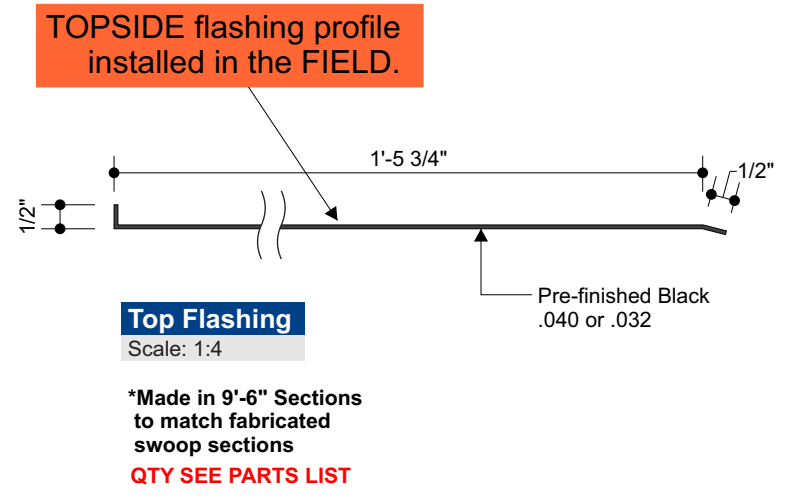
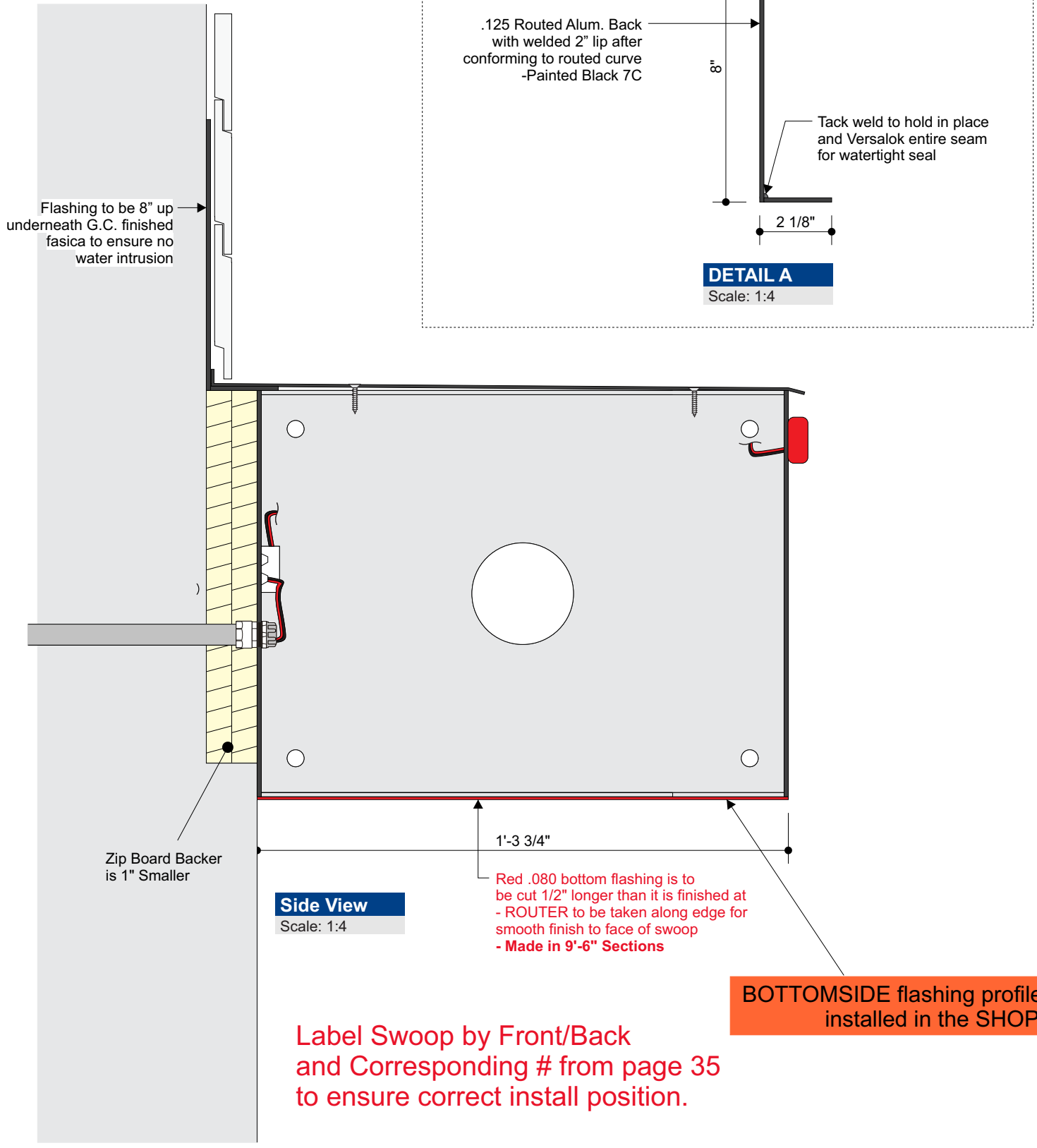
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**Client Review Status**  
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<b>Initial</b>	<b>Client Signature:</b>	<b>Approval Date:</b>
JC		
JC		
JC		
JM		
JM		
JC		

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**Label Swoop by Front/Back and Corresponding # from page 35 to ensure correct install position.**

**BOTTOMSIDE flashing profile installed in the SHOP.**

Color Specifications	
	Pantone Black 7C
	Paint Red to Match Pantone 200 C

Allen Industries  
E212503

Listed  
MET  
E212503

Electric Sign  
Complies with  
UL48

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<b>Client Signature:</b>	<b>Approval Date:</b>
	50

**ColorLINE**  
Neon-inspired tubing

**SloanLED**<sup>®</sup>  
Leaders in LED Technology

Specifications

**Dimensions**..... Width..... 0.44 in (11 mm)  
Base width..... 0.59 in (15 mm)  
Height..... 1.00 in (25 mm)  
Lengths..... 2 ft (0.6 m); 4 ft (1.2 m);  
6 ft (1.8 m); 8 ft (2.4 m)

**Factory bends**..... 9.75 in (245 mm) radius (radial and flat bend)

**Approx. cut increments** ..... 2.4 in (60 mm)

**In-field bends**..... Radial bend..... 19 ft (5.8 m)  
Flat bend..... 6 ft (1.8 m)

**Operating temperature**..... -40° C to +70° C

**Protection class** ..... IP66

**Binning** ..... MacAdam Step 3\*

**Power per foot/meter** ..... 2.28 W/7.5 W

**Power capacity** ..... 24 ft (7.3 m) per SloanLED 60 W 12 VDC power supply

**Colors** ..... Colors retain hue when non-illuminated  
(see "Unlit Product Color Chart" for Pantone color equivalents)

**Mounting** ..... Dual-position mounting clips (400381-25)  
orient in two directions

\* White (P/N 701800-W-X) and Warm White (P/N 701800A-WW-X) only.

† "Unlit Product Color Chart" provided as a courtesy to give a general idea of product color. Colors in chart not printed using Pantone inks and may vary from actual Pantone number/color. For an accurate representation of product color, a Pantone Color Guide book should be used, or order a sample part. For more information on Pantone, visit Pantone.com.



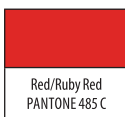
ColorLINE is covered by US and foreign patents pending and covered by the following US patents issued: 6,776,504, 6,969,179, and 7,192,157

**QTY: 35 @ 8'**

**Ordering information**

Color	Part number
Red	701800D-R-X

NOTE: X = desired length.  
See table below for length codes.



Code	Item description	Actual length
2	2-ft (0.6-m) Tube	24.66 in (626 mm)
4	4-ft (1.2-m) Tube	48.66 in (1236 mm)
6	6-ft (1.8-m) Tube	72.66 in (1846 mm)
8	8-ft (2.4-m) Tube	96.66 in (2455 mm)

Power supply capacity

12 VDC Power supply*	All colors
	Maximum feet/meters
20 W Power supply	8 / 2.4
60 W Power supply	24 / 7.3
120 W Power supply	24 / 7.3 x 2
Power used per foot/meter in watts	2.28 / 7.5

\* Configured for Class 2 Output.

NOTE: When mixing modules of different sizes/colors or various products on the same power supply, simply add all the power requirements for the respective footages of each product. Then choose appropriate power supplies to provide adequate power output. The actual number of power supplies needed may vary based on how the materials are distributed across the project.

Color	Inside corner	Outside corner	Step corner
Red, Orange, Yellow, Green, Blue	701800D-IC-Color	701800D-OC-Color	701800D-SC-Color
White (6500 K)	701800-IC-W	701800-OC-W	701800-SC-W
Warm White (3500 K)	701800A-IC-WW	701800A-OC-WW	701800A-SC-WW

Joint covers

701807

Snap-on, frosted joint covers for clean finish  
Illuminated mitered corners



Mounting clip

400381-25



# Sloan Prism Red LED

Model	Modules per meter/foot	Color	Nominal wavelength	Part number	Optimal can depth	Power per module	Lumens per module (nominal)	Efficacy	Packaging of 5 bags per carton
Standard	1.5/ft (4.9/m)	Red	623 nm	701269-RD24SJ1-MB	3-8" (75-200 mm)	0.43 W	26	60 lm/W	34.7 ft / 10.6 m (52 modules) per bag

24 VDC Power Supplies\* – Compatible with SloanLED 24 VDC products

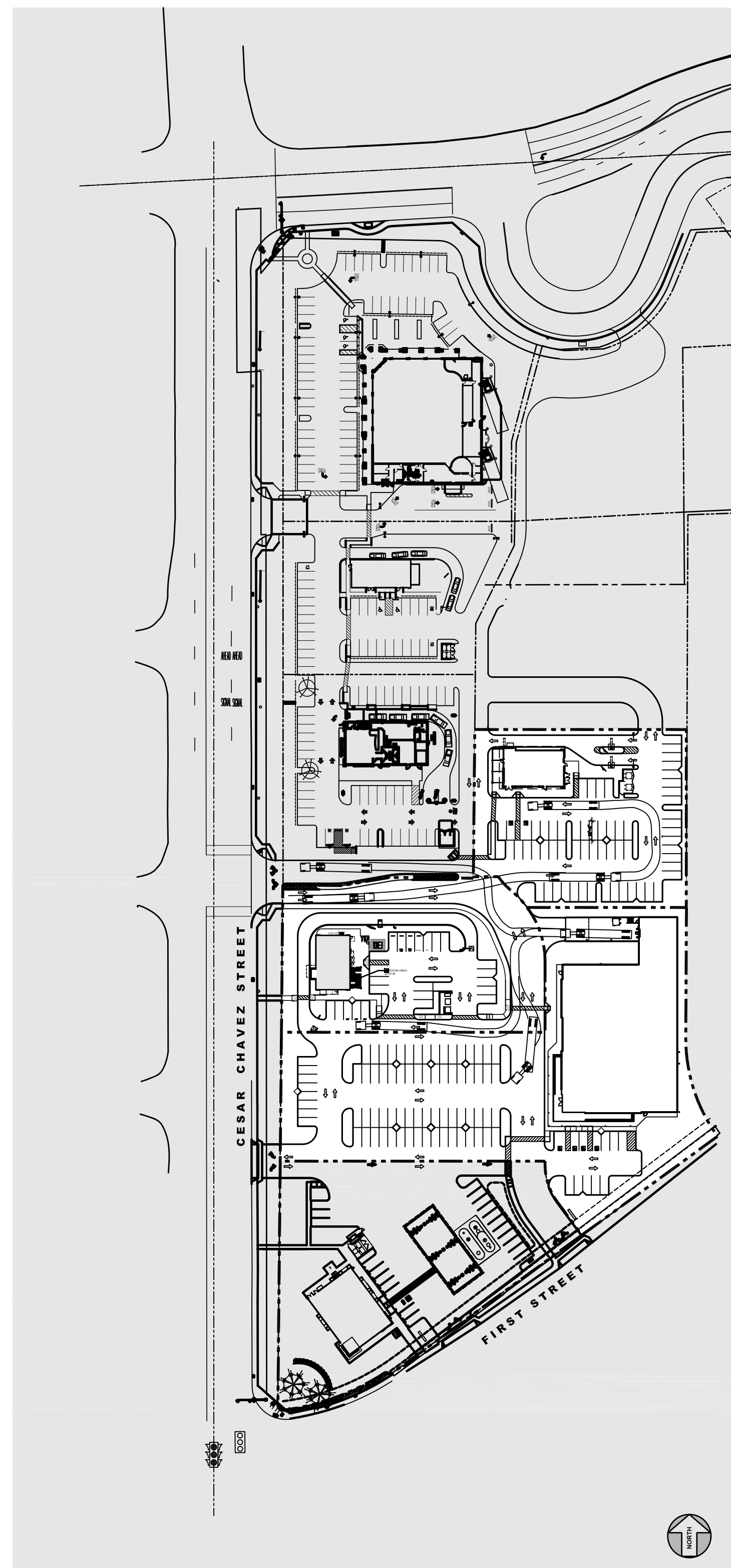
Power supply	Part number	Input		Output		Location rating	Protection class	UL Retrofit Certified†		
		Nominal input voltage	Input current	Power output	Output current			701269-	701946-	701972-
60S1D 60W (0-10 V dimmer)	701895-60S1D		0.80 A	60 W	2.5 A		IP64	✓	✓	✓

**QTY:200 LF**

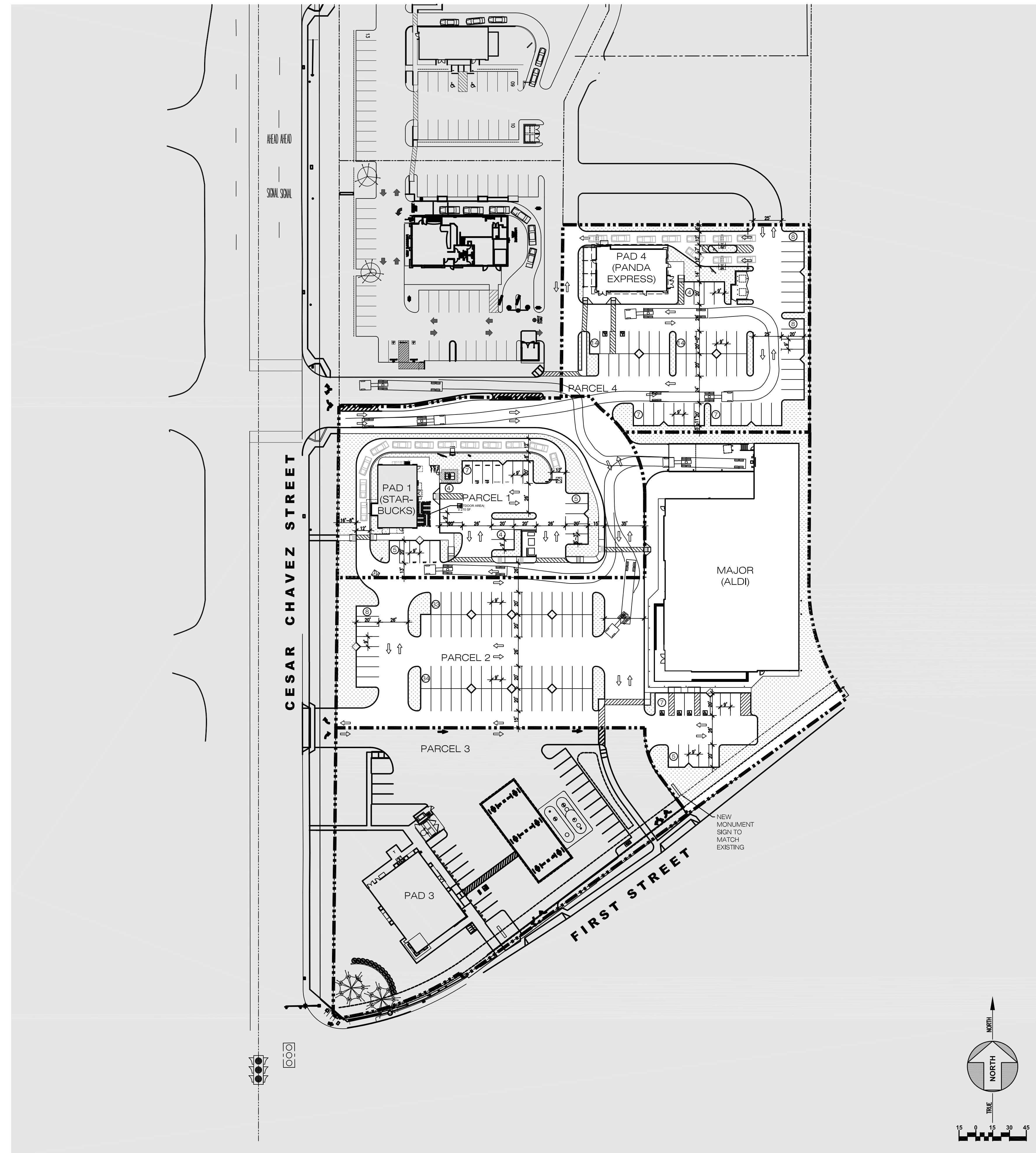
# GE Tetra Max 24V LED

SKU	Model	Details	Color	Order unit	Pkg. Quantity	Modules per strip
93098199	GEMX2471-WIS	Tetra® MAX 24V 7100K	White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)

**QTY:200 LF**



KEY MAP N.T.S.



**PROJECT INFORMATION**

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

**SITE INFORMATION**

SITE AREA: PARCEL 1: ±0.96 AC (± 41,911 SF)  
 PARCEL 2: ±1.91 AC (± 83,236 SF)  
 PARCEL 3: ±1.29 AC (± 55,996 SF)  
 PARCEL 4: ±0.91 AC (± 39,553 SF)  
 TOTAL: ±5.07 AC (±220,696 SF)

**BUILDING AREA: PAD 1: ±2,050 SF**

MAJOR: ±20,442 SF  
 PAD 3: ±4,088 SF  
 PAD 4: ±2,600 SF  
 TOTAL: ±29,180 SF  
 (NOT INC. UTILITY AREAS)

**SITE COVERAGE: PAD 1: ±4.89% (±2,135 SF/AC)**

MAJOR: ±24.56% (±10,703 SF/AC)  
 PAD 3: ±7.30% (±3,169 SF/AC)  
 PAD 4: ±6.57% (±2,857 SF/AC)  
 TOTAL: ±13.22% (±5,755 SF/AC)  
 (NOT INC. UTILITY AREAS)

**PARKING INFORMATION**

**PARKING REQUIREMENT:**

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

**STALLS REQUIRED:**

PAD 1: ±2,050 SF x 35% = ±720 SF CUSTOMER AREA  
 ±2,050 SF x 65% = ±1,330 SF NON-CUSTOMER AREA  
 ±720 SF @ 1/45 SF = 16 STALLS REQUIRED  
 ±1,330 SF @ 1/200 SF = 7 STALLS REQUIRED  
 TOTAL: 23 STALLS REQUIRED

MAJOR: ±20,442 SF @ 1/250 SF = 82 STALLS REQUIRED

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

PAD 4 : ±2,600 SF x 50% = ±1,300 SF CUSTOMER AREA  
 ±2,600 SF x 50% = ±1,300 SF NON-CUSTOMER AREA  
 ±1,300 SF @ 1/45 SF = 29 STALLS REQUIRED  
 ±1,300 SF @ 1/200 SF = 7 STALLS REQUIRED  
 TOTAL: 36 STALLS REQUIRED

TOTAL: 193 STALLS REQUIRED

**STALLS PROVIDED:**

PAD 1: 25 STALLS PROVIDED

MAJOR: 87 STALLS PROVIDED

PAD 3: 22 STALLS PROVIDED

PAD 4: 62 STALLS PROVIDED

TOTAL: 196 STALLS PROVIDED

**PARKING RATIO:**

PAD 1: ±12.20/1,000 SF

MAJOR: ±4.26/1,000 SF

PAD 3: ±5.38/1,000 SF

PAD 4: ±23.85/1,000 SF

TOTAL: ±6.86/1,000 SF



Attachment 3



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



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



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



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



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

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST 1ST CUP SUBMITTAL 10-11-21

DRAWN BY: RR/CL/JL

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



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

PANDA EXPRESS

HARRISON & AVE 50  
COACHELLA, CA 92236

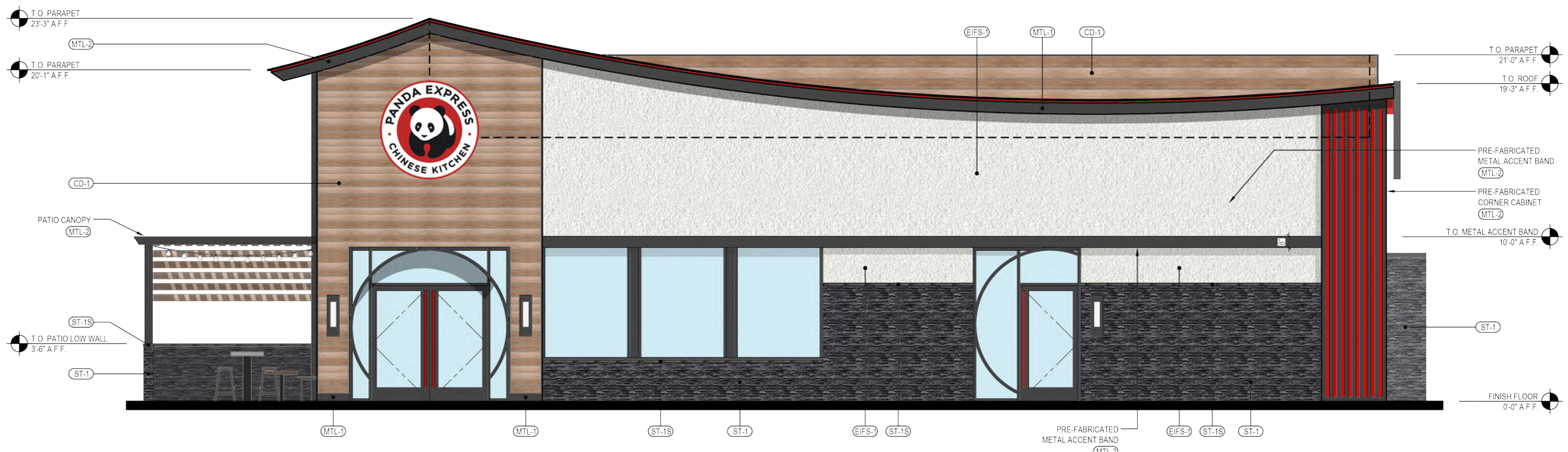
A-202

EXTERIOR RENDERS

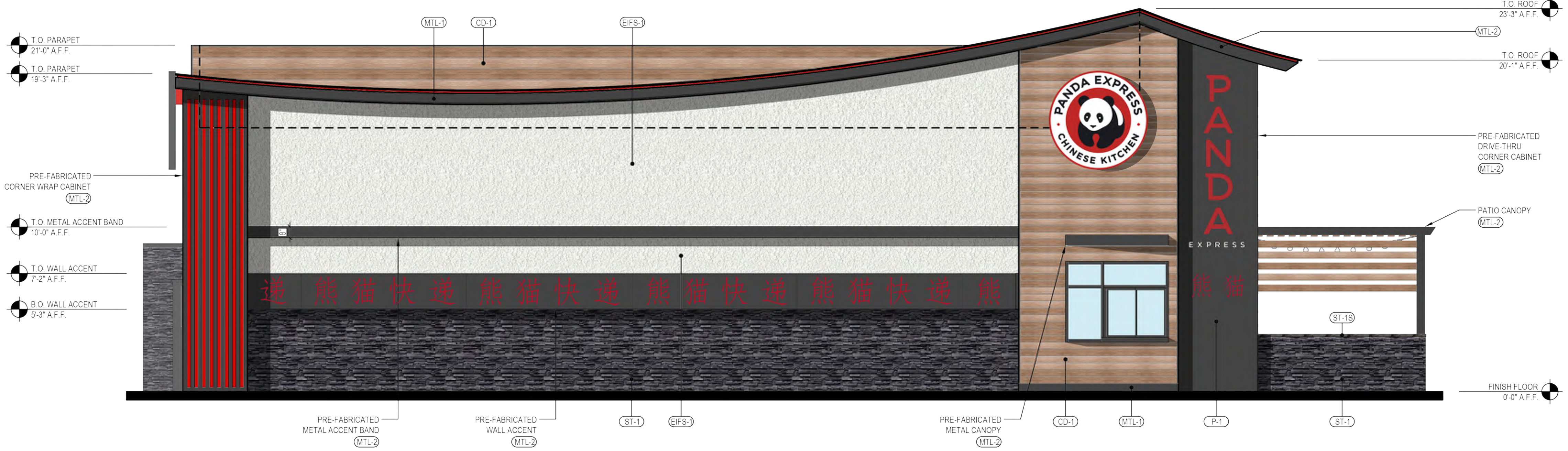


# Attachment 3

- SIDING (CD-1)**  
MANUFACTURE: NICHIIHA  
PRODUCT: VINTAGE WOOD SERIES  
COLOR: SPRUCE
- EIFS (EIFS-1)**  
MANUFACTURE: STO  
PRODUCT: STOTHERM ESSENCE SYSTEM  
COLOR: ICE CUBE  
FINISH: FINE
- SILL (ST-1S)**  
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



**SOUTH ELEVATION** 2  
Scale= 1/4" = 1'-0" A-201



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



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

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

REV.	DESCRIPTION	DATE
1ST	1ST CUP SUBMITTAL	10-11-21

DRAWN BY: RR/CL/JL

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


**GARY WANG & ASSOCIATES, INC.**  
1000 Corporate Center Dr., Suite 550  
Monterey Park, CA 91754  
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http://www.garywang.com


**PANDA EXPRESS**  
HARRISON & AVE 50  
COACHELLA, CA 92236


**A-201**  
EXTERIOR ELEVATIONS





# Attachment 3


- 


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

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

**SILL (ST-1S)**  
 MANUFACTURE: CORONADO STONE PRODUCTS  
 PRODUCT: CHISELED STONE SILL  
 COLOR: CHARCOAL  
 FINISH: NATURAL
- 

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

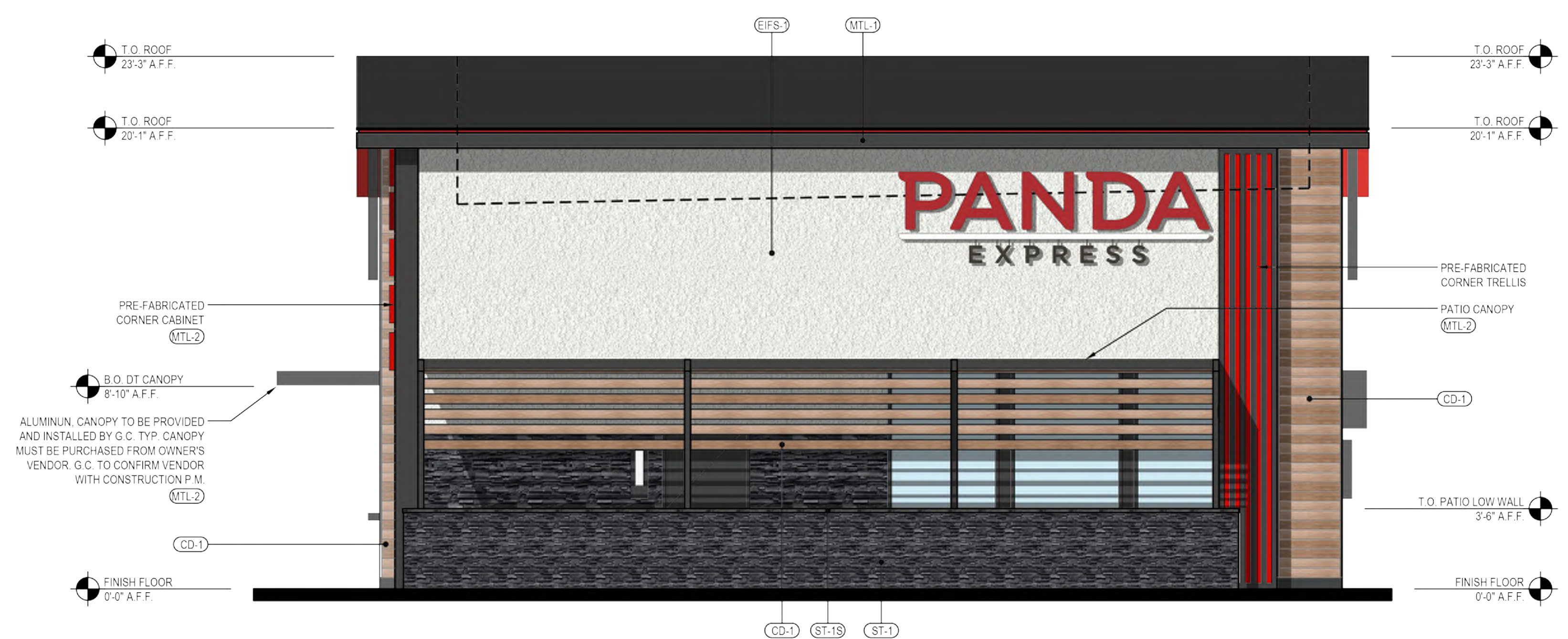
**METAL CAP (MTL-1)**  
 MANUFACTURE: EXCEPTIONAL METALS  
 PRODUCT: CAP FLASHING  
 COLOR: IRON ORE  
 FINISH: SMOOTH
- 

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

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



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



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



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

REV.	DESCRIPTION	DATE
1ST	1ST CUP SUBMITTAL	10-11-21

DRAWN BY: RR/CL/JL

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



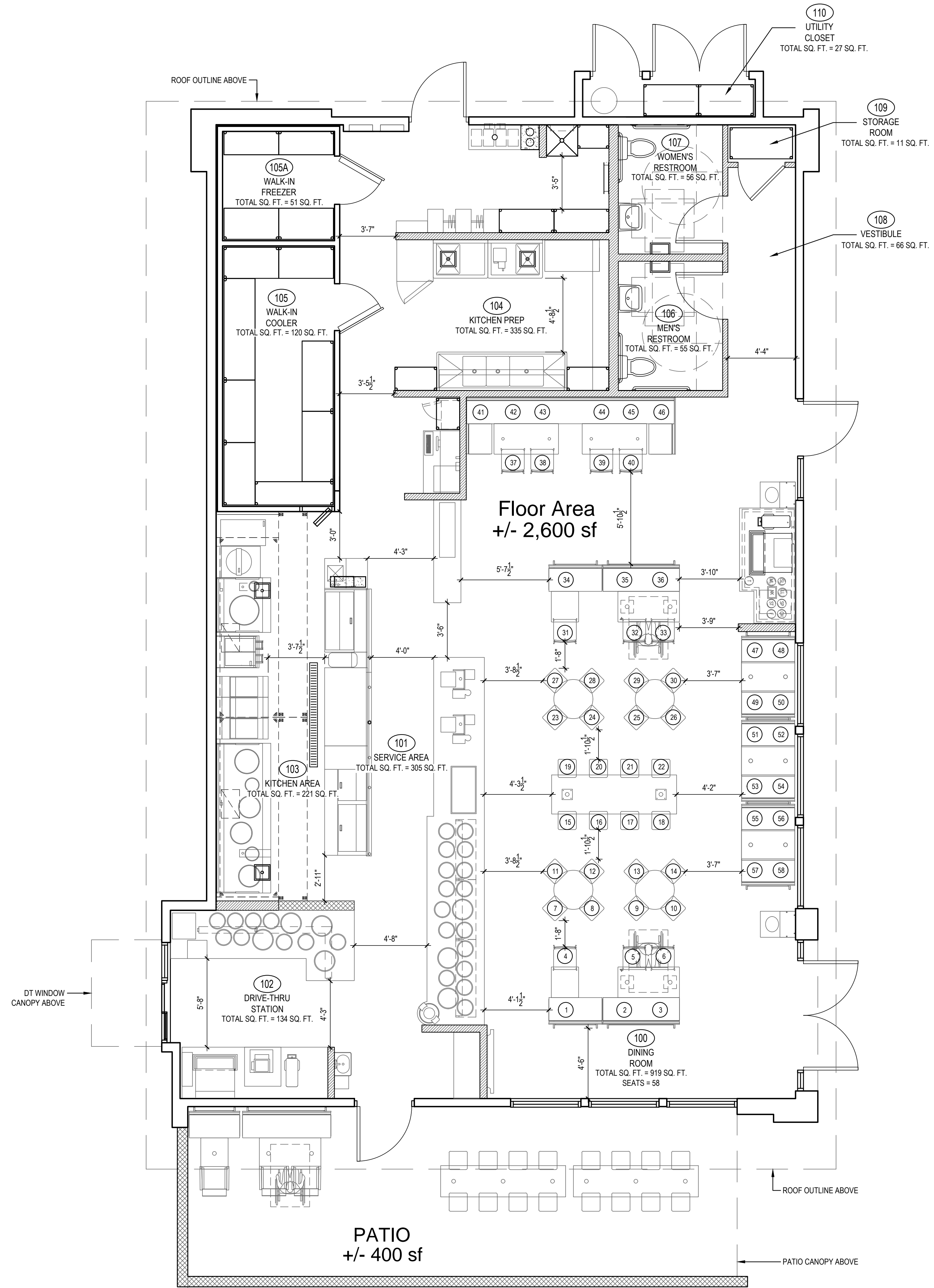
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 Monterey Park, CA 91754  
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 http://www.garywang.com

**PANDA EXPRESS**  
 HARRISON & AVE 50  
 COACHELLA, CA 92236

**A-200**  
 EXTERIOR ELEVATIONS



# Attachment 3



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REVISIONS:


ISSUE DATE:

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

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COACHELLA, CA 92236

**A-101**  
FLOOR PLAN

NOT USED 2  
Scale= NTS A-101

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



# Attachment 3

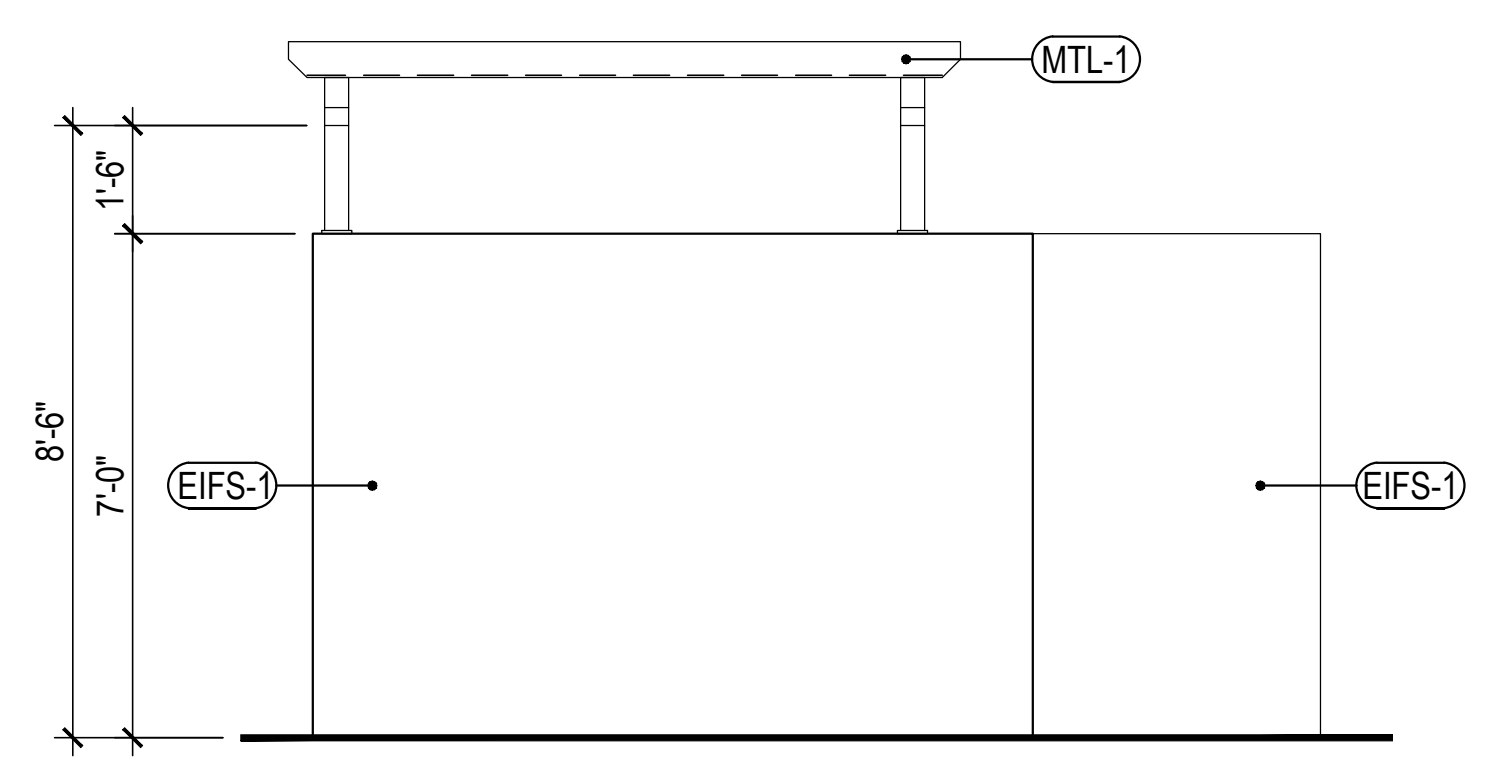


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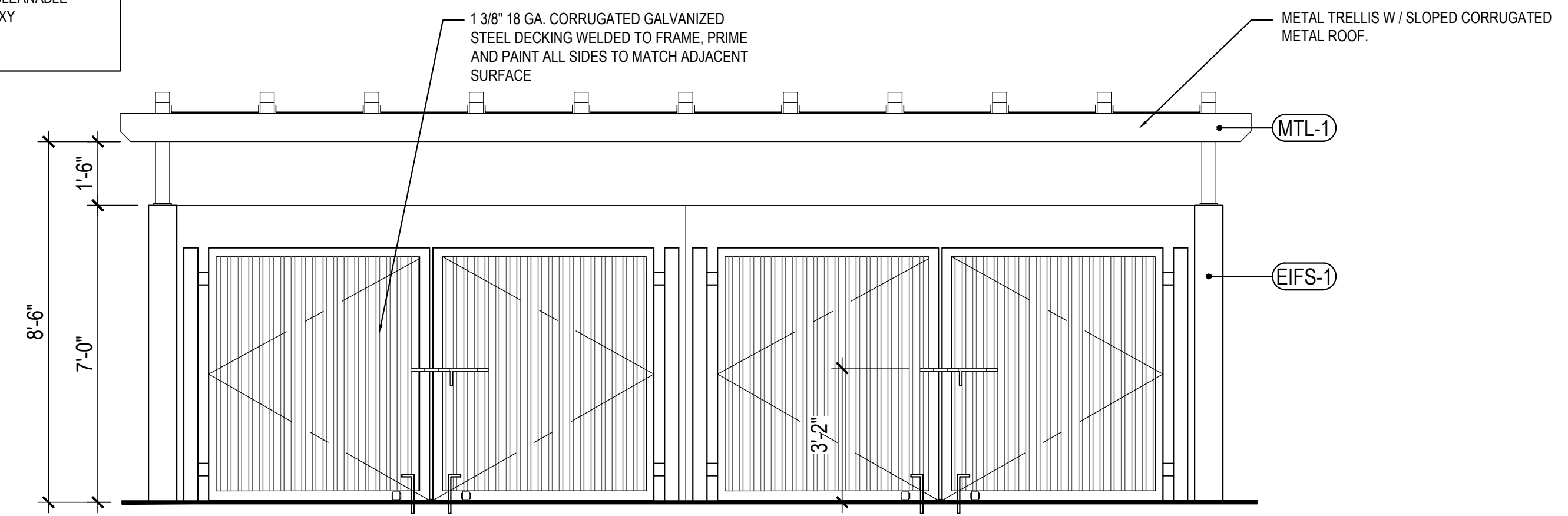
NOTE:  
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200  
TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH EIFS  
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CAME BOLTS, ETC. AS INDICATED.  
NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.



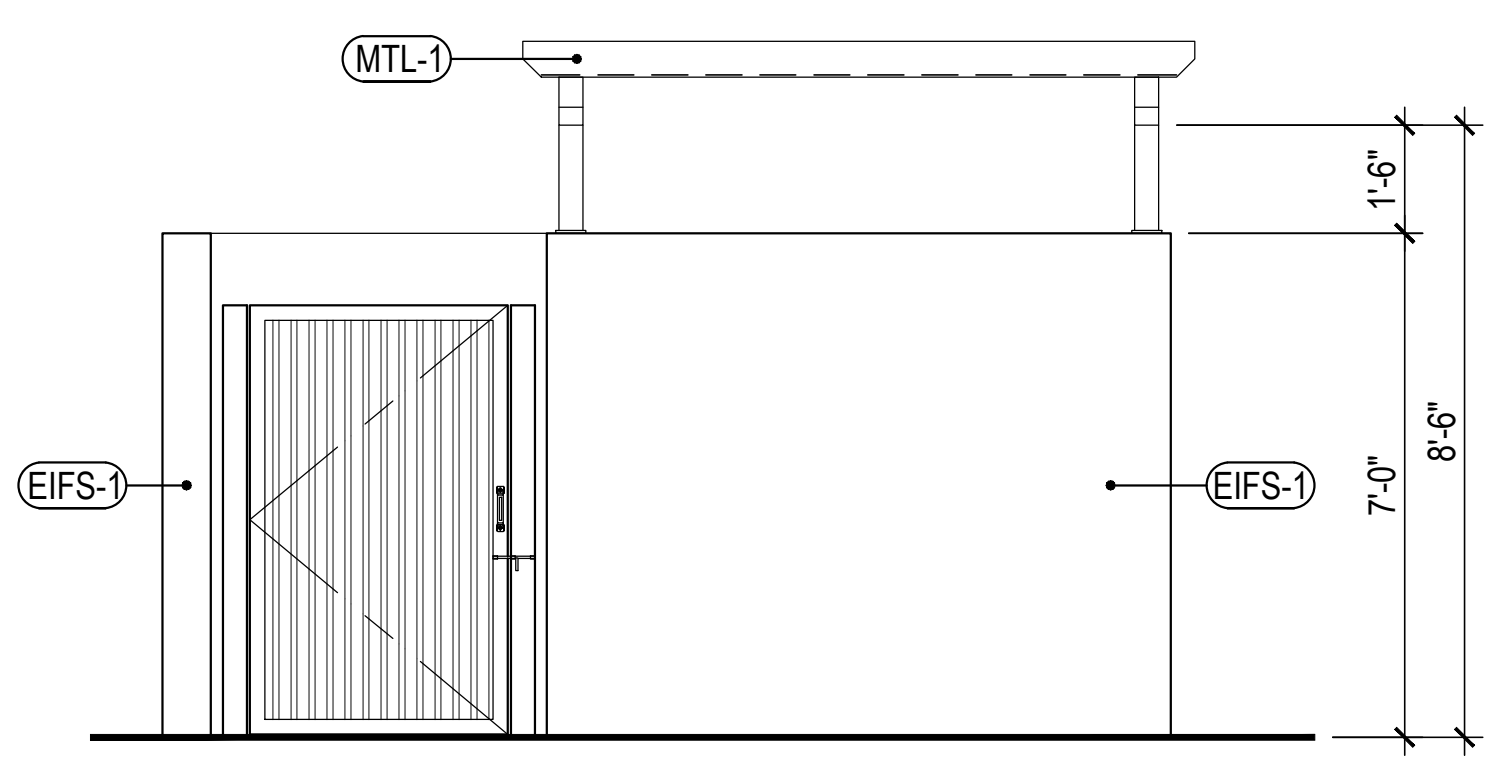
SIDE ELEVATION

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



FRONT ELEVATION

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



SIDE ELEVATION

ELEVATION 4  
Scale= 3/8" = 1'-0" A-407

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

REF. CIVIL DRAWINGS FOR PAVING INFORMATION

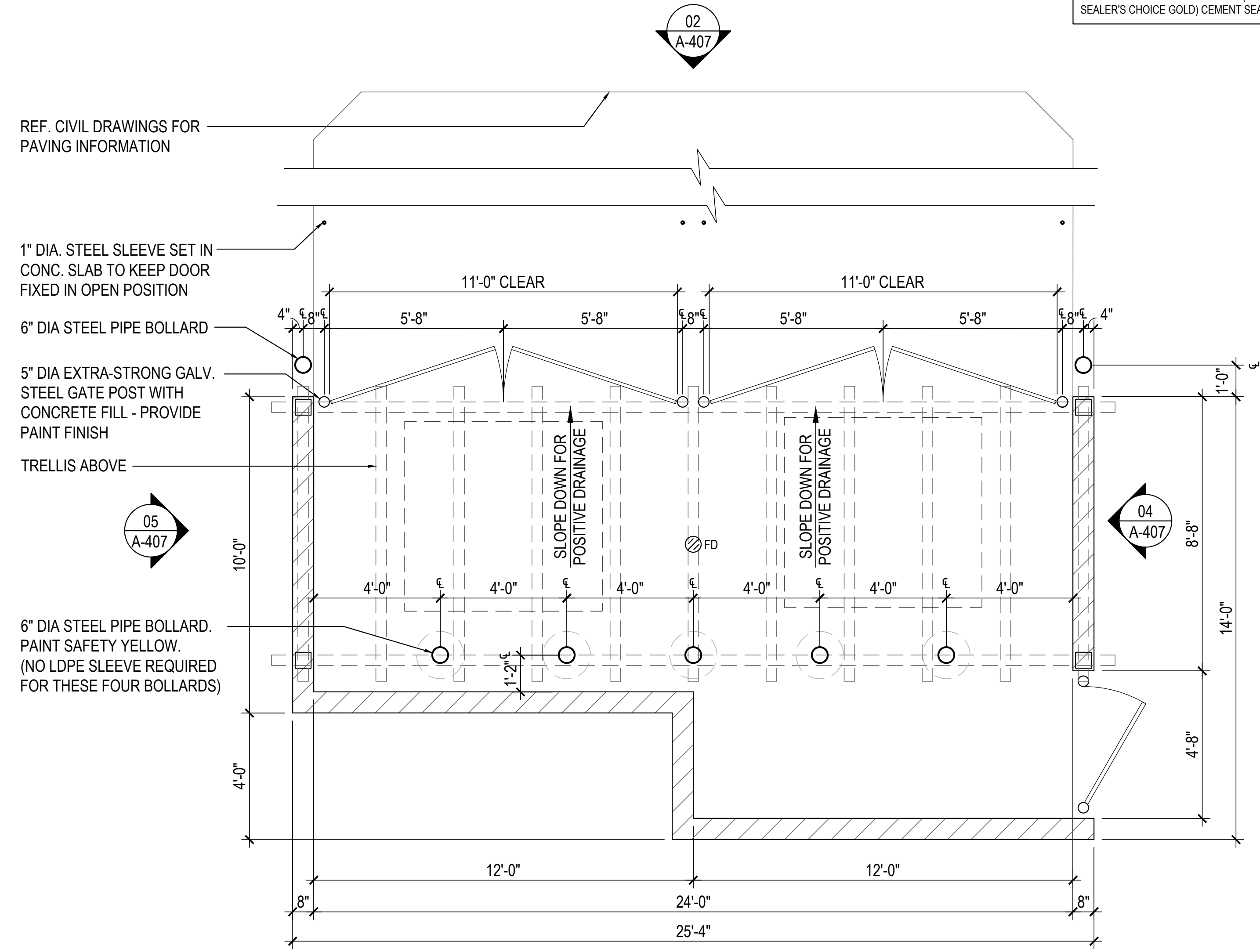
1" DIA. STEEL SLEEVE SET IN CONC. SLAB TO KEEP DOOR FIXED IN OPEN POSITION

6" DIA STEEL PIPE BOLLARD

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

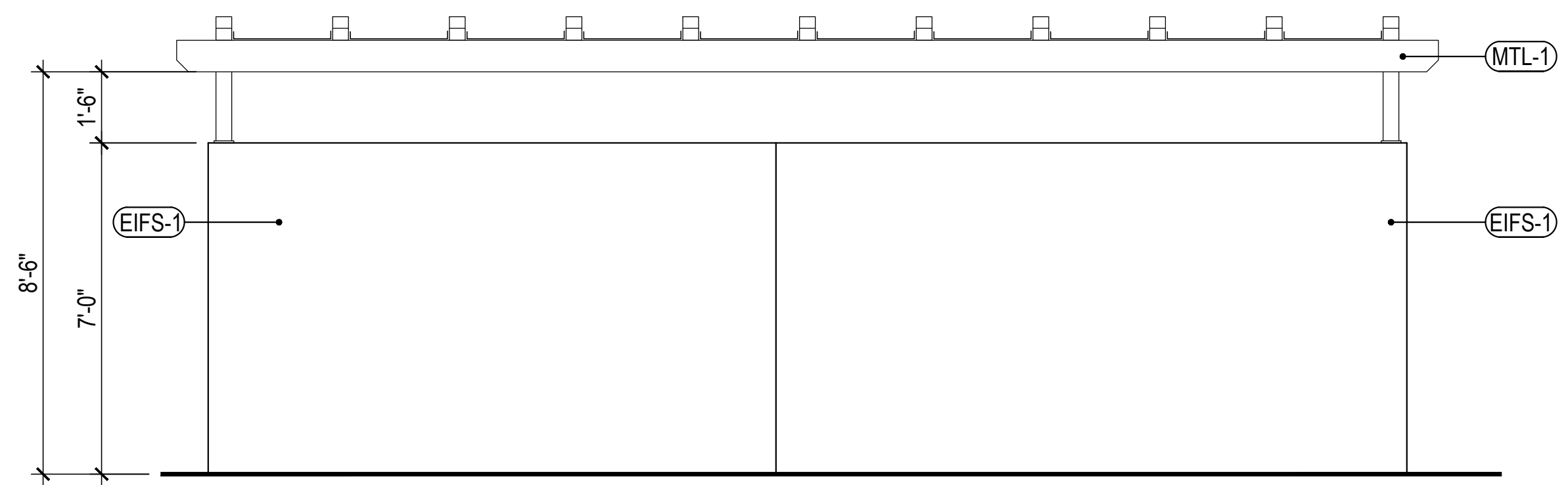
TRELLIS ABOVE

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



FLOOR PLAN

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



BACK ELEVATION

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

REVISIONS:

NO.	DESCRIPTION	DATE

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

DRAWN BY: RR/CL/JL

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

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COACHELLA, CA 92236

## A-407

TRASH ENCLOSURE DETAILS

**RESOLUTION NO. 2022-10**

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING AMENDMENTS TO ARCHITECTURAL REVIEW 20-03 AND CONDITIONAL USE PERMIT 321 TO ALLOW THE CONSTRUCTION OF A 2,028 SQ. FT. DRIVE-THRU COFFEE SHOP AND A 4,088 SQ. FT. MINI-MARKET WITH ALCOHOL SALES AND 24 HOUR OPERATION ON 3.1 ACRES OF A 5.9 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) COACHELLA RETAIL REALTY ASSOCIATES, LP (APPLICANT).**

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

**WHEREAS**, on October 14, 2020, the City Council of the City of Coachella held a duly noticed and published Public Hearing and considered the Architectural Review 20-03 and Conditional Use Permit 321 as presented by the applicant, adopting Resolution 2020-55 with the findings, conditions, and staff recommendations; and

**WHEREAS** on December 15, 2021 and January 5, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on January 26, 2022, the City Council of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

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



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

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

**Section 1.** Incorporation of Recitals

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

**Section 2.** CEQA Findings

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

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

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

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.

2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards of the City's Zoning Code. The applicant proposes to amend the approved site plan by eliminating two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code.

3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed development consists of an amended site plan and architectural elevations that proposes to eliminate two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code. The proposal which will provide City residents and regional residents with an alternative food service and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.

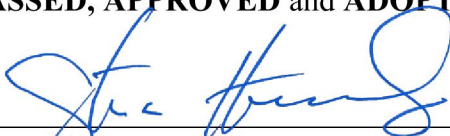
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.

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

#### **Section 4.** City Council Approval

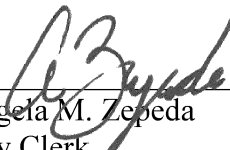
Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council approves modification to Conditional Use Permit 321 Architectural Review 20-03 for the Fountainhead Plaza Phase II development and subject to the Conditions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

**PASSED, APPROVED and ADOPTED** this 26<sup>th</sup> day of January 2021.

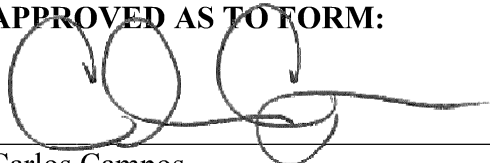
  
 \_\_\_\_\_  
 Steven A. Hernandez  
 Mayor



**ATTEST:**

  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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

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


**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-10 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26<sup>th</sup> day of January 2022, by the following vote of Council:

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

NOES: None.

ABSENT: Councilmember Beaman Jacinto.

ABSTAIN: None.

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

**CONDITIONS OF APPROVAL  
CONDITION USE PERMIT 321 (modification) AND ARCHITECTURAL REVIEW 20-03 (modification) FOUNTAINHEAD PLAZA (STARBUCKS AND 7-ELEVEN)**

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

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

45. ~~Temporary Certificates of occupancy may be issued to allow businesses to open, prior to,~~ **Prior to issuance of certificate of occupancy** all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City. **A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.**
  
81. A minimum of 10 date palm trees ~~California or Mexican Fan palms~~ of a minimum 10 to 15 foot brown trunk height shall be planted at the intersection of First Street and Cesar Chavez Street.
  
90. **The Conditions of Approval of Resolution No. PC 2021-25 (CUP 346 and CUP 347 and AR No, 21-12) Exhibit A are incorporated herein as conditions of approval for Conditional Use Permit 321 and Architectural Review No. 20-03 by reference.**

**RESOLUTION NO. PC2021-25**

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

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

**WHEREAS** on December 15, 2021 and January 5, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

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

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

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

**Section 1.** Incorporation of Recitals

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

## **Section 2.** CEQA Findings

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

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

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

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

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

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

**Section 4.** Conditional Use Permit Findings – CUP 347

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

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

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

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

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

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

**Section 5.** Planning Commission Approval

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

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

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Stephanie Virgen, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney



I HEREBY CERTIFY that the foregoing Resolution No. PC2021-25, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5<sup>th</sup> day of January 2022, by the following roll call vote:

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

NOES: None.

ABSENT: None

ABSTAIN: None

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Gabriel Perez  
Planning Commission Secretary

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

**General Conditions**

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

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

### **General - Engineering**

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

with drainage law.

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

### **Rough Grading**

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

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

### **Precise Grading**

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

### **Street Improvements**

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

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

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

### **Sewer and Water Improvements**

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

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

33. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
34. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
35. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required.

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

36. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.
37. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City. A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.

### **Landscaping**

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



certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy. A temporary certificate of occupancy may be issued prior to completion of improvements.

44. Rear screening shall be provided along the rear property line of Major Pad (Aldi) and Pad 4 (Panda Express) consisting of block wall at 6 feet in height subject to design approval by the Development Services Director. The final landscape plan shall identify the block wall and include vines planted along the expanse of the wall. Existing interim chain link fencing along the frontage of remaining undeveloped parcels (Parcels 5, 6, 7) of Tentative Parcel Map 37940 at the commercial center shall be replaced with fencing and windscreen that is adequately secured and braced to the satisfaction of the Building Official prior to issuance of a temporary or final certificate of occupancy.
45. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.

#### **Imperial Irrigation District**

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

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

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

#### **Fire Department**

50. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest

proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.

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

**Environmental Compliance:**

**Resolution No. PC 2021-25**

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

**Architecture**

72. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
73. The Aldi supermarket elevation plans shall be revised demonstrating that rooftop equipment is not visible above exterior wall parapets. All elevations of Aldi supermarket shall include exterior wall parapets that view obscure roof mounted mechanical equipment.
74. The applicant shall provide a separate revised Aldi front elevation depicting planned mature trees to be planted in tree wells or landscape planter along the building frontage. The landscape plans and site plans shall be revised to accommodate the modification.
75. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and

an open trellis shall be incorporated on all three proposed trash enclosures.

76. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 20-03 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
77. Incorporate decorative driveway pavement at driveway entrances from First Street upon submittal of project civil plans, subject to final approval by the Planning Division.
78. The Fountainhead Plaza sign program is amended by AR 21-12 to repurpose the gasoline price monument sign along First Street into an identification sign for three commercial center tenants consistent with the monument sign specifications in the sign program. The applicant shall provide a revised sign program reflecting the removal of the gasoline price monument sign and replacement with the multi-tenant monument sign consistent with the existing monument sign specifications.
79. Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages at the 20,442 sq.

### **Code Enforcement**

80. Existing code enforcement violations on the subject site shall be addressed including trimming of overgrown shrubs, removal of weeds and debris at the commercial center, including retention basin, and proper maintenance of signs before the lesser of the issuance of a building permit or January 24, 2022.
81. Prior to certificate of occupancy the applicant shall enter into a maintenance agreement for the Fountainhead Plaza commercial center landscape areas, retention basins, developed and undeveloped pads to ensure maintenance in a first class condition.





NIGHT TIME REFERENCE 4  
Scale= NTS A-203



DAY TIME REFERENCE 2  
Scale= NTS A-203



NIGHT TIME REFERENCE 3  
Scale= NTS A-204



DAY TIME REFERENCE 1  
Scale= NTS A-204



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
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All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

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

DRAWN BY: RR/CL/JL

PANDA PROJECT #: S8-22-D8226  
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