

City of Coachella Permit Center 53-990 Enterprise Way, Coachella, California (760) 398-3002 www.coachella.org

# AGENDA

OF A REGULAR MEETING OF THE CITY OF COACHELLA PLANNING COMMISSION

> **October 16, 2019** 6:00 PM

### CALL TO ORDER:

### PLEDGE OF ALLEGIANCE:

**ROLL CALL:** 

### **APPROVAL OF AGENDA:**

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

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

<u>1.</u> Minutes from the Planning Commission Meeting October 2nd, 2019.

### 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 five (5) minutes."

### **REPORTS AND REQUESTS:**

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

2. Policy Discussion on Coachella 380 Project located at the Northeast Corner of Avenue 49 and Van Buren Street.

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

- 3. Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.
- 4. Coachella Smoke Retail Cannabis Microbusiness
  - a. Change of Zone 18-02 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone for the proposed retail cannabis microbusiness at the northwest corner of Grapefruit Boulevard and 7<sup>th</sup> Street.
  - b. Conditional Use Permit (CUP 298) to convert an existing commercial tenant space into a retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California.

### **INFORMATIONAL:**

### ADJOURNMENT:

<sup>i</sup> Any writing or documents pertaining to an **open session** item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection at the first counter of City of Coachella Permit Center located at 53-990 Enterprise Way, Coachella, California during normal business hours.

### THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



#### Minutes OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA October 02, 2019 6:00 PM

### 1. <u>CALL TO ORDER:</u> - 6:05

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:05 in the Coachella Permit Center at City Hall by Vice Chair Javier Soliz.

### 2. <u>PLEDGE OF ALLEGIANCE:</u>

The pledge of allegiance was led by Miguel Navarrete.

### 3. <u>ROLL CALL:</u>

<u>Present:</u> Commissioner Gonzalez, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz, Alternate Commissioner Leal.

Absent: Commissioner Huazano.

### 4. <u>APPROVAL OF AGENDA:</u>

"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."

### 5. <u>APPROVAL OF THE MINUTES:</u>

City of Coachella Planning Commission Meeting Minutes September 18th, 2019. Motion to approve Item 5 Minutes for the September 18th, 2019 Planning Commission Meeting.

Made by:	Commissioner Gonzalez.
Seconded by:	Commissioner Navarrete.
Approved:	4-0, by the following roll call vote:
AYES:	Chair Soliz, Vice Chair Virgen, Commissioner Navarrete, Commissioner Gonzalez and Alternate Chair Leal.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Commissioner Huazano.

#### 6. WRITTEN COMMUNICATIONS:

2 Letters regarding Zona Central Item 10.b. one Agua Caliente Band of Cahuilla Indians dated October 2<sup>nd</sup>. The other letter is from Twenty-Nip Page 3 and of Mission Indians.

#### 7. <u>PUBLIC COMMENTS:</u>

"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 five (5) minutes."

None.

#### 8. <u>REPORTS AND REQUESTS:</u>

Director will provide development status and building reports for next meeting.

#### 9. <u>NON-HEARING ITEMS:</u>

None.

#### 10. PUBLIC HEARING CALENDAR (QUASI JUDICIAL)

a. Coachella Travel Centre

Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Chair Soliz opened the Public Hearing for Item 10.a. at 6:42 p.m.

Public Comment:	Alex Mucino- Applicant.
	Jay Nelson- Architect.
	Mike Leifer- Attorney.

Chair Soliz closed the Public Hearing for Item 10.a. at 7:02 p.m.

- Public Comment: Jay Nelson- Architect. Tom Dodson- CEQA Consultant Kaitlyn Dodson- CEQA Consultant
- Motion: To continue item 10.a. for two weeks to the October 16, 22019 Planning Commission meeting, Item includes Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

### CC/CSD/CFPD/CFA/CEGACCC/CWA

Made by:	Commissioner Gonzalez.
Seconded by:	Commissioner Navarrete.
Approved:	5-0, by the following roll call vote:
AYES:	Chair Soliz, Vice Chair Virgen, Commissioner Navarrete, Commissioner Gonzalez and Alternate Chair Leal.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Commissioner Huazano.

#### b. Zona Central - Downtown Expansion

Change of Zone (CZ 18-10) and Environmental Assessment (EA 18-04) to adopt a Negative Declaration pursuant to CEQA Guidelines, to allow for rezoning of property consistent with the City of Coachella General Plan 2035 from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service - Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land within Subarea 6 - Downtown Expansion District, located south of Avenue 50, west of Tyler Street, and ¼ mile north of Avenue 52. City-Initiated. Peter Rabbit Farms, Inc., Property Owner.

Chair Soliz opened the Public Hearing for Item 10.b. at 7:42 p.m.

Public Comment: Property Owner-Peter Rabbit Farms, Inc.

Chair Soliz closed the Public Hearing for Item 10.b. at 7:47 p.m.

Motion: To recommend to City Council approval of Item 10.b. Change of Zone (CZ 18-10) and Environmental Assessment (EA 18-04) to adopt a Negative Declaration pursuant to CEQA Guidelines, to allow for rezoning of property consistent with the City of Coachella General Plan 2035 from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service - Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acress of partially developed land within Subarea 6 – Downtown Expansion District, located south of Avenue 50, west of Tyler Street, and ¼ mile north of Avenue 52. City-Initiated. Peter Rabbit Farms, Inc., Property Owner.

Made by:	Commissioner Gonzalez.
Seconded by:	Commissioner Navarrete.
Approved:	5-0, by the following roll call vote:
AYES:	Chair Soliz, Vice Chair Virgen, Commissioner Navarrete, Commissioner Gonzalez and Alternate Chair Leal.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Commissioner Huazano.

### Agenda CC/CSD/CFPD/CFA/CEGACCC/CWA Page 4

### 11. **INFORMATIONAL**

Tacos Tequila Event upcoming in the City of Coachella.

### 12. ADJOURNMENT:

Meeting Adjourned at 7:49 p.m. by Chair Soliz.

Respectfully Submitted,

Yesenia Becerril Planning Secretary

<sup>i</sup> Any writing or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter of at the City of Coachella at 53990 Enterprise Way, Coachella, CA during normal business hours.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



### STAFF REPORT 10/16/2019

To:Planning Commission Chair and CommissionersFROM:Luis Lopez, Development Services DirectorSUBJECT:Policy Discussion on Coachella 380 Project located at the Northeast Corner of<br/>Avenue 49 and Van Buren Street.

### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission review the attached exhibits and provide staff with direction regarding the proposed project.

### **BACKGROUND:**

The Rancho Las Flores community located on the north side of Avenue 49, east of Van Buren Street, had a second phase of construction that was never completed. It is located on the 30 acres at the northeast corner of Avenue 49 and Van Buren Street. This property was foreclosed upon by the noteholder, Glenroy Coachella, LLC who is the developer of the Glenroy Resort and who in 2007 sold the City the 29 acres of land where the existing Rancho Las Flores Park is located.

On May 10, 2012 the City Council approved General Plan Amendment 10-01 and Change of Zone 10-02 to allow for a 380-unit multifamily residential apartments project on 30 acres of vacant land located at the northeast corner of Avenue 49 and Van Buren Street. The developer was Glenroy Coachella, LLC and they had attempted to get public funding for an affordable housing development. However, the developer was unable to secure funding for the project.

On October 8, 2014, the City Council approved Tentative Tract Map No.36757 which approved a 124-lot single family residential subdivision on the project site, similar in design to the original community. At that time, the City Council had concerns with the current RM (Multifamily Residential) zoning because of the potential impacts on utility infrastructure, and impacts to the public school enrollments. Glenroy sold the land to a new entity who has been unable to secure a builder for the single family residential project, and the tentative map will expire as of this week.

Additionally, on April 22, 2015 the City Council adopted the General Plan 2035 Comprehensive Update and designated the site as "Urban Neighborhood" which calls for very-high density residential ranging from 20 to 38 dwelling units per acre, with an average of 30 units per acre for new projects.

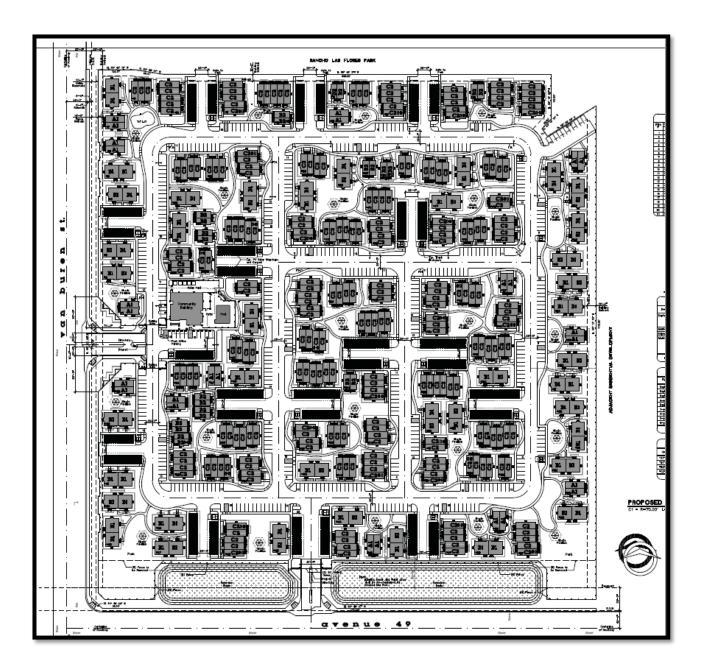
#### **DISCUSSION/ANALYSIS:**

On August 29, 2019 the applicant and engineer-of-record, Kurt Saxon, met with City staff and the developer to discuss the Coachella 380 Project on the subject site. This is a reactivation of the 2012 multifamily residential project which has a density of 12.6 dwelling units per acre. This density falls short of the General Plan's intended "average density" of 30 units per acre for new developments in this land use category. Staff needs direction from the Planning Commission on whether the density and/or the current street configurations are in substantial compliance with the vision set forth in the General Plan for this vicinity.

### Site Planning:

The subject site was previously graded for streets, rough pads, and retention basin including the installation of curb and gutter, perimeter fencing and sewer lines. Accordingly, the Coachella 380 project will use the existing street configuration of the original project, as shown on the aerial photograph and site plan below.





The site plan above was presented during Pre-Application Review maintains the existing street grading configuration, but would add a new community entrance on Avenue 49 as encouraged by the General Plan mobility element. This is substantially similar to the 2012 multifamily residential project, which proposed to convert the streets into private drives with 90-degree parking and carports along the street edges. The dwelling units in 2012 were "modular" buildings" and this project proposes wood/frame and metal roof, with stucco exterior walls construction. The units would be subdivided as "condominiums" and offered as market-rate

owner-occupied dwelling units for sale. The housing types consist of one and two-story dwellings in a "townhouse" style wherein there are no stacked units. Additionally, staff recommended a re-design of the main entry on Van Buren Street, due to the short queue space for vehicles and to improve the public/private access areas on this busy street. Because the 2012 project had a comprehensive Mitigated Negative Declaration prepared, staff believes the current project could proceed to Architectural Review in a streamlined manner, provided the Commission believes that the project design and density is substantially in compliance with the General Plan 2035 policies.

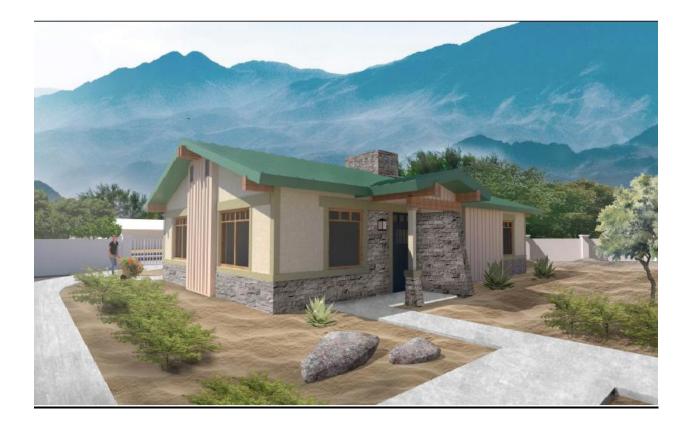
#### **Economic Development Considerations:**

The City's Economic Development Manager who works in the City Manager's office has indicated support for the project, due to the permitting and impact fee considerations of a new development. Similarly, the developer has indicated they are interested in pursuing an economic incentive package to defer fees for the project, and defer off-site improvements in exchange for the benefits of the development.

The development would enhance the City's property tax base, and would increase the available workforce and resort housing opportunities for the current and future residents of the City of Coachella. There are some challenges associated with removal and replacement of existing infrastructure that was previously installed, in that removing the perimeter fencing or the existing street configuration would result in a significant financial burden for the project. These are some of the justifications for the requested economic incentive agreement being contemplated by the developer.

#### **Architectural Theming:**

The Coachella 380 Project would be subject to Architectural Review by the Planning Commission, and City Council would review the project as part of the Tentative Tract Map request for condominium purposes. The exhibits below are preliminary artistic renderings of the housing unit types including a one-story unit and two-story units. Additionally, the applicant has shown two renderings of the proposed Clubhouse and public parking areas.













The developer has indicated that they want to use a standing-seam metal roof to mimic the Glenroy Resort architecture. Staff has recommended a different color scheme with earth-tone or gray roof and trim colors to be in keeping with the surroundings. The units all provide private



open space patios and front entry/porch elements. Similarly, the exterior architecture blends a variety of building materials including textured stucco, stone veneer, and metal cladding for a contemporary craftsman inspiration.

### **GENERAL PLAN CONSISTENCY:**

As part of the Pre-Application Review of the Coachella 380 project, staff noted that the proposed project is designated as Urban Neighborhood under the City's General Plan 2035 Land Use and Community Character Element. The "Urban Neighborhood" allows a high-intensity, walkable, transit-ready neighborhood with a variety of types of housing, but predominantly intended for multi-family of various types to be located in close proximity to high quantities of commercial, civic, and recreational uses. The larger vicinity of the site includes the Glenroy Resort and Rancho Las Flores Park to the north, the Coachella Village Apartments to the northwest, and Neighborhood Center (mixed use) designations on the west side of Van Buren Street. Therefore, the City's long-range vision for the buildout of this area includes high-density residential with neighborhood commercial uses. Van Buren Street is a transit corridor and is expected to grow its employment opportunities in the coming years.

If the Commission believes that the project as proposed requires a General Plan Amendment to reduce the density to 13 dwelling units per acre, this has implications for the City's Housing Element. During the City's Update to the Housing Element, which included 5<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA) this property was identified as an opportunity site for very high density residential. Therefore, staff believes that the expired Single Family Residential tract map did not comply with the City's goals and policies. The Coachella 380 project is a reasonable attempt to create the envisioned community character, while utilizing the existing infrastructure that was left in place from over 20 years ago, but falls short of the 30 dwelling units per acre density. Therefore, staff would prepare to update the Housing Element in the upcoming 6<sup>th</sup> Cycle which commences in 2022 to make up the difference in zoning capacity left from this project, in order to build very high-density residential developments.

#### **CONCLUSIONS AND RECOMMENDATIONS:**

The change from 124 single family residential units to 380 townhouse units is a step in the right direction, but is not wholly consistent with the density range for the Urban Neighborhood land use classification. Staff recommends that the Planning Commission consider the information contained herein and the testimony at the public hearing, to make a finding of substantial conformity with the General Plan land use and community character element in light of the project's history and unique circumstances, and direct staff to update the Housing Element in the 6<sup>th</sup> Cycle update to reconcile the potential loss in density zoning capacity to accommodate the proposed project due to its economic and secondary benefits for the City of Coachella.



### STAFF REPORT 10/16/2019

To: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

### **BACKGROUND:**

This case item was continued from the October 2, 2019 Planning Commission meeting due to expressed concerns regarding the environmental review documents, and their relationship to the new Cal-Trans Interchange on the 86-S Expressway.

### UPDATE:

At the time that this staff report was written, staff had consulted with the Project CEQA consultant and with the City Attorney on compiling the necessary information and exhibits to bring this item back for Planning Commission deliberations/recommendations to City Council. The CEQA consultant had prepared prepared preliminary exhibits showing the new bridge over the Whitewater Channel and the realignment of Avenue 50 and Tyler Street for the future interchange over the 86-S Expressway, and was in discussions with the City Attorney on preparation of an errata to the CEQA documents.

However, additional time is needed in order to finalize the exhibits and explanation of how the projects are interrelated, finalize the CEQA errata sheets, and get City Attorney review, and compile all of this into the agenda packet with the revised findings and resolution action items. Therefore, staff recommends that the Planning Commission continue this item to the November 6, 2019 Planning Commission meeting.

#### ITEM 4



### STAFF REPORT 10/16/2019

To: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Coachella Smoke Retail Cannabis Microbusiness

- a. Change of Zone 18-02 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone for the proposed retail cannabis microbusiness at the northwest corner of Grapefruit Boulevard and 7<sup>th</sup> Street.
- b. Conditional Use Permit (CUP 298) to convert an existing commercial tenant space into a retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California.

### **STAFF RECOMMENDATION:**

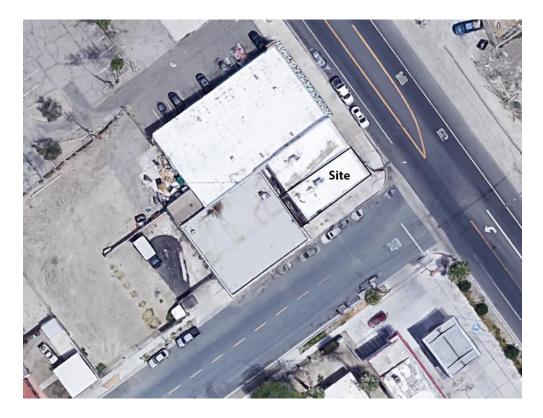
Staff recommends that the Planning Commission adopt the following resolutions for the Coachella Smoke retail cannabis microbusiness, CUP 298 and CZ 18-02.

- Resolution No. 2019-25 recommending to the City Council approval of Conditional Use Permit No. 298 to convert an existing commercial tenant space into a retail cannabis microbusiness that includes: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products
- Resolution No. 2019-26 recommending to the City Council approval of Change of Zone No. 18-02 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone.

### **BACKGROUND:**

The above referenced applications are proposed in an existing commercial building at the NW corner of Grapefruit Blvd and 7<sup>th</sup> Street as illustrated on the following aerial photograph:

### ITEM 4.



The photograph below is looking at the existing building from Grapefruit Blvd. The cannabis microbusiness will be on the left side of the building and the existing Coachella Bar is located on the right side. There is no interior or exterior access between the two uses.

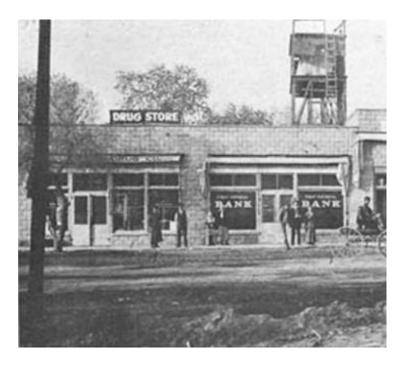


The photograph below is looking at the side of the building from 7<sup>th</sup> Street. Note that the door on the left side of the building is used for deliveries for the proposed retail microbusiness.



### **History of the Existing Building**

According to information obtained from Riverside County, the lot was recorded on June 1, 1902 and the building was constructed in 1912. It is one of the oldest buildings in Coachella and based on the photograph below was once a drug store, while the site of Coachella Bar at one time was a bank.





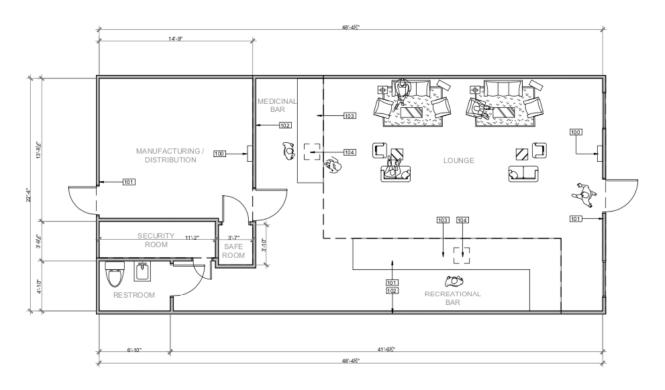
Staff has reviewed the building permits that have been issued for the property (see attachment 4) The first record of a building permit was issued on September 10, 1970 to the El Charrito Café for a plastic sign. On June 9, 1976 a permit was issued for a reroof for the Las Flores Restaurant. Based on the permit history, it appears that Las Flores Restaurant operated in the building until January 2015 when it was shut down by the Riverside County Health Department for health code violations because it did not meet the minimum "C" rating.

Additional building permits were issued in December 2017 for the wall sign that exists on the front of the building. No building permits have been issued since December 2017.

### **Overview of the Coachella Smoke Microbusiness (CUP 298)**

The project proposes a retail cannabis microbusiness consisting of the following uses as shown on the floor plan below:

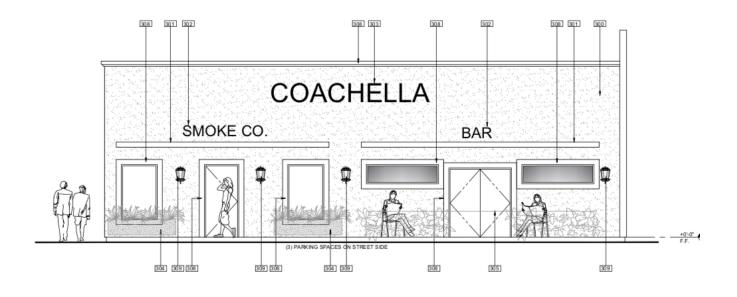
- > . Approximately 400 square feet of retail cannabis showroom display
- Approximately 265 square feet for distribution and manufacturing that includes packaging and labeling. No extraction is proposed and no chemicals will be used.
- Approximately 455 square feet as an indoor cannabis lounge that includes on-site consumption of cannabis products.



SQUARE FOOTAGE		
RETAIL	401 S.F.	
LOUNGE	455 S.F.	
SUPPORT	264 S.F.	
TOTAL	1,120 S.F.	

As seen from the exhibit below, the Applicant is proposing the following modifications to the outside of the building:

- > New light beige smooth plaster on the front and south side of the building
- New windows and front door
- New awnings, new brown trim, signage and lighting
- Removal of the existing bars on the windows and doors
- New public art as illuminated "City Sign" on the south side of the building as illustrated on the exhibit below.
- > Removal of existing attached wall sign that is perpendicular to the building
- Lowering of existing railing in front of Coachella Bar business
- New raised planters under the two windows

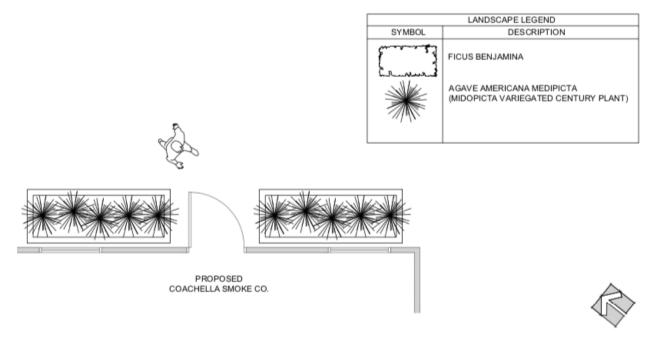


## **KEYNOTES**

300	7/8" 3 COAT STUCCO - SMOOTH FINISH
301	NEW METAL AWNING
302	NEW SIGN
303	EXISTING SIGN
304	NEW PLANTER
305	EXISTING RAILING
306	MURAL APPROVAL IN PROCESS
307	PARKING ON STREETSIDE
308	NEW FOAM TRIM
_	

309 NEW DECORATIVE EXTERIOR LIGHT FIXTURE

The new raised landscaped planters proposed at the front of the building are illustrated on the following exhibit.



### Proposed 5' x 36' ft. public art illuminated City Sign on 7th Street building wall



### **Proposed Awnings**

The Applicant is proposing awnings over the two front windows as illustrated below:



#### **DISCUSSION/ANALYSIS:**

#### Environmental Setting:

The site is designated as being within the Downtown Center on the 2035 Coachella General Plan as illustrated on the exhibit to the right.





The project site is zoned General Commercial (C-G) as illustrated on the exhibit to the left. Surrounding properties to the north, south and west are zoned C-G (General Commercial), while land to the east across Grapefruit Blvd is zoned M-S, Manufacturing Service.

Surrounding land uses to the north, south, east and west of the site consist of commercial land uses. The Union Pacific Railroad right-of-way is on the east side of Grapefruit Boulevard.

#### **Consistency with the Coachella General Plan**

The proposed project is within the "Downtown Center" land use designation of the General Plan 2035 Land Use Element which encourages very high-density residential uses mixed with commercial uses on the ground floor, in an urban environment. The project is consistent with the development intensity permitted by the Downtown Center land use category as the property is



largely covered with commercial buildings and is oriented towards the pedestrian/sidewalk environment.

### Consistency with the (C-G) General Commercial Zone

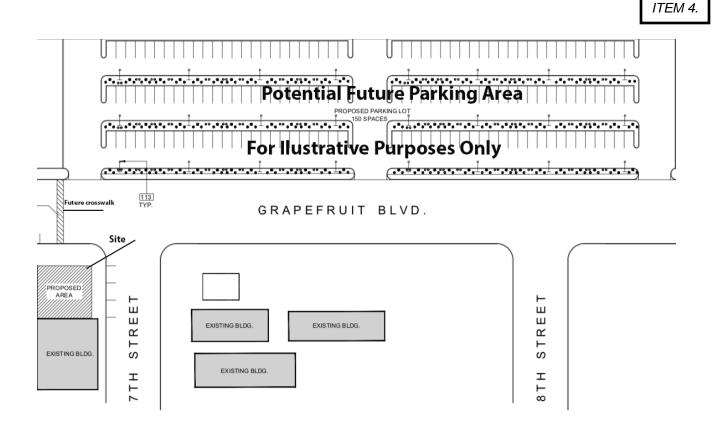
The parcel in question was created in 1902 within the jurisdiction of Riverside County, 44 years before the City incorporated in December 1946. The existing building proposed for the cannabis microbusiness measures 22 feet wide and is 41 feet long with a total square footage of 931 square feet.

As stated previously, the building was constructed in 1912, before the current development standards of the General Commercial (C-G) zone were enacted by the City of Coachella.

Because the building was constructed before the General Commercial (C-G) zoning standards were established within the City of Coachella, it does not meet the current standards for minimum lot width, minimum side yard setback, nor does the project meet the requirement for a 15 foot front yard setback, as the building was constructed on the front and side yard property lines.

### **Consistency with Section 17.54.010 Parking and Landscaping Requirements**

The total square footage of the proposed microbusiness is 1120 square feet. Based on the Municipal Code, a total of 4.5 spaces would be required. As mentioned earlier in the staff report, the building was constructed in 1912 and does not include any off-street parking. The Applicant has a signed lease with UP Railroad for property located across Grapefruit Blvd, which at one time was proposed for parking for the Coachella Smoke Project. However, the City has concerns with parking at this location because future patrons would be required to cross Grapefruit Blvd. at an un-signalized intersection. An illustration of the proposed parking area is provided below for illustrative purposes only:



The Planning Department has retained a consultant that is currently conducting a block by block assessment of downtown parking needs based on current land uses and build out anticipated by the General Plan as well as the Pueblo Viejo Plan. This study will lead to overall parking recommendations for the downtown area. As stated previously, based on the size of this lot and the size of the existing building, it would be impossible for any proposed retail use to provide the required number of parking spaces.

Section J of Section 17.54.010 specifies the landscaping requirements for projects within the City. Because the lot was created and the building constructed before these standards were in existence it is impossible for the proposed project to meet the requirements of this section. Section J4 of Section 17.54.010 requires that internal landscaping equal a minimum 5% of the parking areas. Since no off-street parking is proposed, the project cannot meet this requirement.

The Applicant is proposing raised planters at the front of the building. The project is within the Urban Greening Corridor that will be constructed along Grapefruit Blvd as illustrated on the exhibit below that will add greenery to Grapefruit Blvd.



The Planning Department considers the existing building a non-conforming use and as such, the Director has the discretion of allowing the proposed uses to proceed without adherence to the above reference specific zoning standards.

Furthermore, the existing building will be brought up to all current building codes prior to the issuance of a certificate of occupancy.

### Consistency with Section 17.47: RC Retail Cannabis Overlay Zone

The proposed project is within Sub-Zone 1 as identified within Chapter 17.47 of the Municipal Code. The project meets the property development standards as identified in Section 17.47.060, A-E as outlined below, except for Standard F1 and F2 regarding adherence to on and off-site parking:

17.47.060 - Property development standards.

- A. Project Area/Lot/Building Height Requirements. Except as specified in the applicable development agreement, CUP or regulatory permit, the project area, lot size, lot coverage and building height requirements of the underlying zone shall apply.
- B. No Drive-Thru Retail Cannabis Facilities. No retail cannabis business within the RC Overlay Zone shall operate "drive-thru", "drive up", "window service" or similar facilities whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.

- C. No Non-Storefront Retailers. No retail cannabis business within the RC overlay zone shall be operated as "non-storefront" or "delivery only". Delivery may only be approved as ancillary to the operation of a permitted cannabis retail business which is physically located within the RC overlay zone and which primarily provides cannabis to customers on the premises.
- D. Distance Restrictions. No retail cannabis business within the RC overlay zone shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between any part of the building containing the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:
  - 1. "Day care center" means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.
  - 2. "Youth center" means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.
- E. Location of Customer Entrance. No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.
- F. On-Street/Off-Street Parking and Loading.
  - 1. Off-Street Parking and Loading. Off-street parking and loading facilities for a retail cannabis business shall be provided in accordance with the provisions of Section 17.54.010-C (1) of this title.
  - 2. On-Street Parking and Loading. On-street parking or loading shall be prohibited for a retail cannabis business.

The proposed conditional use permit meets all the above development standards except for Standard F1 and F2-On-Street parking. A discussion on overall downtown parking is discussed previously in the staff report.

### **ENVIRONMENTAL REVIEW:**

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

### **CORRESPONDENCE:**

The City has not received any correspondence for the proposed project



### ALTERNATIVES:

- 1) Approve Conditional Use Permit No. 298 and Change of Zone No. 18-02 with the findings and conditions as recommended by the Planning Commission and Staff.
- 2) Deny Conditional Use Permit No. 298 and Change of Zone 18-02.
- 3) Continue these items and provide staff and the applicant with direction.

### **RECOMMENDED ACTION:**

It is staff's recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposed Project is in conformance with the City's General Plan and the proposed use would be consistent with the Municipal Code and compatible with the surrounding uses in the area, it is staff's recommendation that the proposed project be approved by taking the following actions:

- 1. Motion to adopt Resolution No. PC 2019-24 recommending to the City Council approval of Conditional Use Permit No. 298 with the findings and attached conditions of approval
- 2. Motion to adopt Resolution PC 2019-25 recommending to the City Council approval of Change of Zone 18-03 with the attached findings.

Attachments:

Attachment No. 1: Resolution No. PC 2019-24 for CUP 298 Attachment No. 2: Resolution No. PC 2019-25 for CZ 18-02 Attachment No. 3: Exhibit A: Conditions of Approval for CUP 298 Attachment No. 4: Historical Building Permits

### RESOLUTION NO. PC2019-25

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CHANGE OF ZONE 18-02 THAT PROPOSES TO ADD THE PROVISIONS OF THE RETAIL CANNABIS OVERLAY ZONE (RC) TO THE EXISITNG GENERAL COMMERCIAL ZONE (C-G) ZONE ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF GRAPEFRUIT BLVD. AND 7<sup>TH</sup> STREET. NICK MEZA, COACHELLA SMOKE, APPLICANT.

**WHEREAS**, Nick Meza (on behalf of Coachella Smoke) filed an application for Change of Zone 18-02 on property located at the northwest corner of Grapefruit Blvd and 7<sup>th</sup> Street, and attendant applications Conditional Use Permit 298 Assessor's Parcel No 778-100-013 ("Project"); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-02 and CUP 298 on October 16, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

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

**WHEREAS**, the Project is permitted pursuant to Chapter 17.47 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit to allow the Project; 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 site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

**WHEREAS**, the Project is exempt from the provisions of the California Environmental Quality Act, as amended; and,

**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 does hereby recommend to the City Council approval of Change of Zone 18-02 subject to the findings listed below and the attached Conditions of



Approval for the Coachella Smoke Microbusiness (contained in "Exhibit A" for CUP 298 and made a part herein).

### Findings for Change of Zone 18-02:

- 1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed change of zone is 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 Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes a cannabis microbusiness. The Project complies with applicable C-G (General Commercial) and Section 17.47.020 property development standards as proposed.
- 3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.
- 4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose a cannabis microbusiness that is permitted in the C-G (General Commercial) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the project site include commercial land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
- 5. The Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

PASSED APPROVED and ADOPTED this 16th day of October 2019.



ITEM 4.

### ATTEST:

Yesenia Becerril Planning Commission Secretary

### **APPROVED AS TO FORM:**

Carlos Campos City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2019-25, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 16th day of October 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Bercerril Planning Commission Secretary

#### RESOLUTION NO. PC2019-24

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT NO. CUP 298 TO CONVERT AN EXISTING COMMERCIAL TENANT SPACE INTO A RETAIL CANNABIS MICROBUSINESS. THE PROJECT PROPOSES APPROXIMATELY 400 SQUARE FEET OF RETAIL CANNABIS SHOWROOM DISPLAY, 265 SQUARE FEET FOR CANNABIS DISTRIBUTION AND MANUFACTURING USES, AND 455 SQUARE FEET FOR AN INDOOR CANNABIS LOUNGE THAT INCLUDES ON-SITE CONSUMPTION OF CANNABIS PRODUCTS IN THE C-G (GENERAL COMMERCIAL ZONE) LOCATED AT 85-995 GRAPEFRUIT BOULEVARD, SUITE #1 (NORTHWEST CORNER OF GRAPEFRUIT BLVD AND 7<sup>TH</sup> STREET); NICHOLAS MEZA, APPLICANT.

**WHEREAS**, Nicholas Meza (on behalf of Coachella Smoke Company) filed an application for Change of Zone 18-02 and Conditional Use Permit No. 298 to convert an existing commercial tenant space into a retail cannabis microbusiness; and,

**WHEREAS,** the project proposes approximately 400 square feet of retail cannabis showroom display, 265 square feet for cannabis distribution and manufacturing uses, and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products on a parcel located at the northwest corner of Grapefruit Blvd. and 7<sup>th</sup> Street, Assessor's Parcel No. 778-100-013 ("Project"); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 298 on October 16, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

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

**WHEREAS**, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permits and a Change of Zone to allow the Project; 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 site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,



**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

**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 does hereby recommend to the City Council approval of Conditional Use Permit No. 298, subject to the findings listed below and the attached Conditions of Approval for the Coachella Smoke Microbusiness (contained in "Exhibit A" and made a partherein).

### Findings for Conditional Use Permit No. 298

- 1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. 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 Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plans proposes a cannabis microbusiness including an indoor cannabis lounge where cannabis products will be sold and consumed. The Project complies with applicable CG-CO (General Commercial-Cannabis Overlay) zoning standards as proposed.
- 3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Downtown Center land use designation of the City's general plan. This category provides for a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent land uses.
- 4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

#### ITEM 4.

### **PASSED APPROVED and ADOPTED** this 16th day of October 2019.

Javier Soliz, Chairperson Coachella Planning Commission

ATTEST:

Yesenia Becerril Planning Commission Secretary

### **APPROVED AS TO FORM:**

Carlos Campos City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2019-24, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 16th day of October 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril Planning Commission Secretary

### **"EXHIBIT A"**

### <u>CONDITIONS OF APPROVAL FOR THE COACHELLA SMOKE RETAIL</u> <u>MICROBUSINESS (CUP 298).</u>

### **General Conditions**

- 1. Conditional Use Permit No. 298 is contingent upon City Council approval of the attendant Change of Zone 18-02 application. Conditional Use Permit No. 298 hereby approves the establishment of a retail cannabis microbusiness including approximately 400 square feet of retail cannabis showroom display, 265 square feet for cannabis distribution and manufacturing and 455 square feet as an indoor cannabis lounge including on-site consumption of cannabis products at 83-995 Grapefruit Blvd, Suite #1. The applicant shall secure building permits for tenant improvements for new cannabis microbusiness through the City's Building Division and the Riverside County Fire Marshal's office prior to the commencement of business activities. Hours of operation for the microbusiness business may be from 10:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
- 2. Conditional Use Permit No. 298 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and establishment of the retail cannabis uses will vest the Conditional Use Permit.
- 3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Coachella Smoke Microbusiness and the conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Smoke Development applications.
  - b. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
  - c. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
  - d All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City's Building Codes.



- 4. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, including architectural features, materials and site layout.
- 5. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
- 6. 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.
- 7. 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.
- 8. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:
  - a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to

visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

- b) In the event any onsite structures are demolished, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to thefollowing:
  - 1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
  - 2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
  - 3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).
- e) During project construction and implementation, the handling, storage, transport, and



disposal of all chemicals, including herbicides and pesticides, runoff, hazardous material and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and buildingpermits.

h) The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.

i) The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

### **Engineering – Grading and Drainage:**

- 9. 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.
- 10. If the 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.

### **Engineering – Street Improvements:**

11. 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.

12. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

### **Engineering-Sewer and Water Improvements**

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

### <u>Engineering – General:</u>

- 15. Applicant shall take into consideration City's project titled "Grapefruit Boulevard Urban Greening & Connectivity Project" and match improvements proposed for Grapefruit Blvd. Engineering department will provide direction on this matter.
- 16. 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.
- 17. 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.
- 18. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a <u>Preliminary</u> WQMP for plan review accompanied by a \$3,000 plancheck deposit and a <u>Final</u> WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the <u>Final</u> WQMP.

### **Engineering – Completion:**

19. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the City Engineer prior to acceptance of improvements for maintenance by the City.

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

### **Environmental Compliance:**

- 21. The applicant shall comply with the following items prior to issuance of building permits:
  - a) Verify that asbestos has been mitigated and submit disposal and closure plan
  - b) Submit detailed plumbing and mechanical plans
  - c) Facility required to submit a source control survey;
  - d) Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; 1
  - e) Install separate AMI metering system for each building;
  - f) Install separate AMI water service meter for irrigation system;
  - g) The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems;
- 22. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
- 23. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
- 24. The applicant shall pay all required water connection fees.

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

25. The Coachella Valley Unified School District is authorized by the State Legislature to levy developer fee on commercial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the District.

26. The applicant shall replace the existing windows and doors and add awnings above the windows, on the Grapefruit Boulevard frontage subject to review by the Development Services Director.

27. The owner/operator of the retail cannabis microbusiness shall assign an employee of the retail cannabis microbusiness to act as parking monitor to direct vehicles to parking spaces during business hours to improve traffic safety.

28. The applicant shall obtain separate sign permits for all wall signs. All signs may be channel lettering or logo signs with "halo" lighting and reduced illumination or backlit with gooseneck lamps.

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ILES			• • •	, <b>T</b>	OTAL FEE	
			i j	Spècial N	ntes	
AVINGPLASTER	ING A MARK	Se		Sharidi M	0108	·· · · >
11.75.64				2		-
EMENT GLAZING		<u></u>				****
	Page 44			1.3		
EATINGOTHER:						

	INSPECTION RECO	DRD	AIR CO	NDITIONING P	ERMIT	<u></u>
CITY OF COACHELLA, CALIFORNIA	EXCAVATION & SET		AMOUN T	The second se	ITEM 4.	E
Phone (714) 398-6131 № 3325	Pour no concrete unti		·	PERMIT	, <u>, , , , , , , , , , , , , , , , , , </u>	┛
765-271-019		INT. DA	<u>Е</u>	APPLIANCES		<u> </u>
UWNER	SETBACKS FOOTINGS			AIR DUCTS		
(Inc Flores)				VENTS		<del></del>
CONTRACTOR COBTOM ROOFING CO.	FORMS OR STEEL			VENT DUCTS		
78-950 Darby Rd., Indio, Calif.	CONCRETE SLAB FI			COMPRESSORS		.*
JOB ADDRESS 85-995 Grapofrult	Do not pour until sign	hed '		COILS		
LOTBLKTRACT	ELECTRIC Gnwrk			TOWERS		·
ARCHITECT	PLUMBING Gnwrk			COOLERS	·	
······	SLAB HEIGHT			PRE-COOLERS		_
ENGINEER	ELECT GROUND			SPECIAL INSP		
	CRUSHED ROCK			OTHER:		<u> </u>
PURPOSE OF PERMIT Rereas	ROUGH INSPECTION	S:		OTAL FEE		
·	Cover no work until s		Special N	otes:		
PLAN CKSPECIAL INSP	· · · · · · · · · · · · · · · · · · ·					
AIR CONDPLUMBELECT LOT SIZEBLDG. SIZE	ELECTRIC	· · · · · · · · · · · · · · · · · · ·				
LOT SIZEBLDG. SIZE	PLUMBING		ELECTR	ICAL PERMIT		
VALUATION \$600.00 FOOTAGE				···	. ,	
OCCUPANCY GROUPUSE ZONE			AMOUNT		DN FI	EE
TYPE CONSTRFIRE ZONE	A/C & HEATING	<u> </u>		PERMIT		
SETBACK-FRONTREARSIDE	ATTIC ACCESS			SERVICE		
CURBING TYPE V CEMENT	ATTIC VENTS	·····		ONE CENT RA	TE-	
DATE REC DATE APP	GARAGE VENTS	· ·		% CENT RATE;		
APPROVED BY B. Tosoto by ca	FRAMING			FIXTURES		
SPECIAL NOTES:	ROOF NAILING			GENERATORS		
	OTHER:			APPLIANCES		
OWNER-BUILDER CONTRACTOR	SPECIAL INSPECTIC			MISC.		
I certify that in the performance of the work for which this permit	Cover no work until s	igned		MOTORS		
is issued I shall not employ any person in violation of the work- men's compensation laws of California	INSULATION			OUTLETS		-
hereby acknowledge that I have read this application and state	INSULATION		a	SIGNS		
that the above is correct and agree to comply with all City	LATH & PLASTER:			CONSTR POLE		
Ordinances and State laws applicable. ~	Cover no work until si	igned	· · · · ·	TRANSFORMER		
Pormit expires Cot. 8, 1976	EXT LATH	·		ANNUAL PERM		
WUNDLE UXDIERS -00. 0, 1970	INT LATH				· · · · · ·	
Signed:	SHOWER BACKING		~	OTHER:		•
TOTAL OF ALL FEES	CORNER BEAD			OTAL FEE		
	VENEER ANCHORS	•	Special N	otes:	······································	
NOTICE TO CONTRACTORS & SUB-CONTRACTORS	FINISH INSPECTION	:			· · ·	· · · ·
NUTICE TO CONTRACTORS & SDB-CONTRACTORS	Do not accupy until s		PLUMBI	NG PERMIT		
Final inspection of this job may be withheld until all contractors	ELECTRICAL		AMOUNT	CLASSIFICATIO		ÊE
or sub-contractors having performed work under the above build-	PLUMBING	<u> </u>	1	PERMIT		
ing permit have signed this card below as having valid Coachella	GAS 6/9/76	, ,		FIXTURES	<u> </u>	
business licenses.	A/C & HEATING	1	· · · · · · · · · · · · · · · · · · ·	SEWER		-
	BUILDING AM	all 1		PRIVATE SEWE	R	+
GRADING.	SEWAGE			WATER HEATE		
SEWERS	CURBING CA	*)+/-		GAS PIPING		1-
	PARKING	//_		WATER PIPING	;	1
	DOOR CLOSER	<u> </u>		DRAINAGE		+
PLUMBING	T & P VALVE	-//		SPRINKLERS		
	OTHER:	1/i-	· · · · ·	OTHER:		
	<u></u>	V I	т	OTAL FEE		<u> </u>
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MASONRYSHEET M				······································		
ELECTRICINSULAT	ION Page 45					
HEATING OTHER:						

HARD COPY MUST BE POSTED ON BUILDING SITE

### APPLICATION AND PERMIT

a f

City of Coachella 1515 Sixth Street Coachella, California 92236 Phone: 398-6131

Owner _	Elva Gonsales	Addr	ess 52-29	96 Oasis Palm Ave Lot		Date <u>March 8</u> 19.83	
Job Addı	ess <u>85-995</u> Grapefruit I	31vd		Tract Lot			* * *
Descripti	on of Work 6' x 5' bussnes	ss sign	i for La	is Flores Restaurant		FIRE ZONE USE ZONE	
	(Approved by P)	lanning	z Commis	ssion)	• • • • • • • • • • • • • • • • • • •	OCCUPANCYCONST. TYPE	
SPECIA	CONDITIONSINSULE PLOT				·	SO. FT GARAGE	·
Contract	or <u>Owner-Builder</u>	St	tate Lic. No.	City Lic. No	<u>, , , , , , , , , , , , , , , , , , , </u>	COUNTY ASSESSOR'S NUMBE 765-271-019	<u>- R</u>
Address				Phone <b>398–0888</b>	<u> </u>	765-271-019	
Workers	Compensation Insurer			City Lic. No Phone 398–0888 Address	.u.		
Compens	ation Insurance Exemption On File. $\Box$	Cons	truction Len	der			
	PLUMBING AND/OR MECHANICA			ELECTRICAL		BUILDING, SIGN AND/OR GRAD	DING
Contract	DL		Contr			Est. Cost of Bldg. \$475.00_	
QTY.	ITEM	AMOUN	T OTY.	ITEM	AMOUNT	DESCRIPTION	AMOUNT
	Permit			Permit		Building Permit Fee	10 00
	Plumbing Fixtures	1		Service Amp.		Sign Permit Fee	
	Sewer Connection			-Fixtures		Grading Permit Fee	
·	Water System –			Outlets & Switches		Plan Check Fee 83-041	6 50
···	Gas System			New Building	1	OTHER	
				Temporary Power			· · · ×
				One Cent Rate			
-	Total Plumbing			1/2 Cent Rate			
	Mechanical Permit		· .				e e ser a s
	Heating Unit					New Construction Tax	
	Airconditioning Unit					TOTAL FEES PAYABLE	16 50
- <u>-</u>	Range Hood						
, <u>-</u> '						The issuance of this permit is based upon pla	ans and speci-
						fications filed with the City of Coachelia and vent the building official from thereafter requ	shall not pre-
	Total Mechanical	ŀ				rection of errors in said plans and specificatio Every permit issued by the Building Official L	ns.
*	TOTAL			TOTAL ELECT.		visions of this Code shall expire by limitation	i and become

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit," and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued to comply with all City, County and State laws governing building. construction, whether specified herein or not; and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities; judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit. lenno housello

null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Planning

Building •

OWNER CONTRACTOR GENT

÷ ...

Applicant's Signature

Page 46

City of Coachella 1515 Sixth Street Coachella, California 92236 Phone: 398-6131

Page 47

No. 0754

Job Addr	ess 85-995 Grapefruit Bl	<u>vd. (</u>	<u>lòac</u>	<u>hella</u>	<u>, CA</u>		· . • . ·	CADete April 24, 19 84 FIRE ZONE USE ZONE		
SPECIAL Contracto Address Workers	CONDITIONS <u>PLEASE CALL</u> or <u>Owner/Builder</u>	<u>ONE</u>	State	Lic. No.	VANCE FOR INSPECTIONS-T           City Lic. No.           Phone           398-0888           Address			SO. FT GARAGE COUNTY ASSESSOR'S NUMBE	•	
	PLUMBING AND/OR MECHANICAI	 L			ELECTRICAL			BUILDING, SIGN AND/OR GRAD	DING	= 
Contracto	JT State Sta			Contra	actor	· · ·	· •.	Est. Cost of Bldg.		<u>-</u> .
OTY.	ITEM	AMOU	NT (	QTY.	ITEM	AMOL	INT	DESCRIPTION	AMOUNT	
	Permit			1	Permit			Building Permit Fee		
	Plumbing Fixtures				Service Amp.			Sign Permit Fee		
	Sewer Connection		· ·		Fixtures		.,	Grading Permit Fee		
	Water System			· · · · ·	Outlets & Switches			Plan Check Fee		
	Gas System		L .		New Building			OTHER		<i>.</i>
					Temporary Power					-
					One Cent Rate					
1. 1. A. 1.	Total Plumbing				1/2 Cent Rate	1	• • •			-
1	Mechanical Permit	4	00				2 2		Sec. 1	-
	Heating Unit	· · ·						New Construction Tax		
	Airconditioning Unit					۰ <i>۰۰</i> ۵			7 00	5
	Range Hood							TOTAL FEES PAYABLE		<u> </u>
1	Swamp Cooler	3	00 -			· · ·		The issuance of this permit is based upon pla	ans and speci	•
						· · · ·	I	fications filed with the City of Coachella and vent the building official from thereafter requ		
	Total Mechanical						۰. <sup>۱</sup>	rection of errors in said plans and specificatio Every permit issued by the Building Official u	ins.	
	TOTAL	7	0.0		TOTAL ELECT.	-		visions of this Code shall expire by limitation	and become	2
and corr construct	ect, and I further certify and agree, if a pertion whether specified herein or not: and	pplication ermit is is I hereby /hich may	n and sued agree /-in an	Permit," : to comply to save, v way acc	and do hereby certify that all information with all City, County and State laws gove indemnify and keep harmless the City rue against said City in consequence of th	of Coar	ilding hella ng of	null and void, if the building or work autho permit is not commenced within 180 days fro such permit; or if the building or work autho permit is suspended or abandoned at any t work is commenced for a period of 180 days. Tony Building Plan	m the date of prized by such time after the	f 1

Owner Freddy Job Address 85 Description of Work	Gonzalez <u>Gonzalez</u> <u>995 Grapof</u> <u>REPLACE</u>	Addre TUIL Blyd. Con SPANP COOLER.	th Street Coache ss <u>85-995 Gri</u> chella,CA	lla, California 92 <b>Apofruit Bl</b> Fract	236 Phone: 398-61	131 • CA <sub>Date</sub> <u>Apri</u>		№ 0254
Contractor	IONS <u>PLEAS</u> er/Builder	E CALL ONE DAT	ite Lic. No F	City Lic hone 399-	No	OCCUPANCY _ SU SQ. FT 	CON GAR JNTY ASSESSOR	ST. TYPE AGE 'S NUMBER
Compensation Insu	ranice Exemption C	Dn File 🗌 Consti	ruction Lender	Address			<u> </u>	
BUILDING	APPROVAL Date	INSPECTOR	PLUMBING	APPROVAL Date	INSPECTOR	ELECTRIC		INSPECTOR
Set Backs			Rough			Rough		z
Foundations			Wet Test			Grounding		
Frame			Sewer			Outlets		
Insulation			Piping			Fixtures		
Dry Wall		·	Pressure			Service		
Lath			Gas	·				
Roof Nailing			Service			Sub Feed		
Bond Beam								
Finat	6-5-74	( Duie						
						ready for inspect construction worf permit, or if the s Work that is c be rejected.	on. This permit will c is not started with ame period lapses be oncealed or complete	ntment when each phase is I become null and void if in 180 days from date of atween inspections. In without inspection may lans must be authorized

### NOTICE TO CONTRACTORS

Final Inspections and Certificate of Completion or Occupancy must be obtained before occupying or using a building.

TACK THIS CARD IN CONSPICUOUS PLACE ON BUILDING. CALL FOR INSPECTION (24 HOURS IN ADVANCE) - Phone: 398-6131

Page 48

### City of Coachella 1515 Sixth Street Coachella, California 92236 Phone: 398-3002 Las Florez

### APPLICATION AND PERMIT

Nº 0076

Owner _	Mr.Frederico Or Elva Gonza ress <u>Corner of Ttb</u> and H	les Ad	dress ·	85-99	95 Grapefruit Blvd.			Date Feb. 24, 19.86	• 1	
Job Add	ress <u>Corner of 7th and H</u>	wy11	25	,	TractLot					
Descript	ion of Work_ Change old servic	е рале	<u>1 wi</u>	<u>th</u> neu	service panel			FIRE ZONE USE ZONE	<u> </u>	
<u>.</u>	·	N 14						FIRE ZONE USE ZONE OCCUPANCYCONST. TYPE	<u>سا سحدد مر</u> جعه 	
SPECIA						·		SO FT GARAGE	•	
Contract	or Dwner/Builder		State	Lic No.	City Lic. No.			COUNTY ASSESSOR'S NUMBE	<u>:R</u>	
Address					Phone <u>398-0888</u>	Fi.		765-270-019		
Workers	Compensation Insurer	- ~			Address		<u>.</u> .			
Compen	Compensation Insurer	Co	nstruċ	tion-Len	der					
	PLUMBING AND/OR MECHANICA	-			ELECTRICAL			BUILDING, SIGN AND/OR GRAD	DING	
Contract	or	<del></del>		Contr	actor		. •	Est. Cost of Bldg.	· · ·	
OTY.	ITEM	AMOU		QTY.	ITEM	AMOU	INT	DESCRIPTION	AMOUN	NT .
	Permit			1	Permit	· 8	00	Building Permit Fee		
	Plumbing Fixtures				Service Amp.	E		Sign Permit Fee		
•	Sewer Connection				Fixtures			2 N 17		
	Water System				Outlets & Switches		1	Plan Check Fee		
. , , , , , , , , , , , , , , , , , , ,	😹 Gas System				New Building		2 	OTHER		
					Temporary Power	-		Electrical	13	00
					One Cent Rate	· .			· .	,
	Total Plumbing	<i></i> ,			1/2 Cent Rate					
	Mechanical Permit			r"					· · · ]	
	Heating Unit					<u>.</u>		New Construction Tax		
	Airconditioning Unit	- ·					a. 27		· · · ·	
	Range Hood			*** *				TOTAL FEES PAYABLE	13	00
		5 X						The issuance of this permit is based upon pla	uns and sp	eci-
. ,					· · · ·			fications filed with the City of Coachella and vent the building official from thereafter requ		
	Total Mechanical		-		4			rection of errors in said plans and specification Every permit issued by the Building Official u	ns.	
	TOTAL				TOTAL ELECT.	13	00	visions of this Code shall expire by limitation null and void, if the building or work author	i and beco	ama
and cor constru	CERTIFIC carefully examined the above completed "A rect, and lefurther certify and agree, if a pe ction, whether specified herein or not; and liabilities, judgments, costs and expenses w mit. <u>I L. A. B. J. J.</u>	pplication ermit is is l hereby a which may	and sued agree in an	Permit," to compl to save, v wav ac	y with all City, County and State laws gove indemnify, and keep harmless the City crue against said City in consequence of t	of Coac be granti	ilding hella ng of	permit is not commenced within 180 days from such permit, or if the building or work autho permit is suspended or abandoned at any t work is commenced for a period of 180 days.	m the date rized by s ime after	e of such
	a shag is		•	Pac	ne 49	، <u>،</u> د	·			

				in the second	5	<b>PERMIT</b> 236 Phone: 398			Nº.	0076
wner	edarica Gr El	the cost of the second	ddress .	85-555 Gre	pofruit Blvd.	·		Date Rebe 24		9 📶
b Address		d service se	al ai		Tract	Lot	-			
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ECIAL CONDIT								SQ. FT	COM	RAGE
entractor	eor/Bei Ider		State	Lic. No:	City Li	c. No		CC	UNTY ASSESSO	S NUMBER
ddress	<u> </u>	24 Ar <b>te</b>		~	Phone 398-0388			785-878-	019	
	tion Insurer				Addres	i		·····	· · ·	
mpensation Insu	rance Exemption C	)n File 🔲 🛛 C	onstruc	tion Lender						
BUILDING	APPROVAL Date	INSPECTOR		PLUMBING	APPROVAL Date	INSPECTOR		ELECTRIC	APPROVAL	INSPECTOR
Set Backs		· · · · · · · · · · · · · · · · · · ·	7	Rough		· · · · · · · · · · · · · · · · · · ·		Rough		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
Foundations	•	····		Wet Test				Grounding		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Frame				Sewer			1	Outlets		
Insulation		2	1	Piping		· · · · · · · · · · · · · · · · · · ·		Fixtures		1 A Torres
Dry Wall		· ·	1	Pressure				Service		
Lath		······································	- I	Gas						
Roof Nailing				Service	1	· • · · · · · · · · · · · · · · · · · ·		Sub Feed		
Bond Beam										
	8-20-86	PS		·				2	A Contraction of the second	一個 经路到高额投资
	<u> </u>	11	<b>-</b>		1				2. 整合 2. 网络管门	
					-		- 4			
					1			· 3.	NOTICE	

NOTICE TO CONTRACTORS

Final Inspections and Guildense of Openpletion or Occupancy must be obtained before occupying or using a building.

CALL

Page 50 ARD IN CONSPICUOUS PLACE ON BUILDING. ION (24 HO) IN ADVANCE) - Phone: 398-3002

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WARTSTELL ME WARTST

1515 Sixth	ACHELLA Street		i se	х	2	Iding Per PERMIT NO		
Coachella, C						⁺ <u>0</u> 2	ITEM 4.	^ ٦
		Use	of Permit		ليسيد يشتنك		11 EIVI 4.	
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Building Address 85-995 Grapefruit	Blvd.		De	molition 1	ermit	(KOOT	onry)	` *
Owner		Trac	t No.	Lot No.	<u> </u>	APN	n yeren	
Federico Gonzales						- <u>.</u>		^
ailing	and the second		oacks	<u> </u>	Stat	istical Code	Date	là
Address 52-296 Oasis Palm	Tai 200 5090	F	° <b>∣S L</b> Anna Manada Anna Anna Anna Anna Anna Anna Anna	R R		nun Hausgian (kusti	17/10/	<u>. []</u>
City Zip Coachella, CA 92236	Tel. 399-5080 398-0888			CONSTRUCT	ION ESTI	MATE		
Contractor	<u> </u>	1ST I	- * <u></u>	<u>sq</u> SQ: FT @		<u> </u>	<u> 1942 - 18</u>	
Owner/Builder		2ND	FL -	SQ. FT. @			ری کم. جراب از کمان	
Address	and a second	POR GAR		SQ. FT. @ ` SQ. FT. @ `		· · · · · · · · · · · · · · · · · · ·	 	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Dity Zip, 2 (1)	State	<i>i i i i i i i i i i</i>		AN EVAP.C	<u>OOL ()</u>	HOOD :		
City Zip	Lic. #	· · · · · · · · · · · · · · · · · · ·	LIANCE			DRYER		+
LICENSED CONTRACTOR	R'S DECLARATION	*	NACE UNIT	WALL ~ FLC	OR S	USPENDED	18.	
J hereby affirm that I am licensed under provisions of Division 3 of the Business and Professions Code,	of Chapter 9 (commencing with Sect		HANDLING UNIT		<del></del>	CFM - B.T.U.	9	
			ORPTION SYSTEM	<u> </u>	D 43	- D.I.U.		
SIGNATURE OWNER BUILDER DI	ECITA DISTICU	, DRIE	TING SYSTEM	FORCED		VITY	13 - 13 - 13 - 13 - 13 - 13 - 13 - 13 -	
I hereby affirm that I am exempt from the Contracto 7031.5, Business and Professions Code: Any city or cot	or's License Law for the following rea:	son: (Sec.)	· · · ·	B.T.U.		5	1.	
improve, demolish,or repair any structure, prior to its permit to file a signed statement, that he is licensed p	issuance also requires the applican	t for such						
fessions Code, or that he is exempt therefrom, and the of Section 7031.5 by any applicant for a permit subject	e basis for the alleged exemption. Any	violation	( HEATER OUTPUT	1 CON 15% 1				
than five hundred dollars (\$500).	the second s	1991	JANCE FEE		· · · · · ·			
I. as owner of the property, or my employees with y work, and the structure is not intended or offered for Code. The Contractor's License Law does not apply to	or sale. (Sec. 7044, Business and Pro	ofessions				MECH: FEE	و يلم	
thereon and who does such work himself or thro provements are not intended or offered for sale. If, how	ough his employees, provided that	such im- NO.	ELECT	RICAL FEES		NO. PI	UMBING FEE	S
one year of completion, the awner-builder will have th grove for the purpose of sale.	he burden of proving that he did not b	uild or im; UNIT:	3					<u> </u>
[]] I, as owner of the prospirty, am exclusively contract	ting with licensed contractors to con	struct the				YARD SP	KLR SYSTEM	
project. (Sec. 7044, Business and Professions Code: to an owner of proeprty who builds or improves there	eon, and who contracts for such proj	iects with	MOBILEHOME SVC.		• • •		<u>K</u>	1
a contractor(s) licensed pursuant to the Contractor's	and the second		POWER OUTLET			ROOF D		
Hadne Doyily			Contraction of the second s	in a second s Second second s			GE PIPING	
Date Owner					د ا <sup>ن</sup> • • • • •	URINAL	IG FOUNTAIN	+
WORKERS' COMPENSAT		ar's Com	· · · · · · · · · · · · · · · · · · ·			WATER F	··· · · · · · · · · · · · · · · · · ·	
I hereby affirm that I have a certificate of consent to pensation insurance, or a certified copy thereof. (See	c. 3800, Labor Code.)					FLOOR D		-
Policy No Company	y is hereby furnished.						OFTENER	1
			SIGN .				(AUTO) (DISH)	<u> </u>
WORKERS' COMPENSA	TION INSURANCE		م أور م الم الم الم م الم الم الم الم الم	and the second second			E DISPOSAL	
(This section need not be completed if the permit is for L certify that in the performance of the work for while percent and the performance of the become subject to the	ich this permit is issued, I shall not er	mploy any			•	LAUNDF	Y TRAY	
						KITCHE		2.
NOTICE TO APPLICANT: If, after making this Certific to the Workers' Compensation provisions of the Labo	cate of Exemption you should becom or Code, you must forthwith comply	e subject, with such	TEMP USE PERMIT	svc		water (	LOSET	
provisiosn or this permit shall be deemed revoked.	-		POLE, TEM/PERM			* * * * *	₩ <sup>2</sup> <sup>1</sup> <sup>2</sup> 3 <sup>1</sup>	<u> </u>
I hereby affirm that there is a construction lendin	NDING AGENCY ng agency for the performance of the	a work for	AMPERES SERV EN	π		SHÓWE		
which this permit is issued. (Sec. 3097, Civil Code).			**************************************	N 200 - N 200 N 3 4 - M 200		BATH TL	No. Antonio de	
Innder's Address	4 4 <sup>-</sup>		SQ. FT. @ c		+	WATER	2 11 A. T	+
10 This is a building permit when properly filled out, s tion it work thereunder is suspended for 180 days.		1	SQ. FT. RESID @ 1				DISPSAL	*
	ite laws relating to building construct	ction, and		<u>c</u>		HOUSE		<u> </u>
hereby authorize representatives of this city to enter purposes.	r the above mentioned property for in	ISPECTION	ISSUANCE FEE	*		GAS PIP		+
				1		NAUGGI		J. min
Signature of Applicant	Ualle	PLAN	CK FEE CONST.	FEE	EE S.I	MECH F		FEE

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ر ڈی ' 	NO.	OPERATION	DATE	INSPECTOR	No	OPERATION DATE ITEM 4.
*	VU.	BUILDING A	<u> </u>	INSPECIO	t ino.	MCCHANICAL ADDDOVALO
· · · ·	- <sup>1</sup> **		APPROVALS			
	1	Set Back	5 <b>4</b>	- in in in	33	Ventilation System
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	3'\	Steel	AL Y I	1 4 100 JUL 100 100 100 100 100 100 100 100 100 10	. 36	Inlets & Outlets
۰. 	4	Grout Blocks			**37	-Compusition Fail
	5	Bond Beams	NIA Calles La		<u>}*38</u> ≦	Compressor
÷ -	6	Roof Deck	NY		39	Appl. Clearance
· _	-7	Framing	No and the second second	A State Stat	40	_Fire Damper
۰: <sup>۲</sup> ۰۰۰	8	Vents	منطقة <b>بالمراجع المراجع المراجع ا</b>	in the second	41.	Smoke Detection Device
	9	Garage Fire Wall	y	n an	42	Commercial Hood
	10,	Fireplace PL			0P'N	Final store from the store sto
	10A	Fireplace	CALLY WRITE	and the second se	NO.	ADDITIONAL INFORMATION
	11	Exterior Lath		ા માર્ગ કરવા છે. કે ગામ ક	1.	
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	13	*Finish Grade		<u> 1975 - Minago</u>		
	ي ۾ مف	INSULATION Thick Value				ana ang ang ang ang ang ang ang ang ang
	7A	Walls (Batts)	· • · · ·	a super sec. a manual and		มาตามและ คุณการการการก็ได้เป็นสี่สำหรัง การการการการการการเป็นการกับไปการไปการไม่สุดมากการสำคัญการได้ พระการและการที่สามมากการการสุดภาพการการการการการการการที่สุดไปสามภิพ พร้างการการสุดภาพการการการการการการการการก
· · · ·	12B	Ceiling (Batts)	an a	5		
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		PLUMBING	APPROVALS	يتعقب المسترك المستر	5 - 1 - 5 - 5 - 5 5 - 1 - 5 - 5 - 5 5 - 5 - 5 - 5 - 5 - 5 5 - 5 -	ು ಅಲ್ಲಿ ಎಲ್ಲಲ್ಲಿ ಗಾಗ್ರೆ ಸ್ಥಾನವಿ ಕಾತ್ರಿ ಮಾಡಲಾ ಕಾಡಿ ಅಸ್ಥಾನ ಕಾರ್ಯಕ್ರಮ ಮತ್ತು ಕಾರ್ಯಕ್ರಮ ಗಾಗ್ರೆ ಕಾರ್ಯಕ್ರಮ ಕಾರ್ಯಕ್ರಮ ಮ ಇನ್ ಪ್ರಶಸ್ತಿ ಪ್ರಮುಖ್ಯ ಮತ್ತು ಸ್ಥಾರ್ ಗೆ ಗೆ ಸೇವರು ಪ್ರಧಿಪರಿಗಳನ್ನು ಸ್ಥಾನ ಸಾಧಿಗಳನ್ನು ಗಿಡಿದೆ. ಶ್ರೇಮಕ್ರಿಸಿದ್ದರು ಸ್ಥಾನಪ್ ಪ್ರವರ್ಷವಾಗಿ ಪ್ರಶಸ್ತಿ ಪ್ರಶಸ್ತಿ ಸಂಗ್ರೆ ಪ್ರಶಸ್ತಿ ಮತ್ತು ಗಿಡಿ ಸ್ಥಾನ ಸ್ಥಾತ ಕಾರ್ಯವರ್ಷ್ ಮತ್ತು ಸಾಧಿತ ಸ್ಥಾನಪ್ರವಿ ಸಂಗ್ರೆ ಮ
	15	Ground Plumb	المراجع المراج المراجع المراجع	ender and a	國外又	and the second of the
	16	Water piping,	-r y y wat see at '		( 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	มากเทราของสร้างการไร่ว่า มามากับมามาสุทธิบัตรมันสหมากรู้ได้ สุขทั้งได้ไปที่ไม่มีมาการไม่ไปได้ได้ เป็นการแต่สุขตามมาที่มาการกำรังการได้กระหากให้และมีสินทุศีรีนักแม่นสมรับวิทศภากับ และสายการได้ไป
	17 *	Rough Plumb	· · · · · ·	anga na sina sina na si na sina na si n Tana na si	- * * ± • ∰ * ₩* 11 #	લા પંચ પ્રશ્નાન બુલ્યું અનુવાં માનું પ્રાથમિક છે. આ લાગ પ્રાથમિક પ્રાથમિક પ્રાથમિક અને નાં જાણવાની વિદેશના ને જ આ ગુજરાતિ કાર્યો છે. આ ગુજરાત મુદ્દાર જીવી છે. જીવી છે. જીવી છે. આ ગામ આ ગામ આ ગામ આ જે જે જેવામાં આ ગામ છે.
	18	Vents	a marine a second a s	e de la companya de l	i 에 관리 1 에 관리 1 에 관리	્યત્વમાં વિષ્યુત્વ કે આવું એવું પ્રોપ્ટેક અંદરીકે અંદરી અંદરીક અંદરીકે છે. આ વિષ્યું કે મુખ્યત્વે સિંહ તે અને ભ ત્વર્ત પ્રોપ્ટ ને અનુ આ વિષ્યું આવ્યું આવ્યું અને વિષ્યું ત્વર કે આવ્યું છે. આ વિષ્યું તે આ ગામ વિષ્યું અને જે આ
	19	Sewage Disposal			ir any g	and a stand to the set of the set I have a stand to the set of the set
سبد و مرجع: مرجع:	20	Sewer	2.4 · · · · · · · · · · · · · · · · · · ·	Part in surr .	•264 	தில் திருந்து பிருந்து பிருந்து பிருந்து இருந்து திருந்து முற்றுக்கு மான் நிரையில் இருந்து கிருந்து இருந்து இரு இது ஆட்டியான இது பிருந்து இருந்து மற்று இது இருந்து இருந்து கிருந்து இருந்து இருந்து இருந்து இருந்து இருந்து இர அது வி
<u> </u>	21	Water Heater			ļ.	માર્ગું એ છે. આ પ્રાપ્ય કે પ્રાપ્ય આ તેઓ આ પ્રાપ્ય કે પ્રાપ આ તેઓ આ પ્રાપ્ય કે પ્રાપ
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	26	Power Pole	· · · · · · · · · · · · · · · · · · ·	an a	т. 1	
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	29	Wiring water the state	a la an alanga an		5 . 20.2	المحافظ الموجع بمرجع والمرجع الأفران والمحافظ
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ddress	and a second	Tel.		MECHANIC	AL FEES	na salaran sila da Angela na kara da da salar sanaka in
Dity, Anna Anna Anna	Zip	State	VENT SYSTEM FA	N EVAP. COO		
<b>W</b> Contraction of the second se	<b>HIT</b>	Lic. #	APPLIANCE FURNACE UNIT	WALL FLOOF		· · · · · · · · · · · · · · · · · · ·
	SED CONTRACTOR'S DECL		AIR HANDLING UNIT	WALL FLOUP	*1	CFM
I hereby affirm that I am license of Division 3 of the Business and	ed under provisions of Chapte Professions Code, and my liv	er 9 (commencing with Section 7000) cense is in full force and effect.	ABSORPTION SYSTEM		1	B.T.U.
SIGNATURE		- DATE	COMPRESSOR		-	
	WNER-BUILDER DECLARA	FION e Law for the following reason: (Sec.	HEATING SYSTEM	FORCED	GRAVITY	
TODA CTO	On a late of the second second second second by the big of the second se	a realized a second to a second what all are	BOILER	<u>s ar a B.T.U.</u>	1	
permit to file a signed statement i fessions Code, or that he is exemp	hat he is licensed pursuant to therefrom, and the basis for	also requires a permit to construct, alter, also requires the applicant for such to Division 3 of the Business and Pro- the alleged exemption: Any violation plicant to a civil penalty of not more	MAX HEATER OUTPUT,	BTU STA	<u>.</u> ************************************	
man the second of nonary (nono).			ISSUANCE FEE	B.I.U.	en an eine state Se e eine state	
work, and the structure is not in	tended or offered for sale. (Se	their sole compensation, will do the ec. 7044, Business and Professions	a start and a start of the		TOTAL MECH	I. FEE
thereon and who does such we	ork himself or through his e	er of property who builds or improves employees, provided that such im- uilding or improvement is sold within	NO. ELECTI	RICAL FEES	NO.	PLUMBING FEES
one year of completion, the owne prove for the purpose of sale.) > '	r-builder will have the burden i	of proving that he did not build or im	UNITS			
I, as owner of the proeprty, am project. (Sec. 7044, Business and	exclusively contracting with li Professions Code: The Cont	icensed contractors to construct the ractor's License Law does not apply	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	· · · · · · · · · · · · · · · · · · ·		YARD SPKUR SYSTEM
to an owner of proeprty who build	is or improves thereon, and w			• • • • •	* * * * *	
	t fot he Contractor's License	the contracts for such projects with	5 * POWER OUTLET	3 7	5	BAR SINK
I am exempt under Sec.		the contracts for such projects with	MOBILEHOME SVC. 5 POWER OUTLET	<u> </u>		BAR SINK ROOF DRAINS DRAINAGE PIPING
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and Example under Sec.	B. & PC. for this reason <b>H. L. B. Conversion</b> <b>RS' COMPENSATION DEC</b> Tillicate of consent to self-ins- ad copy thereof. (Sec. 3800, La pany	the contracts for such projects with Law.]	11 Light Fixti	ires 8 2	5	ROOF DRAINS DRAINAGE PIPING DRINKING FOUNTAIN URINAL
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	Application for Building Permit	_
1515 Slxth Street Coachella, CA 92236	1тем 4.	
	Use of Permit	
llding dress 85-995 Hwy. 111	Permit Renewal (Sign)	
Owner Federico-Elva Gonzalez	Tract No. APN	0
Mailing Address Same - Las Flores Restaurant	Setbacks Statistical Code Date	19
City Coachella, CA Zip 92236 Tel 398-0888	CONSTRUCTION ESTIMATE	
Contractor	IST FL         SQ. FT. @           2ND FL.         SQ. FT. @	
Address	POR	
Citý Žip Tel.	SQ.FT @ WALL SQ.FT @	18 
State Lic. & Classif.	'SQ. FT @	
Arch. Engr.,	ESTIMATED CONSTRUCTION VALUATION \$	str. Fe
Address Tel.	MECHANICAL FEES	
City Zip State	VENT SYSTEM FAN EVAP COOL HOOD APPLIANCE DRYER	
LICENSED CONTRACTOR'S DECLARATION	FURNACE UNIT WALL FLOOR SUSPENDED	
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) – of Division 3 of the Business and Professions Code, and my license is in full force and effect.	ABSORPTION SYSTEM	
SIGNATURE DATE	COMPRESSOR HR. HR. HR. HR. HR. HR. HR. HR. HR. HR	
OWNER-BUILDER DECLARATION Hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter,	HEATING SYSTEM FORCED GRAVITY	
Improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to Division 3 of the Business and Pro- fessions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation		
Jentified to the a signed statement there in the sine due basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more.	MAX. HEATER OUTPUT, BTU.	e i
than five hundred dollars (\$500).	ISSUANCE FEE	з ".;
1. as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or othered for sale. (Sec. 7044; Business and Protessions); Code: The Contractor's License Law does not apply to an owner of property who builds or improves in the contractor's License Law does not apply to an owner of property and builds or improves.	TOTAL MECH. FEE	. x
thereon and who does such work himself or through his employees, provided that such im-	NO. ELECTRICAL FEES	S
опе year of completion, the owner-builder will have the burden of proving that he did not build or im- prove for the purpose of sale.	UNITS	
I, as owner of the proeprty, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply	YARD SPKLR SYSTEM	
to an owner of proeprty who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.	MOBILEHOME SVC.	
I am exempt under Sec B. & PC. for this reason		
rate late 1 a A	DRAINAGE PIPING DRINKING FOUNTAIN	
Date 8/29/9/Owner Ima C. Storaly	URINAL	
WORKERS COMPENSATION DECLARATION	WATER PIPING	
pensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)	FLOOR DRAIN	+
Policy No Company [] Copy is filed with the city.	WATER SOFTENER	
Copy is most with the only of the contract of by is contacted in the two is the contracted of by is contacted in the two is the contacted of by is	SIGN WASHER (AUTO) (DISH)	
nga a 117 - Nasiyas Tari a a 1978 Mini a 2017 - Ali 2017		
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			DATE	(Juppromph)		OFFENTION ITEM 4.
NO	OPERATI		DATE	INSPECTOR**	, No.	
		BUILDING	APPROVALS	· · · · · · · · · · · · · · · · · · ·		MECHANICAL APPROVALS
- 1	Set Back	ACA 1	C.4.17		33	Ventilation System
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2A	Slåb Gråde			in it is it	35	Furnace Compart
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€ <mark>- 4,</mark>	Grout Blocks	1.5 A Y	1991, 973to 📝		37	Combustion Air.
	Bond Beams		35 TR. 35	17 A.S.*	38-	Compressor
-, <b>6</b> -	Roof Deck		a to the way a	2487-C	39	Appl. Clearance
+7 -	Framing		5 5 6 6		- 40	Fire Damper
8	Vents				41-	Smoke Detection Device
9	Garage Fire Wall	***	1.1	Final	42	Commercial Hood ,
× 10			68 3-1 35		43	Final vio
10A	Fireplace			TETTE CAM MIST	OP'N NO	ADDITIONAL INFORMATION
11	Exterior Lath	મદ્ દ્વીપ	Ang Signatura P.	132 26 2 5 64 4 7 G 2.		
, 12	Internal Lath	<u>.</u>	<u> </u>			una ou Sust 9-30-21
12A	Drywall	Alation and a second and a second as a	na liga samang na Maratis ti nakasari	10 com	<b>, , ,</b>	
13	Finish Grade				i at.	
-	INSULATION	Thick Value		alt j - to get it g	in a star	ارىيىڭ ئەرەر مىغۇرىچى ئۇرۇر ئۇرۇر بۇ بار بايىلىك مەرمىيە ، بار مىمىيەتچىرە بىر ئىگە ئىرىيەر ئەرمىيە يارىمەر 1971- ئارىڭ ئەرەر مىغۇرىچى ئارىمەر ئەرەر بارىيە ئەرەر ئەرەر ئەرەپ ئەرەر ئەرەر ئارىيى ئارىرى بەرەر ئەرەر بەرە
7A	Walls (Batts)	ا المراجعة المراجع المراجع		المراجع المراجع المراجع المراجع	2.5	പ്പെട്ടുന്നതും പ്രത്യാനത്. പ്രത്യാനത്തെ പ്രത്യാനത്തില് പ്രത്യാനത്തില് പ്രത്യാനത്തില് പ്രത്യാനത്തില് പ്രത്യാനത് പ്രത്യാനത്തും പ്രത്യാനത്തെ പ്രത്യാനത്തെ പ്രത്യാനത്തില് പ്രത്യാനത്തില് പ്രത്യാനത്തിന് തിലാത്തില് പ്രത്യാനത്തില് പ പ്രത്യാനത്തില് പ്രത്യാനത്തെ പ്രത്യാനത്തെ നിന്നത്തിന് തന്നെ പ്രത്യാനത്തില് പ്രത്യാനത്തിന് തിലാത്തിന് തിന്നെ തന്ന
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	Fixtures			A	set é .	பது (பதுத்து#ீத்து ஆண்டு தேலைக்கு குண்டியத்துக்கு வை தத்திக்கொது ஆக்கிர் துகைக்கு இருக்கு கண்டு பித்திதிலை குதித்தன் ஆக் இது ஆக்கிரத்தில் பிருத்து கரைக்கு இருக்கு கண்டு பிருக்கு கண்டு இருக்கு கண்டு பிது தேலைக் காடிக்கு விண்டு பிருக்கு காட்டிய பிருக்கு கரைக்கு இருக்கு காட்டு பிருக்கு கண்டு பிருக்கு அன்று குடி
31	Service of gazera			and the second	i Searc In	a a ban arra gag borda langa a ana oka oka araa ku na ku Na ku na k Na ku na k
32	Final	- مهر - مُشَمّ حصيم		دي ۽ ڪيونيو پر ٿي ۽ جو ميونيو ۽ ۽ موريو ۽ پر ڪروني ۽ ان ڪروني ۽ پر ڪروني ۽ پر ڪروني ۽ پر ڪروني ۽ پر ڪروني ۽ پر پر پر ڪروني ۽	<b>)</b>	andra <u>an an ann an ann an ann an ann an ann an a</u>
47 - 144 	41 10 10	***			1977 - 19 1977 - 1975 - 1975	الم
	-			Pa	age 60	STREET NAME (e. t) De se mener - Bart De ser sector H. Hills rest to form
		and the first	a the second second			The second secon

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# City of Coachella 1515 Sixth Street

**APPLICATION AND PERMIT** 

et Coachella, California 92236 Phone: (760) 398-3002 4338

Tahero Stores

Planning

Owner <u>r</u>	ederico Gonzalez psssame as above	Address	85-99	5 Grapefruit Blvd., Coachel	la, CA.		Date <u>Dec. 18</u> 20 <u>00</u>	<del>.</del> .	
Job Addre	n of Work Install_100_ampel			Tract Lot	.**	—, <sup>•</sup>		• •	• • •
Descriptio	n of Work IIIS LAIT IOU amp e	lectrical-	<u>warn p</u>	aneli aneli anti anti anti anti anti anti anti ant	an a	*	FIRE ZONE USE ZONE USE ZONE CONST. TYPE		
	CONDITIONS		<u></u>		<u> </u>	_			
				000100 000-	43	÷	SQ. ET GARAGE COUNTY ASSESSOR'S NUMBE	8	
Contracto	85-495 Araby Ave.: Coac	State	LIC.NO.	<u></u>	<u>4</u> J	-			<u> </u>
Address	rJesus <u>K. Osuna</u> 85-495 Araby Ave., Coac				AL	_ 1			
Company	Compensation Insurer ation Insurance Exemption On File	Construct	ion Lond	Address					
Compens		Construct				·			
	PLUMBING AND/OR MECHANICAL		1	ELECTRICAL	a entre de La constante de		BUILDING, SIGN AND/OR GRADI	NG	
Contracto			Contrac				Est. Cost of Bldg.		~
ΟΤΥ.	ITEM	AMOUNT	OTY.		AMOU	NT	DESCRIPTION		NT
	Permit	al de la constante de la consta La constante de la constante de	1	Permit	23	50	Building Permit Fee	ъ 8	·
	Plumbing Fixtures		1	Service Amp. 100 amp.	30	50	Sign Permit Fee		. •
. · · ·	Sewer Connection			Fixtures .			Grading Permit Fee		
5 a	Water System		r	Outlets & Switches			Plan Check Fee		
	Gas System			New Building		4.5	OTHER		
4		.* ,	. <sub>1</sub>	Temporary Power	р. р. 1. п. р.	-	Electrical permit	54	00
	44			One Cent Rate				4 . A	
5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5	Total Plumbing			½ Cent Rate				1. X.A.	<b>.</b>
	Mechanical Permit								
	Heating Unit						New Construction Tax		
	Air Conditioning Unit	· · · · · · · · · · · · · · · · · · ·							00
	Range Hood			and the second		•	TOTAL FEES PAYABLE	.54	00
			· · ·		•		The issuance of this permit is based up specifications filed with the City of Coachella	on plans	and
- 3° -							I prevent the building official from thereafter	r rocuiring	a the
	Totai Mechanical		·			· ·	correction of errors in said plans and specifica Every permit issued by the Building Official under of this Code shall expire by limitation and be	itions.	g ulo
	TOTAL			TOTAL ELECT.	54	0Ò-	of this Code shall expire by limitation and be	and provi	ll and
I have care I further ce herein or r	efully examined the above completed "Applicati entity and agree, if a permit is issued to comply	ion and Permit" a with all City. Co	and do hei untv and :	APPLICATIONS Teby certify that all information hereon is true a State laws governing building construction, wh Coachella against liabilities, judgments, costs	nd correct, tether speci and expen	and fied ises	void, if the building or work authorized by suc commenced within 180 days from the date of si the building or work authorized by such permit i abandoned at any time after the work is cor period of 180 days.	ch permit i uch permit is suspend	is,n it, oi ded

Applicant's Signature

Page 61

### APPLICATION AND PERMIT



Coachella, California 92236

Phone: (760) 398-3002

4338

b Address 5850				Address <u>85-995</u>				11			
b Address58622 escription of Work1	astali_	100_ampe	lac	trical_main_pa	: <u>11:1</u>		<u></u>				E.ZONE
							•		CCUPANCY	co	NST. TYPE
PECIAL CONDITIONS				. <u> </u>				s			RAGE
ontractor Jesus	<u>R.</u> 068	11 <b>3</b>		State Lic.No. <u>3</u>	23132	City Lic. N	lo. <u>002</u>	743	C	OUNTY ASSESSO	R'S NUMBER
PECIAL CONDITIONS ontractor34 suc ddress85-49	5 Araby	Ave., Coa	che	lla	Pho	ne				·	
orkers Compensation In	surer					Address_		· · · · · · · · · · · · · · · · · · ·			
ompensation Insurance	Exemption (	On File		Construction Lender			<b>_</b>				· 
SITE	DATE	INSPECTOR		MECHANICAL	DATE	INSPECTOR		ELECTRICAL	DATE	INSPECTOR	OCCUP. APPROVALS
Toilet Facility				FAU, AC, Boiler, W/H				Temp. Power			Planning Division
Construction Trailer				Comb. Air & Venting				Under Slab Work			Date:
BUILDINĞ				Circ. Air ducts, Etc.				Rough Conduit	. A		By:
Fndn: Locatn, Forms				Location Clearance,	,			Rough Wiring	12/28/00	Henneder	Engineering Division
Set Back, Grade				Access				Grounding	1-1	/ ()	Date:
Reinforcement				Duct Insulation		2000 - 200 275		Service			By:
Uler Ground				Fireplace Installation		· · · · · · · · · · · · · · · · · · ·		Electric Release	12/28/00	Brunch	Fire Prevention
Slab: Grade, Rein.	<u> </u>										Date:
Bond Beam & Grout							•	FINAL APPROVALS			By:
POUR NO CONCRE	TE UNTIL SI	GNED ABOVE		PLUMBING				Plumbing Fixtures			Water Division
Roof Deck/Trusses	-		a	Under Slab Work				Mechanical	4 - 14 2 4	Sur .	Date:
Pre-Wrap				Rough Plumbing			1	Gas Piping			By:
Frame: Fire stops				Rough Gas Piping				Electrical, Smoke De	t.	<u> </u>	Sanitation Division
Shear Bracing, Bolts				Wel Tesl				Disabled Access		- <sup>10</sup>	Date:
Hold Downs				Bldg. Sewer				ENERGY			By:
Insulation				Seplic Sys, Drain Field				Insulation Cert. (Res)		- ,	Building Department
Lath: Int				Gas Line Tesl				Installation Cert. (Res	s)		Date:
Dry Wall			ľ	Grease Trap				Glazing			Ву:
Lath; Ext.				Gas Release							

#### NOTICE TO CONTRACTORS

Final Inspections and Certificate of Completion or Occupancy must be obtained before occupying or using a building.

TACK THIS CARD IN CONSPICUOUS PLACE ON BUILDING. CALL\_FOR\_INSPECTION (24 HOURS IN ADVANCE)- Phone: 398-3002

DE SAM

Page 62

Inspection Request Require 24 Hour Notice (760) 398-3002



DATE: 08/24/2005 PERMIT NO: EL-2005-08-00052 USE ZONE: OCCUPANCY: CONSTR TYPE:

ITEM 4

COACHELLA CA 92236       PARCEL #: 765271019         LOT #: 9       LOT #: 9         Applicant's Name:       FEDERICO GONZALEZ         Owner's Name:       FEDERICO GONZALEZ         Owner's Address:       52296 OASIS PALMS AVE         S2296 OASIS PALMS AVE       Phone: (760) 398-0888         COACHELLA CA 92236       Fax:         Contractor's Name:       Phone:         Contractor's Name:       Fax:         Contractor's Address:       State Licence:         Contractor's Name:       Contractor's Address:         Project Name:       ELECTRICAL PERMIT         Permit Type:       ELECTRICAL PERMIT         Description of Work:       INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)			AGU/DETU-		
Owner's Name:       FEDERICO GONZALEZ         Owner's Address:       52296 OASIS PALMS AVE       Phone: (760) 398-0888         COACHELLA CA 92236       Fax:         Contractor's Name:       Phone:         Contractor's Address:       Fax:         Contractor's Address:       Fax:         Contractor's Address:       Fax:         Contractor's Address:       Fax:         Contract Person:       Fax:         Project Name:       Contract PERMIT         Permit Type:       ELECTRICAL PERMIT         Description of Work:       INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	Project Address:	· · · · · · · · · · · · · · · · · · ·		PARCEL #: 76527	1019
Owner's Address:       52296 OASIS PALMS AVE       Phone: (760) 398-0888         COACHELLA CA 92236       Fax:         Contractor's Name:       Phone:         Contractor's Address:       Fax:         Contract Person:       Fax:         Project Name:       Contact Person:         Permit Type:       ELECTRICAL PERMIT:         Permit Type:       ELECTRICAL PERMIT:         INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	Applicant's Name:	FEDERICO GONZALEZ	т	TRACT #: 0.00	
COACHELLA CA 92236 Fax: Contractor's Name: Contractor's Address: Contractor's Address: Contract Person: Project Name: Project Name: Permit Type: ELECTRICAL PERMIT: INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	Owner's Name:	FEDERICO GONZALEZ			н Н
Contractor's Name:       Phone:         Contractor's Address:       Fax:         Contractor's Address:       Business Lic:         Contact Person:       State Licence:         Contact Person:       Contact Phone:         Project Name:       ELECTRICAL PERMIT         Permit Type:       ELECTRICAL PERMIT         Description of Work:       INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	Owner's Address:	52296 OASIS PALMS AVE	5	Phone: (760) 3	98-0888
Contractor's Address:       Fax:         Contract Person:       Business Lic:         Contact Person:       State Licence:         Project Name:       Contact Phone:         Permit Type:       ELECTRICAL PERMIT:         Description of Work:       INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	- <b>P</b> 4	COACHELLA CA 92236	1.5	Fax:	
Contractor's Address:       Fax:         Contract Person:       Business Lic:         Contact Person:       State Licence:         Project Name:       Contact Phone:         Permit Type:       ELECTRICAL PERMIT:         Description of Work:       INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)		9°		* * *	
Contact Person:       Business Lic:         Contact Person:       State Licence:         Project Name:       Contact Phone:         Permit Type:       ELECTRICAL PERMIT         Description of Work:       INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	Contractor's Name:		са в С	Phone:	· ·
Business Lic:         State Licence:         Contact Person:         Project Name:         Permit Type:         ELECTRICAL PERMIT         Description of Work:         INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	Contractor's Address			Fax:	<b>£</b>
Contact Person:       Contact Phone:         Project Name:       ELECTRICAL PERMIT         Permit Type:       ELECTRICAL PERMIT         Description of Work:       INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)				Business Lic:	and the second
Project Name: Permit Type: ELECTRICAL PERMIT Description of Work: INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)				State Licence:	
Project Name: Permit Type: ELECTRICAL PERMIT Description of Work: INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)	Contact Person:			Contact Phone:	
Permit Type:         ELECTRICAL PERMIT           Description of Work:         INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)			<b>x</b>	• 7	
Description of Work: INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)		ELECTRICAL PERMIT			
		INSTALL 100 AMP SERVICE	ELECTRICAL PANEL	(COMMERCIAL BUILDING)	· · ·
	Condition:			·	· · · · · · · · · · · · · · · · · · ·
FEE(S):	FEE(S):				
ELECTRICAL SERVICE AMP \$30.50 ELECTRICAL PERMIT FEE \$23.50		AMP \$30.50 ELECTRIC	AL PERMIT FEE	\$23.50	
			,	·	

TOTAL FEES: \$ 54.00

The issuance of this permit is based upon plans and specifications filed CERTIFICATION APPEARING ON APPLICATIONS with the City of Coachella and shall not prevent the building official from I have carefully examined the above completed \*Application and Permit\* and do thereafter requiring the correction of errors in said plans and hereby certify that all information hereon is true and correct, and I further certify and specifications. agree, if a permit is issued, to comply with all City, County, and State laws Every permit issued by the Building Official under the provisions of this governing building construction, whether specified herein or not, and I hereby agree Code shall expire by limitation and become null and void, if the building or to save, indemnify and keep harmless the City of Coachelia against liabilities, work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is judgments, costs and expenses which may in any way accrue against said City in bonsequence of the granted of this permit. lenc Page 63 Building (Applicant Signature) Planning

Inspection Request Require 24 Hour Notice (760) 398-3002



### DATE: **12/14/2005** PERMIT NO: **PL-2005-12-00022** USE ZONE:

OCCUPANCY: CONSTR TYPE:

ITEM 4

SQ FT:

		South Change in a	· · · ·		
Project Address:	85995 GRAPEFRUIT BLV COACHELLA CA 92236		Project Valuation: \$ PARCEL #: LOT #:	765271019	
Applicant's Name:	FEDERICO GONZALEZ		TRACT #:	0.00	-
Owner's Name:	FEDERICO GONZALEZ			•	
Owner's Address:	52296 OASIS PALMS AVE		Phone:	(760) 398-0888	÷.,
	COACHELLA CA 92236		Fax:		- <u>;</u>
		ι,		•	•
Contractor's Name:	B.L. WILSON BACKHOE SERVICE		Phone:	(760) 347-6946	
Contractor's Address:	PO BOX 1687	1 a.	Fax:		
	INDIO CA 92202		Business Lic:	•	· ·
			State Licence	AC34529319	
Contact Person:	BRICE WILSON	· ·	Contact Phone:	(760) 347-6946	
Project Name:			• •	1	* .
Permit Type:					. •
Description of Work:	PLUMBING PERMIT FOR GREASE II	NTERCEPTER		· · · · ·	. ·
Condition:			· •	. ,	
					V
FEE(S):	\$23.50 PLUMBING INDUST		\$19.90		t
PLUMBING PERMIT FEE			\$10.00		• •

Page 64

TOTAL FEES: \$ 43,40

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit one.

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(Applicant S

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is justified or abandoned at any time after the work is

Planning

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BUILDING PERMI	<u>т ŅО</u>	19.00	
	OF CDA	CHELLA CA	
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COACTELLA CALIFORNIA 52	<b></b> 56	<u>TELEPHONE</u> (619)	
Applican B.L.Wil	Soul	Backhoe	Sr
	1		
Address P.O. P	JOK 1	20/	
Building			
Address			
BRICE L	Wils	500	
Mailing	1	•	
Address			
City	Σm	Tel	
Comacior		<u></u>	·····
Mailing		· · · ·	
Address			
City	Zip	Tel	
Some Lin. &		Ciry	
<u>Classif.</u>		I.ic. #	,
Arch_Eng_			
Designer	1		
Address		Tel	
Ciry	Zip	State	
		Lic. #	

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provision of chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class <u>Lic</u> # 8 Commacion OWNER-BUILDER DEC RATION

I hereby affirm under penalty of perjury that I am even of from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, after, improve, demolish, or repair any summer, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil perialty of not more than five hundred dollars (\$500).):

L as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions emer upon the above-mentioned property for inspection purposes. Code: The Contractor's License Law does not apply to an owner or property who builds or improves thereon, and who does work himself or herself or through his or her own employ

Sale. IL, nowever, the buttering of improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build at improve for th saie.)

ITEM 4.

[] L as owner of the property, an exclusively connecting with licensed onnactors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or interproves thereon, and who commans for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

[] I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason

Date Owner

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following deciatations

[ ] I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this pennin is issued.

[] I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued My workers' compensation insurance carpler and policy number are:

Number

(This section need not be completed if the permit is for one immared dollars (S100) or less).

-olicy

[] I carrier that in the performance of the work for which this permit is issued. I shall not employ any person in any manner so as to become subject to the vorkers' compensation laws of California, and agree that if I should become subject) to the workers' compensation provisions of Section 3700 of the Labor Code, X shall forthwith comply with those of

NGG/04 Date

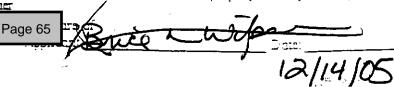
WARNING: FAIL WORLERS COMPENSATION COVERACE D UNLAWFUL, AND ST ALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE EUNDRED TEOLEAND DOLLARS (51 00,000), IN ADDITION TO THE COST OF COMPRYSATION, DAMAGES AS PROVIDE FOR IN SECTION 5706 AND ATTORNEY'S FEES. OFTHE LABOR CODE. INT

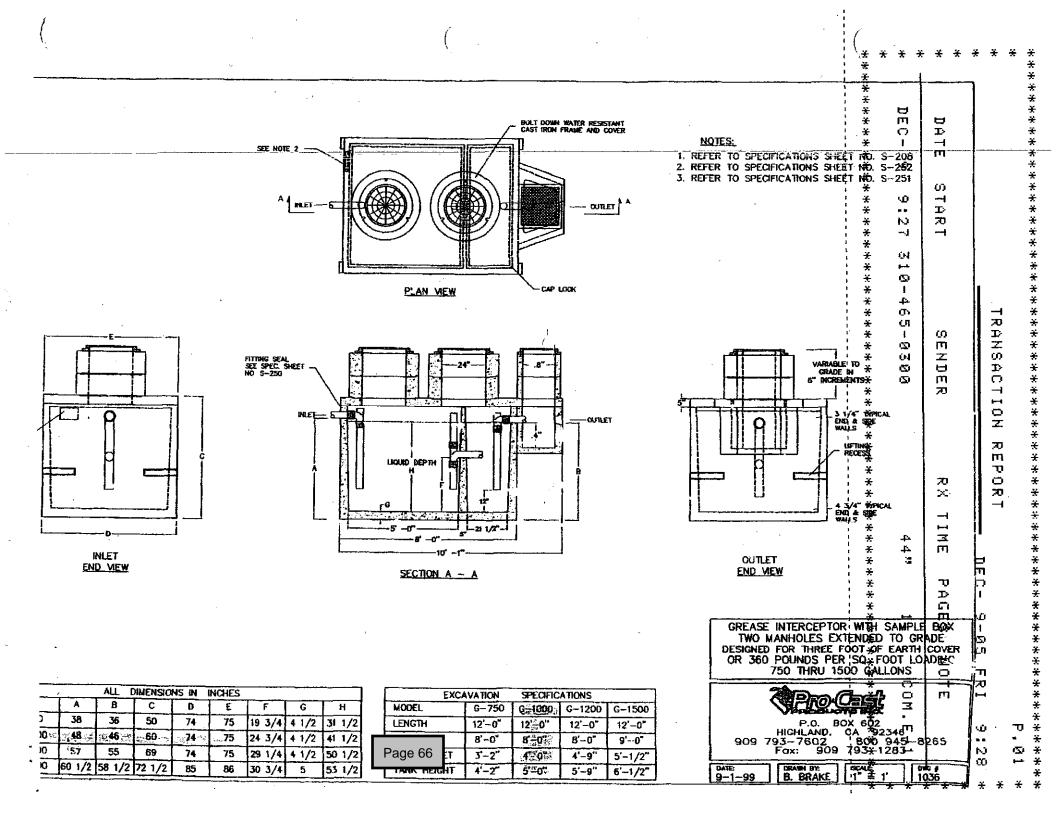
UCTION LENDING AGENCY Francis and hour beauty of bealed and seen is a construction functing relative (a po performance of the work for which this permit is materia (Sec. 3097, Civ. Cl.).

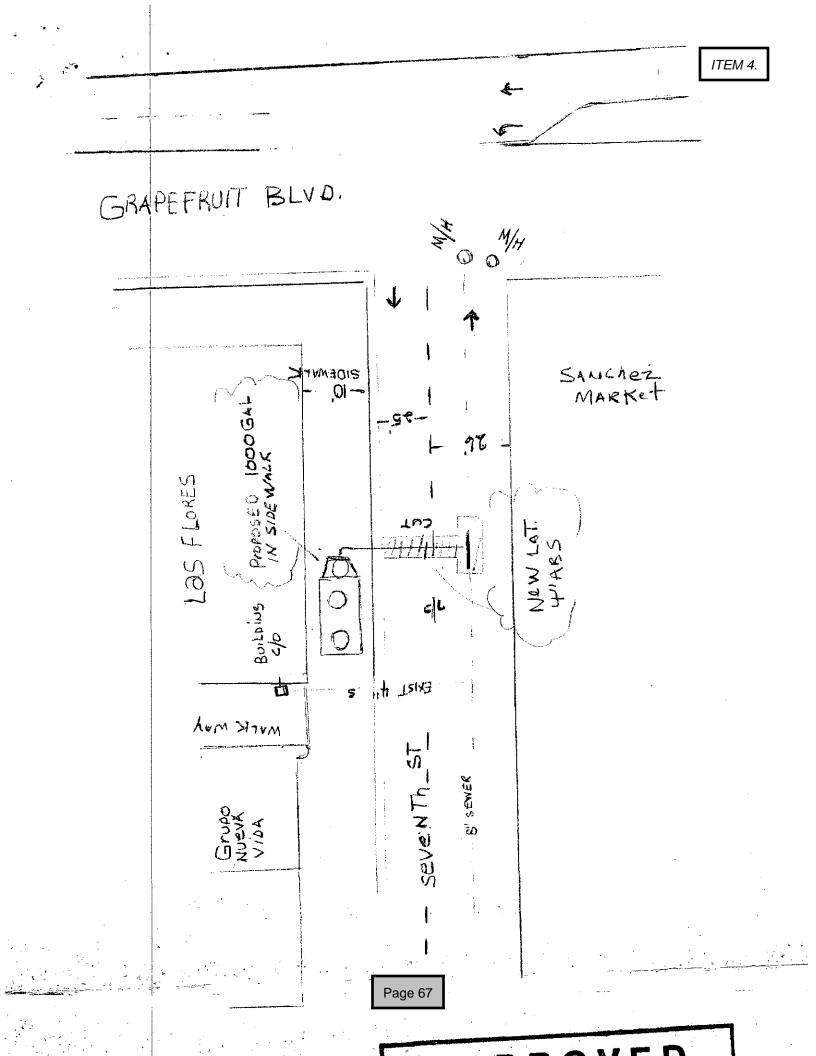
Lasters Name

Carrier

I certify that I have read this application and state that the above information is correct. I agree to comply with all dry and county ordinances and state laws relating to building construction, and hereby anthorne representatives of this diry to







Inspection Request Require 24 Hour Notice (760) 398-3002



DATE: 12/20/2017 PERMIT NO: BL-2017-11-12602 ITEM 4. USE ZONE: OCCUPANCY: CONSTR TYPE:

SQ FT:

CC opplicant's Name: Sid Owner's Name: Nid Owner's Address: 85	995 GRAPEFRU DACHELLA CA GN-A-RAMA CK MEZA 995 GRAPEFRU		. <u>.</u>	F	aluation: \$ 2,500. ARCEL #: 76527 LOT #: 9 TRACT #: 0.00			
pplicant's Name: Sid wner's Name: Nid wner's Address: 85	GN-A-RAMA CK MEZA				LOT #: 9	1015		,
Dwner's Name: Ni Dwner's Address: 85	CK MEZA		· · ·	•	···			
Dwner's Name: Ni Dwner's Address: 85	CK MEZA		۰.					
							-	
CC CC	ooo oixar ei At	JIT BLV	·		Phone:			
	DACHELLA CA	92236			Fax:			
Contractor's Name: SI	GN*A*RAMA				Phone: (760) 7	76-9907	4.	
Contractor's Address: 41	905 BOARDWA	LK		· .	Fax:			
ST	IE U		,	Bus	siness Lic: B-1000	061		
PA	LM DESERT C	A 92261		Sta	te Licence:			
Contact Person: Bll	LL SIGURDSEN			Conta	act Phone: (760) 7	76-9907		
Project Name:					-			
21	GN PERMIT	· ·		-				
• • • •	) ILLUMINATED	LED SIGN 24	"X249" "COAC	HELLA" OUTSIE	E BUILDING.			
Condition:					<u></u>			
FEE(S):								• ·
SIGN FEE	\$224.00	SIGN OUTLET	TS & SWITCHES	\$\$209.00	Senate Bill 147:	3		\$1.00
								:
						<b>.</b> .		
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OTAL FEES: \$ 434.00		• .				`	•	
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•						,		
					this permit is based	<u> </u>		

Withan	· .	· · · · · · · · · · · · · · · · · · ·	NB	.» -
(Applicant Signature)			Building	
		Dogo 69	÷	

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Planning



Project Address: Dirección del Proyecto: 85995 Gvapefruit

Applicant's Name: 5192-A- Rama/Bin Sympler Nombre del Solicitante Owner's Name: NICIL MEZA Nombre del Propietario: Owner's Address: 85995 Grage Fruit Dirección del Propietario: Coachella, Ca.

Contractor's Name: SIGN-A-Rama L Nombre del Contratista Contractor's Address: 41945 Boardwall "L" Dirrecion del Contratista: Palm Desort, G.

Contact Person: B, LL S, gunelse Persona de Contacto Project Name/ Nombre del Proyecto: Permit Type/ Tipo de Permiso: Description of Work/Descripción de los trabajos: Condition/Condición: DATE: PERMIT NO: USE ZONE: OCCUPANCY: CONSTR TYPE: SQ FT:

INSPECTION REQUEST REQUIRE 24 HOUR NOTICE (760) 398-3002

VED

NOV 2 8 2017

ITEM 4.

Project Valuation: Evaluación del Proyecto: PARCEL# LOT#: TRACT#: Phone Number: Numbero de Telefono

Fax: Fax:

Phone Number: Numbero de Telefono: Fax: Fax:

Bus Lic/Licencia: 97005491 State Lic/Licencia del Estado: 8-3013 1 Contact Phone: 760-578-6315 Teléfono de Contacto:

24" × 249"- Illuminated (LED) SIGN Condition/Condición: PLUMBING MECHANICAL ELECTRICAL (Did not # AC/ BOILERS UP TO 100K BTU # OF BACKFLOW DEVICES <=2" # OF SVCS 600 V/UP TO 200 AMPS wath to # OF BACKFLOW DEVICES>=2' # A/C BROILERS100K-500K BTU # OF SVCS 600 V/ OVER 200 AMPS **# OF PLUMBING FIXTURES** # AC/BROILERS 500K BTU-1M BTU # OF SVCS 600 V/OVER 1000 AMPS All out # OF PRIVATE SEWAGE DISPOSAL #AC/BROILERS 1M BTU- 1.75M BTU # OF TEMP POWER SERVICES # OF SEPTIC TANKS TITLE 24 # AC/BROILERS OVER 1.75M BTU # OF SUB-POLES # OF SEWER CONNECTIONS # OF A/C UNITS # OF ELECT GENERATORS/RIDES Paperwork # OF WATER SERVICE # OF AJR HANDLERS < 10K CFM # OF BOOTH LIGHTING # OF WATER HEATERS # OF AIR HANDLERS > 10K CFM # OF FIXTURES FOR REPAIR/ALT YB. # OF GAS SYSTEMS # OF APPLIANCE VENTS # OF ELECTRICAL FEXTURES # OF VACUUM/BACKFLOW DEVICES # OF FURNACES UP TO 100K BTI: # OF RESIDENTIAL APPLIANCES # OF LAWNSPRINKLERS # OF FURNACES OVER 100K BTU # OF RECEPTACLES/SWITCHES/OUTLETS # SWIMMING POOL/PUBLIC POOL # OF INCINERATORS- DOMESTIC # OF POWER APPARATUS # OF SWIMMING POOL/PUBLIC SPA # OF EXHAUST FANS # OF PRIVATE SWIMMING POOL(S) # OF SWIMMING POOL/PRIVATE POOL # COMM, RANGE HOODS # OF SWIMMING POOL/PRIVATE SPA # OF INDUST WASTE INTERCEPTOR The issuance of this permit is based upon plans and specifications filed with the City of CERTIFICATION APPEARING ON APPLICATIONS Coachella and shall not prevent the building official from thereafter requiring the correction of have entefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a errors in said plans and specifications. Every permit issued by the Building Official under the permit is issued, to comply, with all City, County, and State laws governing building construction, whether specified herein prior, and 1 hereby agree to save, indemnify and keep provisions of this Code shall expire by limitation and become null and word, if the building or work authorized by such permit is not commenced within 180 days from the date of such harmless the City of Coachella against liabilates, judgments, costs and expenses which may in any way accure against said City in consequence of the granted of this permit permit, or if the building or work authorized by such permit is suspended or abandoned at any brie effer the wark is commenced for a period of 180 days 20 Huilding 20 Planning Page 69

Inspection Request Require 24 Hour Notice (760) 398-3002



DATE: 11/28/2017 PERMIT NO: BL-2017-11-12602 USE ZONE: OCCUPANCY: CONSTR TYPE:

ITEM 4.

SQ FT:

		The sector of th
Project Address:	85995 GRAPEFRUIT BLV COACHELLA CA 92236	Project Valuation: \$ 2,500.00 PARCEL #: 765271019 LOT #: 9
Applicant's Name: Owner's Name:	SIGN*A*RAMA NICK MEZA	TRACT #: 0.00
Owner's Address:	85995 GRAPEFRUIT BLV COACHELLA CA 92236	Phone: Fax:
Contractor's Name:	SIGN*A*RAMA	Phone: (760) 776-9907
Contractor's Address:	41905 BOARDWALK STE U PALM DESERT CA 92261	Fax: Business Lic: B-1000061 State Licence:
Contact Person:	BILL SIGURDSEN	Contact Phone: (760) 776-9907
Project Name: Permit Type: Description of Work: Condition:	SIGN PERMIT (1) ILLUMINATED LED SIGN 24"X249"	"COACHELLA" OUTSIDE BUILDING. P/C AS OF 11/28/17.

FEE(S):

· · · ·

**TOTAL FEES: \$ 0.00** 

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed \*Application and Permit\* and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is

(Applicant Signature)

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Building

Planning

### BUILDING PERMIT NO.

CITY OF COACHELLA, CA 1515 SIXTH STREET
COACHELLA, CA. 92236 (760) 398-3002
Building Address: 85995 Competianit
Applicant: William Sigurater
Mailing Address: 4/1945 Board Noule
City: Pulm Desnt Zip: 972-11 Tel: 760-578-6315
Owner: Micic Meza
Mailing Address: 55995 Gmpc Gnuit
City Concletta Zip: 92236 Tel: 760-541-9034
Contractor: Sign-A-R-ma
Mailing Address: 41945 Board Wall
City: Palm Neso Izip: 92211 Tel: 760-578-6315
State Lic. & Class: 830131 City License #: 9700 5491

#### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: \_\_\_\_\_ License #:\_\_\_\_\_

Date: \_\_\_\_\_ Contractor: \_\_\_\_

### **OWNER-BUILDER DECLARATION**

I, hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 703.1.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and professions Code) or that he or she is exempt there from and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five nundred dollars (\$500).):

 L as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her employees provided that such improvements ar or offered for sale. If, however, the building or i ITEM 4. s sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

- I, as owner of the property, am exclusively contracting with licensed contractor's to construct the project (Sec. 7044, business and Professions Code: the Contractor's License Law does not apply to owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).
- I am exempt under Sec. \_\_\_\_\_ B & P C for this reason

Date: Owner:

### WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: \_\_\_\_\_\_ Policy #\_\_\_\_\_\_
  (This section pand not be completed if the permit is for one \_\_\_\_\_\_\_)

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

**WARNING:** Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provide for in Section 3706 of the Labor Code, Interest, and Attorney's fees.

### CONSTRUCTION LENDING AGENCY

I, hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C). Lender's Name \_\_\_\_\_\_

Address: \_\_\_\_\_

urposes.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection

atei) 20/17 Applicant Signature: 47

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City of Coachella 760.398.2702

3 Reg3 1735303-1 12/20/2017 BR3 T3 Wed Dec20,2017 02:18PM Trans#82-82 Name: SIGN-A-RAMA Addr: 85995 GRAFEFRUIT BLV COACHELLA,C 82 \$434.00 BLDG PER - building permi Customer #: 000632 \* Permit #: BL-2017-11-12602 Amt: \$434.00 1 ITEM(S): TOTAL: \$434.00 Check (006455) FAID \$434.00

Thank You - Gracias por su pago Duplicate ITEM 4.

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