



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 05, 2023
6:00 AM

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

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

Or one tap mobile :

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

Or telephone:

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Webinar ID: 845 4425 7915

Passcode: 380084

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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

In real time:

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

In writing:

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

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting - Minutes March 15, 2023

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Citywide Development Review Process (Presentation)

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 22-07 - Proposed construction of a 5,400 square foot industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located on 2.51 acres at the northwest corner of Avenue 54 and Polk Street. Applicant: Chris Ellison. (Continued from March 15, 2023)

INFORMATIONAL:

4. Tentative Future Agenda Planning Commission

INFORMATIONAL:

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

AGENDA
DE UNA REUNIÓN ESPECIAL DE
LA
COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

5 de Abril, 2023
6:00 PM

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

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

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

En vivo:

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

Por escrito:

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

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

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA AGENDA:

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

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 15, de Marzo 2023.

COMUNICACIONES ESCRITAS:

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

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

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA: [HYPERLINK "appIS133cebbe275746d7b73d3f0ba51beb40"](#)

- [2. Proceso de Desarrollo](#)

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

3. [Revisión de Arquitectura No. 22-07 - Jordan Central Implement Co. una propuesta para la construcción de un edificio de 5,400 pies cuadrados con plan asociado de estacionamiento y jardinería ubicado en 86879 Avenue 54 \(APN: 763-141-048\) en un terreno baldío de 2.51 acres. El edificio propuesto será ocupado por Jordan Central Implement Co., que es un concesionario minorista de equipos agrícolas que proporciona ventas, alquiler, servicio y repuestos para el mercado agrícola. Solicitante: Chris Ellison](#)

INFORMATIVO:

4. [Agenda Futura de Commision de Planificacion](#)

SE SUSPENDE LA SESIÓN:

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

[ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD](#)



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

March 15, 2023
6:00 PM

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

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

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

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

CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Jason Hernandez

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Fonseca, Commissioner Hernandez, Commissioner Murillo, Commissioner Ramirez, Commissioner Gonzalez.

Staff Present: *Gabriel Perez, Development Services Director.
*Anahi Fernandez, Management Analyst
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Technician.

SPECIAL ORDER OF BUSINESS:

Selection of Planning Commission Chair and Vice-Chair

IT WAS MOVED BY COMMISSIONER HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO NOMINATE COMISIONER GONZALEZ FOR CHAIRPERSON.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Hernandez, Commissioner Murillo, Commissioner Ramirez, Commissioner Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO NOMINATE COMISIONER HERNANDEZ FOR VICE-CHAIRPERSON.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Hernandez, Commissioner Murillo, Commissioner Ramirez, Commissioner Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF AGENDA:

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

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

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – February 15, 2023.

IT WAS MOVED BY VICE-CHAIR HERNANDEZ AND SECONDED BY CHAIR GONZALEZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Coachella Wireless Telecommunications Facilities Inventory and Status Update.

Anahi Fernandez, Management Analyst, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Commissioners requested staff notify the operators of Wireless Telecommunication Facilities within 30 days that they are not in Compliance and that the sites be brought into compliance within 90 days. Commissioners also requested the following for consideration for future facilities:

- Develop standard conditions.

- Landscape agreement.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 22-07 - Proposed construction of a 5,400 square foot industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located on 2.51 acres at the northwest corner of Avenue 54 and Polk Street. Applicant: Chris Ellison.

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

Public Hearing Opened at 6:42 pm by Chair Gonzalez.

Public Hearing Closed at 6:43 pm by Chair Gonzalez.

Andrew Simmons, City Engineer, made himself available and provided comments.

Public Hearing Re-Opened at 6:52 pm by Chair Gonzalez

Allen Rollin, General Manager with Diggins Construction, made himself available and provided comments.

Public Hearing Closed at 6:43 pm by Chair Gonzalez.

IT WAS MOVED BY VICE-CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE CONTINUATION OF ITEM NUMBER TWO (2) FOR THE NEXT PLANNING COMMISSION MEETING ON APRIL 5, 2023 AND REQUESTED ADDITIONAL INFORMATION FROM APPLICANT INCLUDING:

- Landscape and maintenance agreement.
- Developer cost analysis related to undergrounding utilities.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

- League of California Cities Planning Commissioners Academy, March 29 thru March 31, 2023.
- Design session with Henry Lenny, AIA at City Hall March 18, 2023 with a presentation and a walk through downtown.

ADJOURNMENT: 7:04 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
4/5/2023

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Architectural Review No. 22-07 - Proposed construction of a 5,400 square foot industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located on 2.51 acres at the northwest corner of Avenue 54 and Polk Street. Applicant: Chris Ellison. (Continued from March 15, 2023)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2023-06 approving Architectural Review No. 22-07 for 5,400 square foot industrial building and site improvements for Jordan Central Implement Co. on 2.51 acres at the northwest corner of Avenue 54 and Polk Street pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

The Planning Commission considered Architectural Review No. 22-07 on March 15, 2023 and continued the item in order for the applicant to determine feasibility of undergrounding of existing overhead utilities along the Avenue 54 subject site frontage. The applicant provided a letter in response to the Planning Commission, which indicates that it would take about 2-3 months to understand the full costs of undergrounding utilities but estimates for the work from construction associates would be a minimum of \$100,000 (Attachment 6).

Environmental Setting:

The proposed development site is currently vacant in the M-H (Heavy Industrial) Zoning District and surrounded by industrial uses.

Surrounding land uses and zoning classifications include the following:

- North:* Ernie Ball manufacturing facility (M-H, Heavy Industrial).
- South:* Vacant Land (M-H, Heavy Industrial).
- East:* Industrial facility at 53-800 Polk Street including 86 Diesel Repairs and Anthem Air Conditioning (M-H, Heavy Industrial).

West: Vacant Property and City of Coachella Civic Center (M-H, Heavy Industrial).

DISCUSSION/ANALYSIS:

The applicant, Chris Ellison, submitted a request for construction of a 5,400 square foot industrial building for Jordan Central Implement Co., “Jordan Central,” on a 2.51-acre property located in the M-H (Heavy Industrial) Zoning District. Jordan Central is a retail farm equipment dealership providing sales, rental, service, and replacement parts to the agricultural industry in California, Arizona, and Northern Mexico. The company has locations in Brawley, El Centro, Indio, Blythe, and Mexicali, Mexico. The proposed building would house three service bays with three roll up doors, a 1,215 sq. ft. showroom, and a 1,161 sq. ft. parts room with roll up door. Additionally, two offices, two restrooms, a lounge and conference room are proposed in the building.

The applicant proposes a modern architectural theme with walls consisting of metal wall panels and a metal gable roof system. The ultimate building height is 25’5”. The South elevation faces Avenue 54 and is the elevation with the building entry and roll up door to the parts room. The building pedestrian entry is enhanced with a canopy structure and includes three (3) storefront glass windows and glass double door entry to the showroom. The East elevation has visible roof differentiation and five (5) storefront windows. The north elevation is not visible from public streets and includes three large 15’ x 16’ foot roll up doors to the service area. The West elevation has no windows, doors or architectural detail due to limited visibility from public streets. The color scheme is “Sand Stone” color for walls and “Slate Gray” color for metal roof and roll up doors. A masonry trash enclosure is proposed in the parking lot.

Signs:

The applicant proposes main signs and identifications sign with a gray, red and white color theme. A main sign with a sign area of 180 sq. ft. is proposed consisting of an aluminum panel with aluminum flat cut letters that reads “Case Agriculture” and “Jordan Implement Co.” Industrial development consisting 2 ½ acres more are permitted to have an identification sign on each street frontage as either a monument sign at 6 foot maximum height or free-standing sign at a maximum height of 25 feet. The applicant proposes a modern industrial styled monument sign at 6 feet in height and approximately 12 feet in sign area and a freestanding sign at 16 feet in height and a sign face of 24 feet in area. All proposed signs are consistent with the development standards of the City’s sign ordinance.

Circulation and Parking:

Vehicular access to the site is provided by two driveways, with one accessing Avenue 54 and the other accessing Polk Street. The driveways access the on-site parking area consisting of 26 parking spaces, which is above the minimum requirement of 14 parking spaces or a surplus of 12 parking spaces. No sidewalks are shown on the proposed site plan, but sidewalks have been identified as a requirement along the frontage of Avenue 54 and Polk Street in the project conditions of approval. The applicant proposes to enclose an area of 21,384 sq. ft. for an undetermined future use with wrought iron fencing along Avenue 54 and chain link fencing on the western and northern

property line. This enclosed area will include gravel for groundcover. Staff has included a condition that the fencing consist of wrought iron materials and prohibit use of chain link fencing for consistency with fencing recent industrial development in the vicinity of the subject site. The site includes a gated area with sliding entry gates to access the rear service area. A wash rack is proposed adjacent to the building for the servicing of equipment.

Landscaping

The proposed landscape plan includes shade trees, shrubs and groundcover along the site frontage along Avenue 54 and Polk Street. All landscaping is water efficient landscaping. Trees includes Tipu and Mulga trees. Shrub plantings include Blue Hesper, Fairy Duster, Red Bird of Paradise, Feathery Cassia, Little-leaf Cordia, Desert Milkweed and Soaptree Yucca. Desert Gold decomposed granite, Apache Brown crushed stone and boulders are proposed for groundcover. The applicant proposed display of ten (10) vehicles in the landscape parkway that would not include the planting of shade trees.

ENVIRONMENTAL REVIEW:

The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “In-Fill Development” project (CEQA Guidelines, Section 15332). The subject site is 2.51 acres and is substantially surrounded by industrial uses, including manufacturing uses to the north and east as well as office uses to the west. The site has no value as habitat for endangered, rare or threatened species in that the site has been previously disturbed. There are no known endangered plants or animals on the site.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Architectural Review No. 22-07 with the findings and conditions listed in Resolution No. PC 2023-06, and in the attached resolution. Additional alternatives are listed below for the Planning Commission.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2023-06 recommending that the City Council approve Architectural Review No. 22-07 with the findings and conditions as recommended by Staff.
- 2) Deny Resolution No. PC 2023-06 and maintain existing drive through condition.
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. PC 2023-06
Exhibit A Conditions of Approval
2. Vicinity Map
3. Development Plan Set
4. Landscape Plan
5. Sign Plan
6. Applicant Letter

RESOLUTION NO. PC2023-06

Attachment 1

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE ARCHITECTURAL REVIEW NO. 22-07 FOR 5,400 SQUARE FOOT INDUSTRIAL BUILDING FOR A RETAIL FARM EQUIPMENT DEALERSHIP, JORDAN CENTRAL IMPLEMENT CO., ON A 2.51 ACRE SITE AT THE NORTHWEST CORNER OF AVENUE 54 AND POLK STREET (APN 763-141-048). CHRIS ELLISON (APPLICANT).

WHEREAS Chris Ellison filed an application for Architectural Review No. 22-07 for a 2.51 acre site located at the northwest corner of Ave 54 and Polk Street (APN 763-141-048); and,

WHEREAS, on February 19, 2023 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; and,

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

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

WHEREAS on March 15, 2023 and April 5, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

Section 3. Architectural Review Findings

With respect to Architectural Review No. 22-07, the Planning Commission finds as follows for the proposed for the industrial development project:

1. The Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for a range of industrial uses. The proposed uses on the site are in keeping with the policies of the Industrial land use classification. The proposed structures on the site are in keeping with the policies of the Industrial District land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #7 policies which envisions a diversity of job-producing uses and that would provide for industrial, warehouse and distribution uses.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the M-H (Heavy Industrial) Zoning District of the City's Zoning Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the M-H (Heavy Industrial) Zoning District of the City's Zoning Code. The proposed development consists of the development of a 4,500 sq.

ft. industrial building for farm equipment sales, rental and service. The proposed uses will be compatible with existing adjacent uses that include industrial and municipal uses within the immediate vicinity.

- 4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the M-H Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as the Coachella Civic Center, Jehovah’s Witness building, and the Ernie Ball manufacturing facility.
- 5. The proposed use will include two new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The two new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Architectural Review No. 22-07 and subject to the Conditions of Approval as set forth in “Exhibit A”.

PASSED APPROVED and ADOPTED this 5th day of April 2023.

Ruben Gonzalez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-06, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of April 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2023-06
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 22-07 Jordan Central

CONDITIONS OF APPROVAL FOR ARCHITECTURE REVIEW 22-07:

1. Architecture Review 22-07 are approved for 24 months from the effective date of approval unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the proposed project which includes all three application mentioned above.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the City of Coachella in the amount of \$50 for filing the CEQA Notice with Riverside County.
4. The Building Plans and Engineering Plans for plan check shall include within the first four pages a list of all conditions of approval included in this resolution.
5. The building material shall be compatible with development standards. Approved building materials would include concrete tilt-up, conventional construction, and/or a combination of building materials may be proposed.
6. Project screening consisting of a solid decorative masonry wall shall be a minimum of six (6) feet and shall not exceed eight (8) feet in height of any materials stored outside necessary to the conduct of the primary permitted use. Pilasters and other decorative features must be included as part of the wall design.
7. Any proposed fencing not required for purposes of screening shall consist of wrought iron fencing materials. Chain link is prohibited.
8. Display of vehicles proposed on the project frontage shall occur on delineated pads to avoid any disturbance of landscape areas and shall not conflict with pedestrian walkways/sidewalks.
9. The proposed landscape shall be in conformance with the City’s Landscape Development

Guidelines and should include water-efficient plantings as encouraged for the industrial park areas. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:

- Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
 - All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface.
 - Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
 - At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
 - All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
10. All decomposed granite for landscape areas shall be $\frac{3}{4}$ inch size and shall also be included in landscape plan for all retention basin areas. $\frac{3}{8}$ inch decomposed granite may be use for compacted areas for vehicle display.
 11. Enhanced entry landscape features should be considered at the main entry, to include raised planters, iconic palm trees or accent trees, monumentation, or public art installation that may qualify to meet the City's Art in Public Places Ordinance.
 12. A final landscape plan shall be submitted for the proposed development during building plan check. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
 13. Industrial driveways are limited to 30 feet in width pursuant to Section 12.16.040 of the Coachella Municipal Code, measured from top of curb cut.
 14. All roof-top equipment must be architecturally screened from public view by screening

materials of the same nature as the building's basic materials. Mechanical equipment generally shall be located below the parapet walls of the building. Please provide cross sections showing the line of site from street elevation, height of parapets, and height of rooftop mechanical equipment.

15. A trash and recyclables bin enclosure (minimum 6-ft high masonry wall with opaque metal gates) must be shown on the site plan conforming to the standards of Burrtec Waste Disposal, and located such that it does not conflict with the vehicular circulation pattern on the site. The trash enclosure shall include a solid rood element to prevent rainfall from enter the enclosure and to prevent wind dispersal.
16. The Applicant shall submit information regarding outdoor security lighting and parking lot lighting showing standard specifications for lighting fixtures should be included in the plans.
17. All new proposed signage shall comply with the guidelines established under Chapter 17.56 of the City of Coachella Municipal Code:
 - a. All proposed sign shall be channel lettering or individual lettering casings and logos in lieu of cabinets or painted signs.
 - b. The allowable sign area be based on ten (10) square feet of sign per acre to a maximum area of seventy-five (75) square feet per face.
 - c. Signs shall not exceed maximum height of six feet for a monument sign or twenty-five (25) for a freestanding sign.
18. The applicant will be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
19. The undeveloped portion of project shall remain free of debris and trash and may not be utilized for storage of any equipment, products, or vehicles and etc.
20. The applicant shall receive all clearances required by the Coachella Valley Water District (CVWD) for placement of identification signs that may conflict with CVWD facilities.

Engineering Division Comments:

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

21. All proposed development shall conform to the approved engineering studies and environmental migration measures as identified in the approved traffic, drainage, soils, hydrology, etc. studies developed under the tentative and final map process.
22. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
23. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
24. 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.
25. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
26. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
27. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

ROUGH GRADING:

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

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

PRECISE GRADING:

31. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
32. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
33. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

34. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
35. 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.
36. Applicant shall construct and dedicate the following streets and street improvements to

conform to the General Plan and/or requirements of Traffic Study.

a.) 54th Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:

- i. Dedication of land along westbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle Lanes with 118 feet of right-of-way as per City of Coachella General Plan.
- ii. Street measured at Center line to northerly curb shall have a width of 49-foot
- iii. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
- iv. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
- v. Applicant shall underground all ~~existing~~ **proposed** dry utilities ~~if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry~~ **at westbound lane within project limits.**

b.) Polk Street- Roadway as shown on the RAC and per these comments shall include the following:

- i. Dedication of land along southbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle lane with 118 feet of right-of-way as per City of Coachella General Plan.
- ii. Street measured at Center line to westerly curb shall have a width of 49-foot
- iii. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.

- iv. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
- v. Applicant shall underground all proposed dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry

SEWER and WATER IMPROVEMENTS:

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

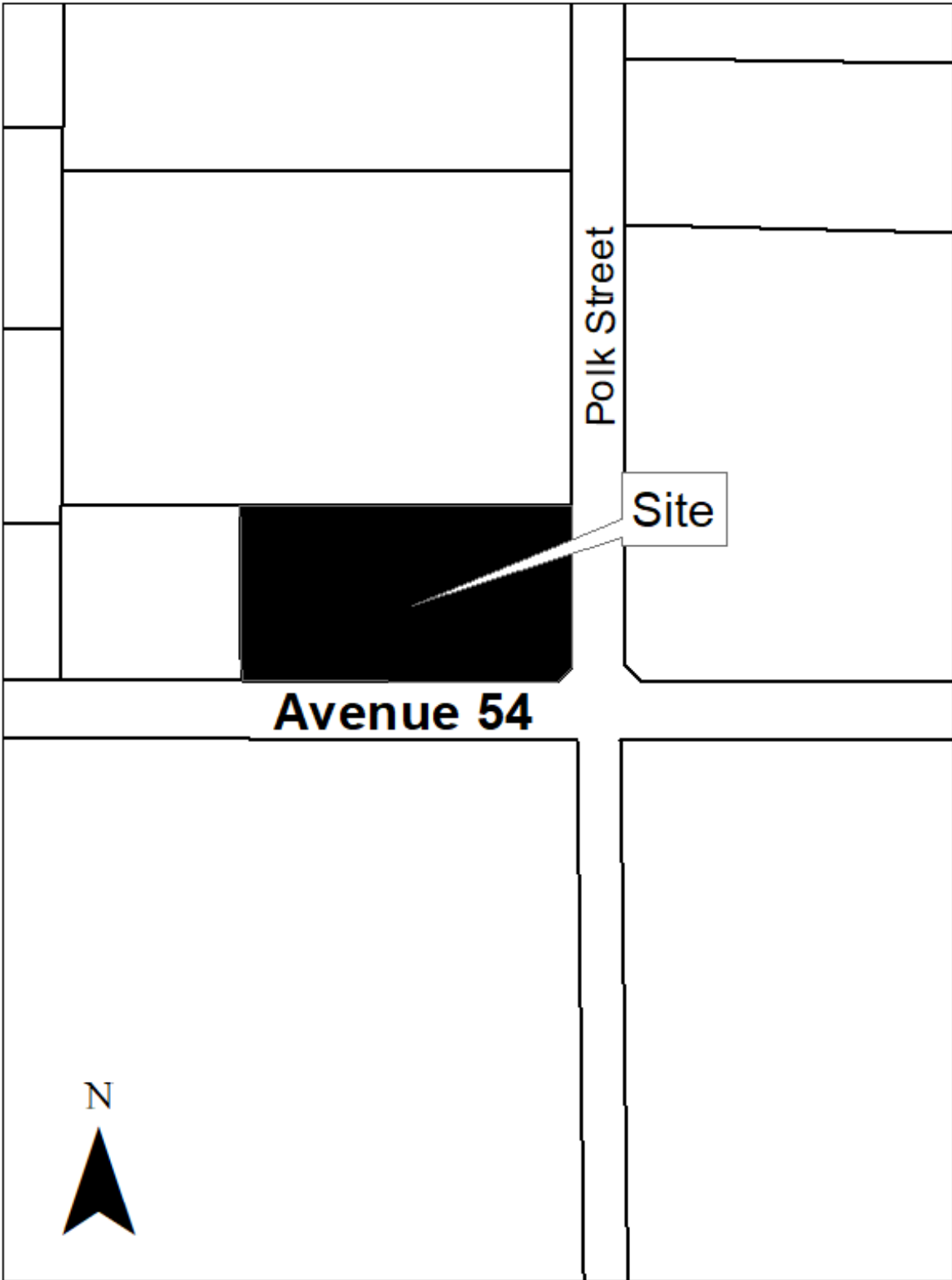
PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

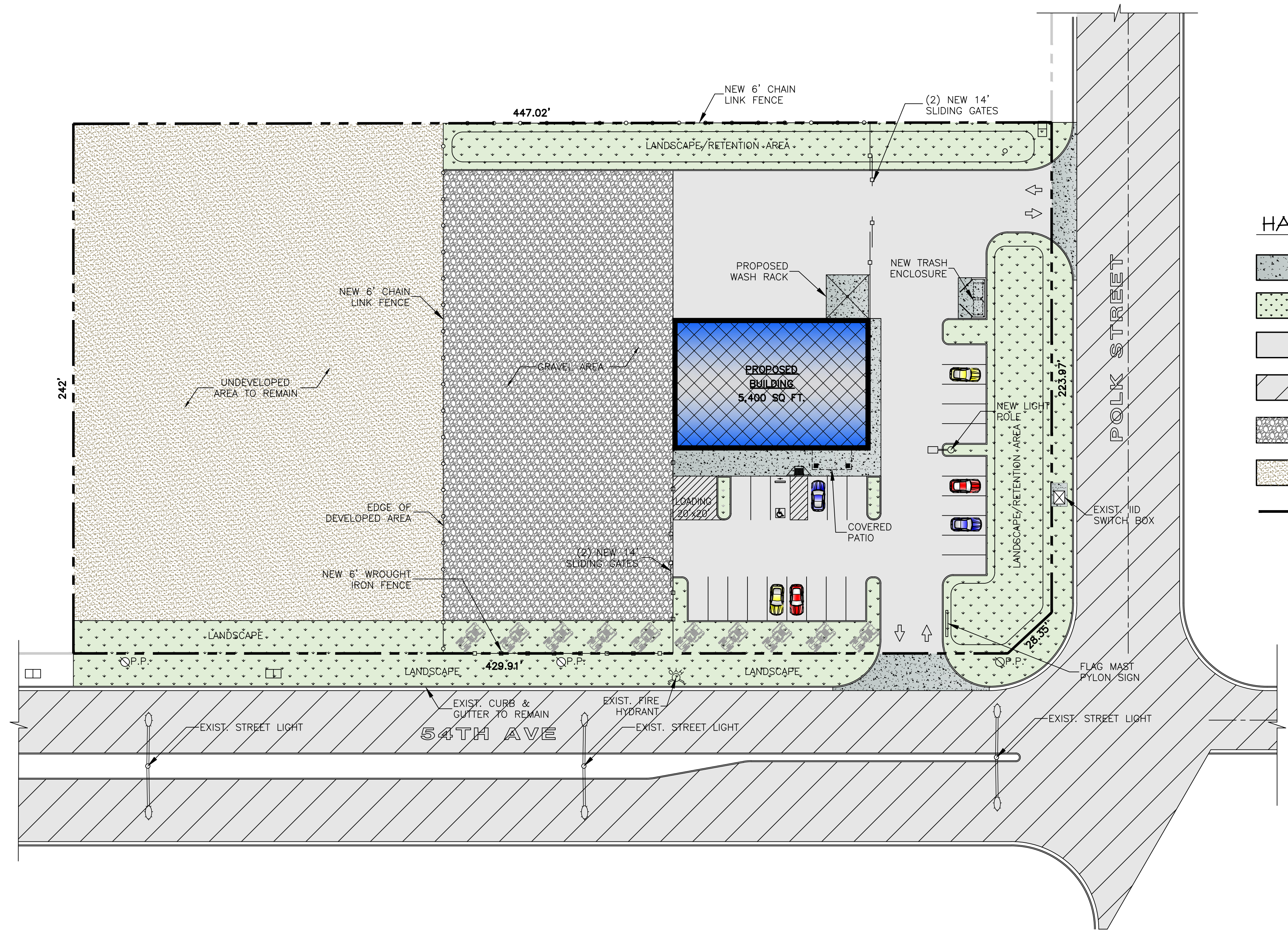
constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

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



Vicinity Map



HATCH LEGEND

[Hatched Pattern]	NEW CONCRETE AREAS
[Dotted Pattern]	LANDSCAPING AREAS
[Diagonal Lines]	ASPHALT PARKING LOT
[Diagonal Lines]	EXIST. ASPHALT STREET
[Cross-hatched Pattern]	GRAVEL AREA
[Stippled Pattern]	DIRT AREA
[Dashed Line]	PROPERTY LINE

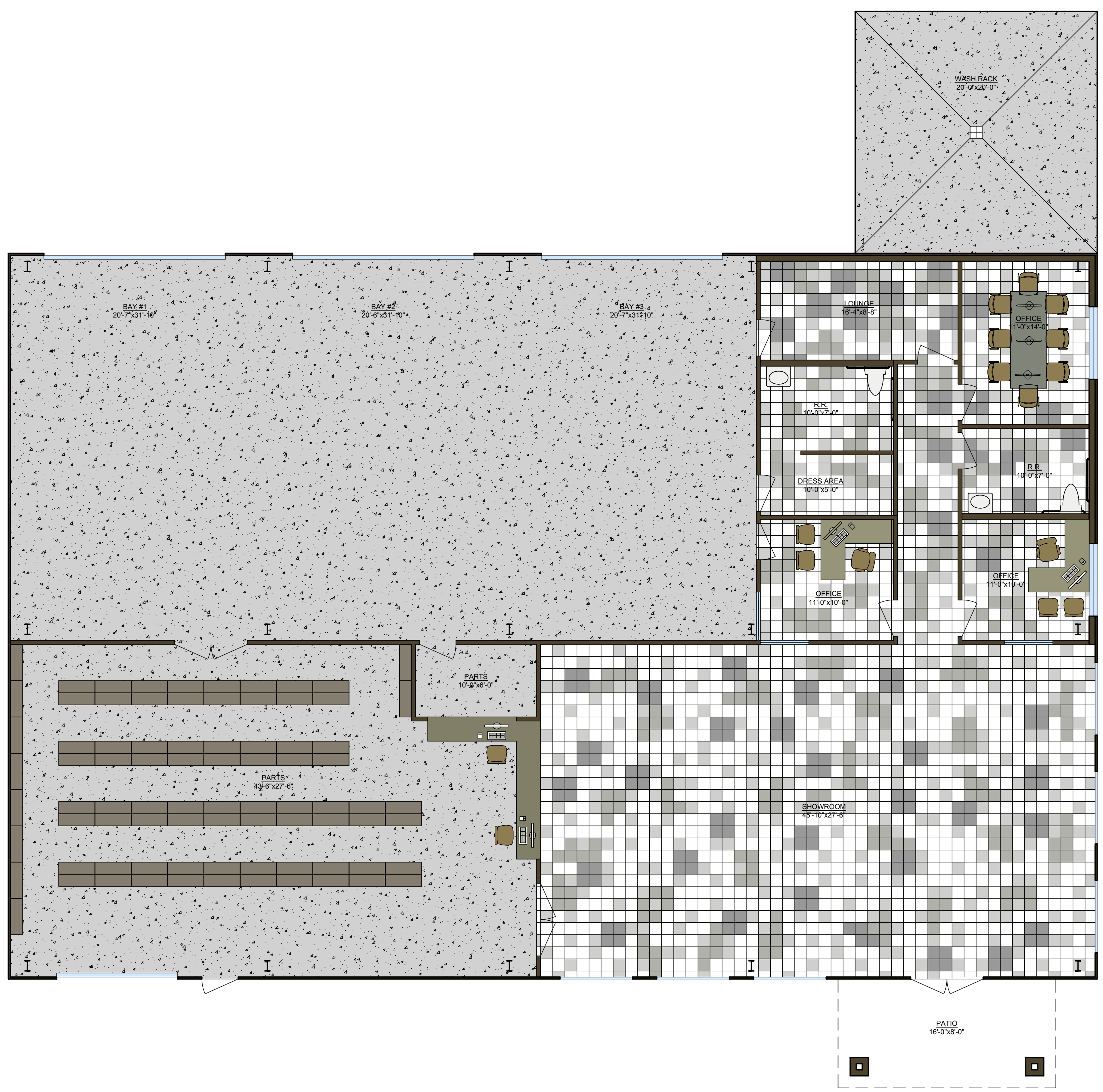
SITE PLAN
SCALE: 1"=30'-0"

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341 WEST CROWN COURT, IMPERIAL, CA 92251
PHONE: 760.355.5600 • FAX: 760.355.6756
LIC. # 200924
www.dugginsconstruction.com

PROJECT:	JORDAN CENTRAL
SCALE:	86678 AVE, 54TH, COACHELLA, CA 92236
DATE:	06/10/2022
DRAWN BY:	W.C.
JOB NO.:	2021-063
DRAWING NO.:	1 / 5
SHEET CONTENTS:	SITE PLAN



FLOOR PLAN
 SCALE: 3/16" = 1'-0"

REVISION	DESCRIPTION	DATE
AS SHOWN	06/10/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
FLOOR PLAN		DRAWING No. 2 / 5

JORDAN CENTRAL
 86578 AVE SOUTH, COACHELLA, CA 92236

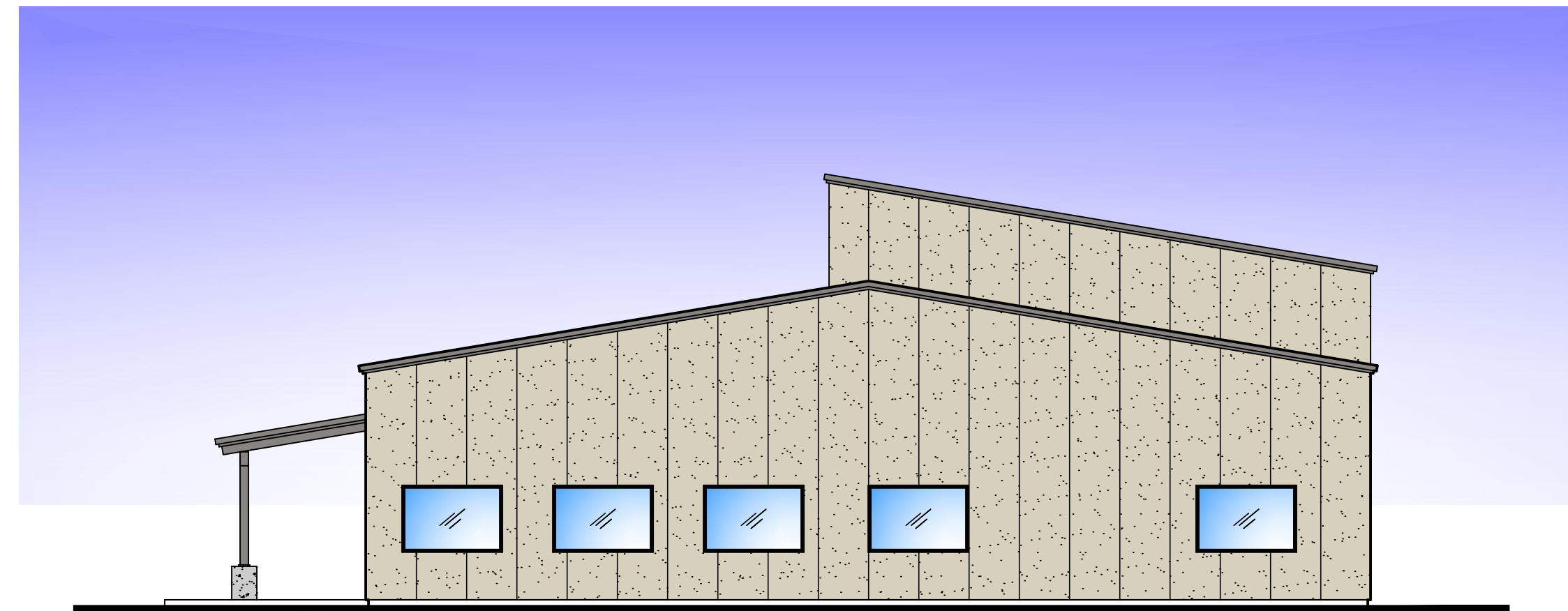
DUGGINS CONSTRUCTION
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 341 WEST CROWN COURT, IMPERIAL, CA 92251
 PHONE: 760.355.5600 • FAX: 760.355.6756
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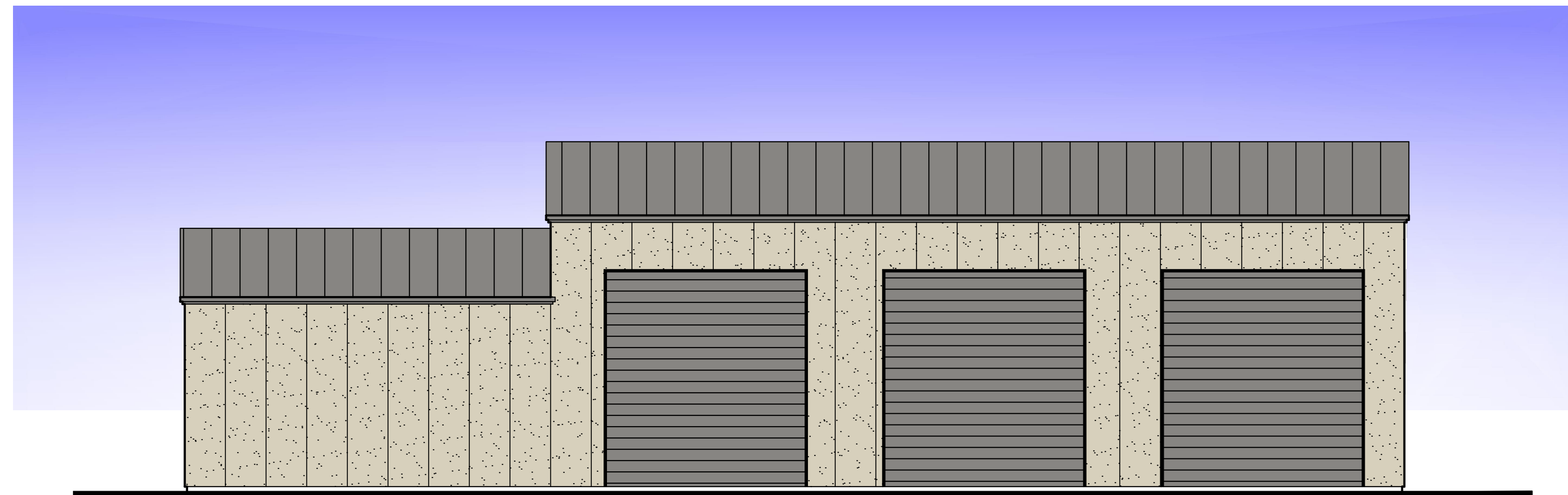
SOUTH ELEVATION

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



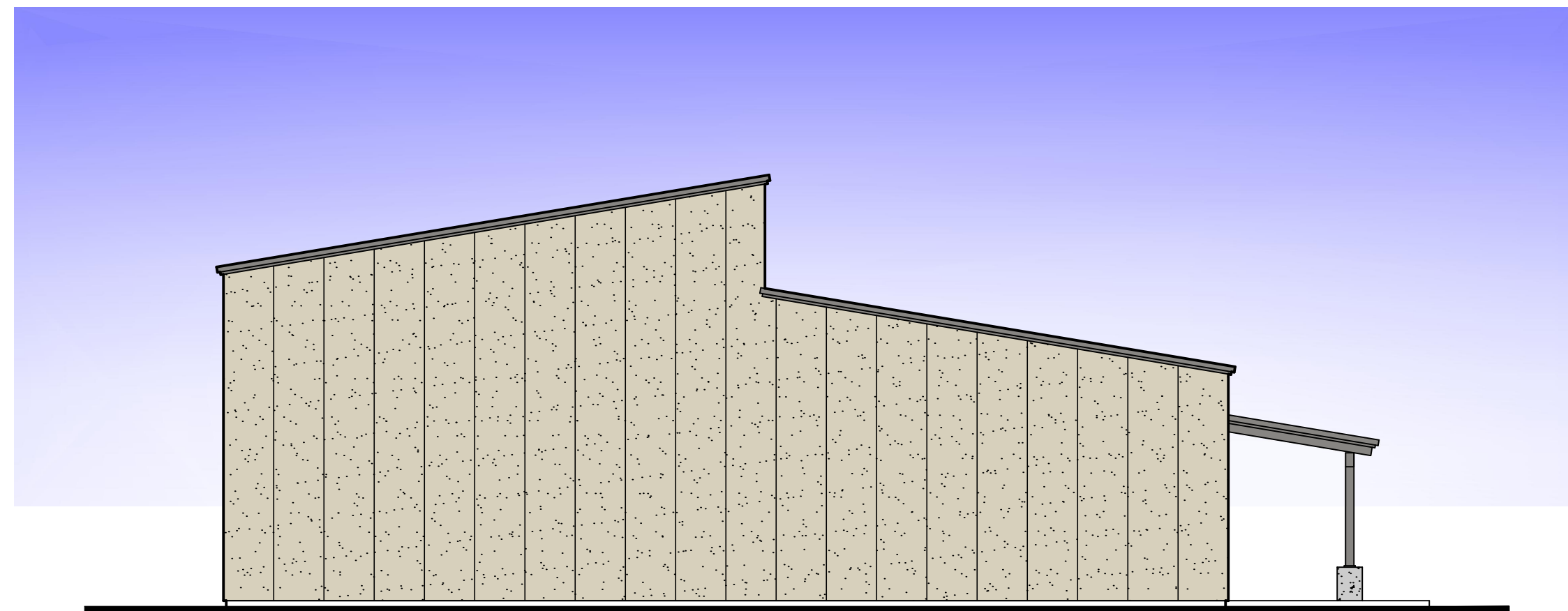
EAST ELEVATION

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



NORTH ELEVATION

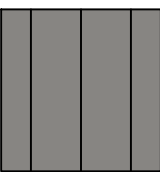

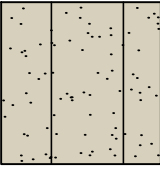
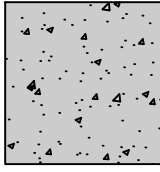


SCALE: 1/8"=1'-0"



WEST ELEVATION

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

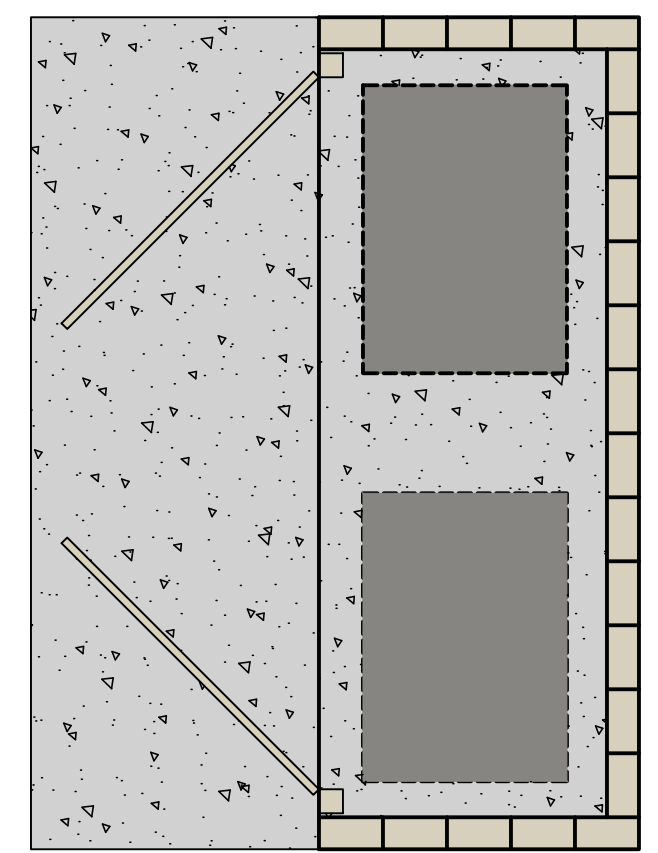
EXTERIOR FINISHES:

- | | |
|---|--|
| <p>1  MATERIAL: METAL ROOF
BRAND: AMERICAN BUILDINGS
COLOR: SLATE GRAY</p> | <p>4  MATERIAL: METAL COLUMN
BRAND: TO MATCH AMERICAN BUILDINGS
COLOR: SLATE GRAY</p> |
| <p>2  MATERIAL: GRANITSTONE INSULATED METAL WALL PANEL
BRAND: KINGSPAN
COLOR: SAND STONE</p> | <p>5  MATERIAL: CONCRETE</p> |
| <p>3  MATERIAL: ROLL-UP DOOR
BRAND: TO MATCH AMERICAN BUILDINGS
COLOR: SLATE GRAY</p> | <p>6  MATERIAL: ALUMINIUM STOREFRONT GLASS
FRAME: CLEAR ANODIZED
COLOR: CLEAR GLASS</p> |

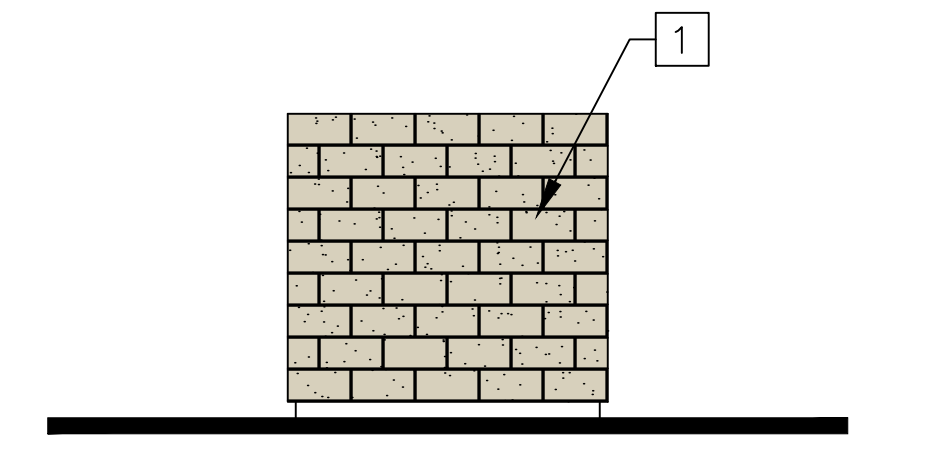
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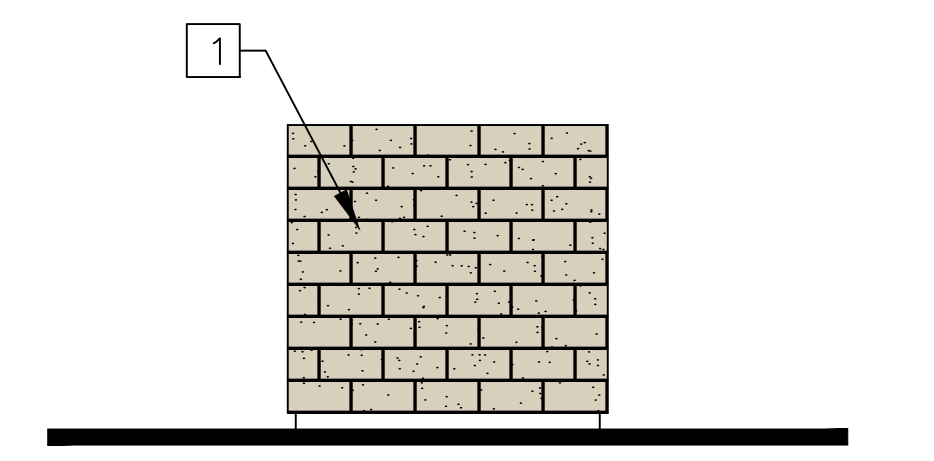
REVISION	DESCRIPTION	DATE
AS SHOWN	06/10/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
EXTERIOR ELEVATIONS		DRAWING No. 3 / 5



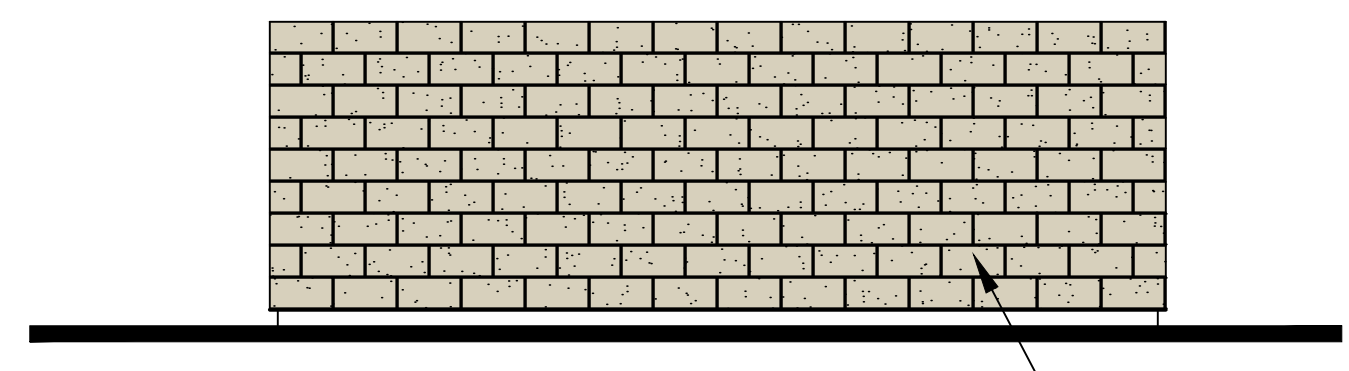
TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/4"=1'-0"



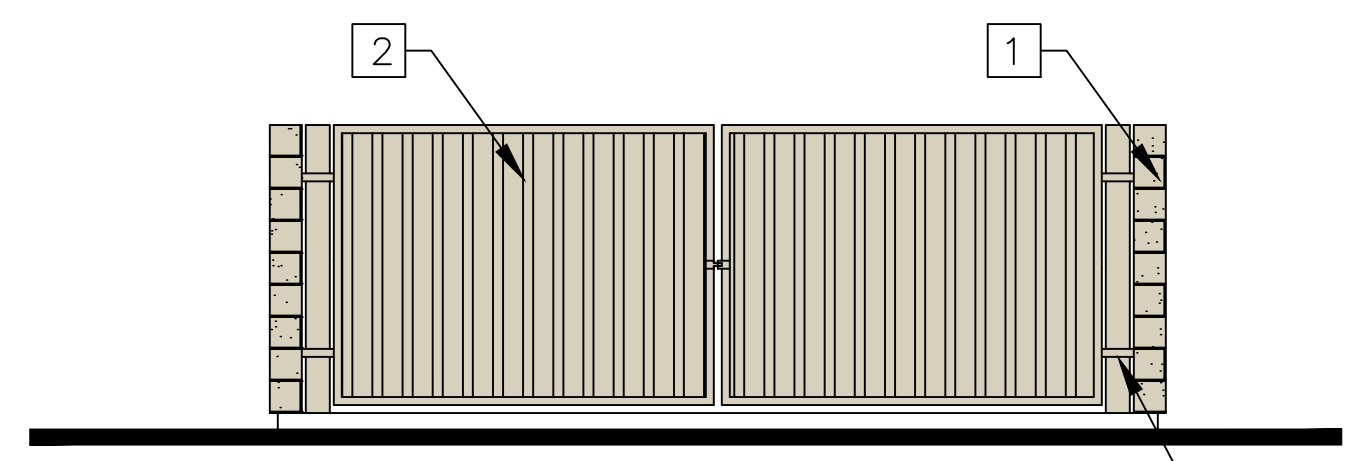
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

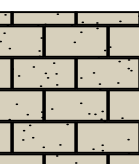



EAST ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

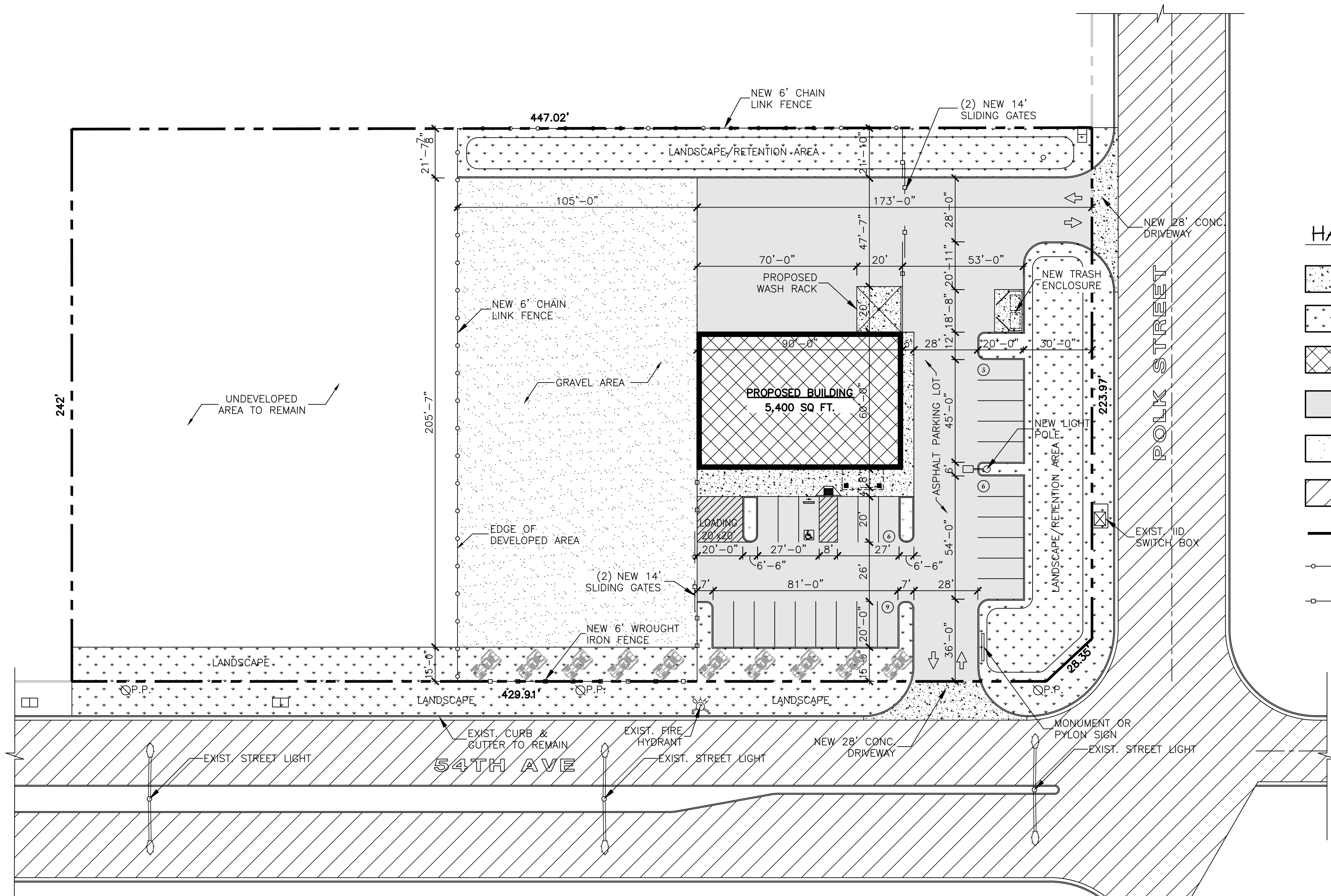
FINISH SPECIFICATIONS:

- 1  MATERIAL: MASONRY
BRAND: TO MATCH AMERICAN BUILDINGS
COLOR: WARM WHITE
- 2  MATERIAL: METAL GATES
BRAND: TO MATCH AMERICAN BUILDINGS
COLOR: WARM WHITE

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LIC. # 200604
www.dugginsconstruction.com

REVISION	DESCRIPTION	DATE
<p>JORDAN CENTRAL 86578 AVE. 54TH, COACHELLA, CA 92236</p> <p>SCALE: AS SHOWN DATE: 06/10/2022 DRAWN BY: W.C./I.P.</p> <p>SHEET CONTENTS: TRASH ENCLOSURE AND EXTERIOR ELEVATIONS JOB No. 2021-063 DRAWING No. 4 /5</p>		



SITE PLAN
SCALE: 1"=30'-0"

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VICINITY MAP
N.T.S.

HATCH LEGEND

- NEW CONCRETE AREAS
- NEW LANDSCAPING AREAS
- PROPOSED BUILDING
- NEW ASPHALT AREAS
- GRAVEL AREA
- EXIST. ASPHALT PAVED AREAS
- PROPERTY LINE
- NEW 6' CHAIN LINK FENCE
- NEW 6' WROUGHT IRON FENCE

PROJECT DATA:

PROPERTY OWNER:	JORDAN IMPLEMENT CO.
PROPERTY ADDRESS:	86878 AVE. 54 COACHELLA, CA. 92236
CONTRACTOR/DESIGNER:	DUGGINS CONSTRUCTION, INC. 341 W. CROWN COURT IMPERIAL, CA. 92251
ASSESSOR'S PARCEL NO:	763-141-048-6
TOTAL LOT SIZE:	109,335.60 SQ.FT. (2.51 ACRES)
AREA TO BE DEVELOPED:	69,743.79 SQ.FT.
UNDEVELOPED AREA:	39,591.81 SQ. FT.
ZONING:	M-H (HEAVY INDUSTRIAL)
LANDSCAPE AREA REQUIRED:	PARKING LOT AREA = 12,027 SQ.FT. 5% OF PARKING LOT= 601.35 SQ.FT.
LANDSCAPE PROVIDED:	AT PARKING LOT/FRONTAGE = 12,395.8 SQ.FT. ADDITIONAL LANDSCAPE = 13,872.57 TOTAL LANDSCAPE PROVIDED = 26,268.37 SQ.FT.
PARKING REQUIRED:	BUILDING AREA: 5,400 SQ.FT./400 = 14 STALLS
PARKING PROVIDED:	25 REGULAR STALLS (9'X20') 1 A.D.A STALLS (9'X20') 26 TOTAL STALLS

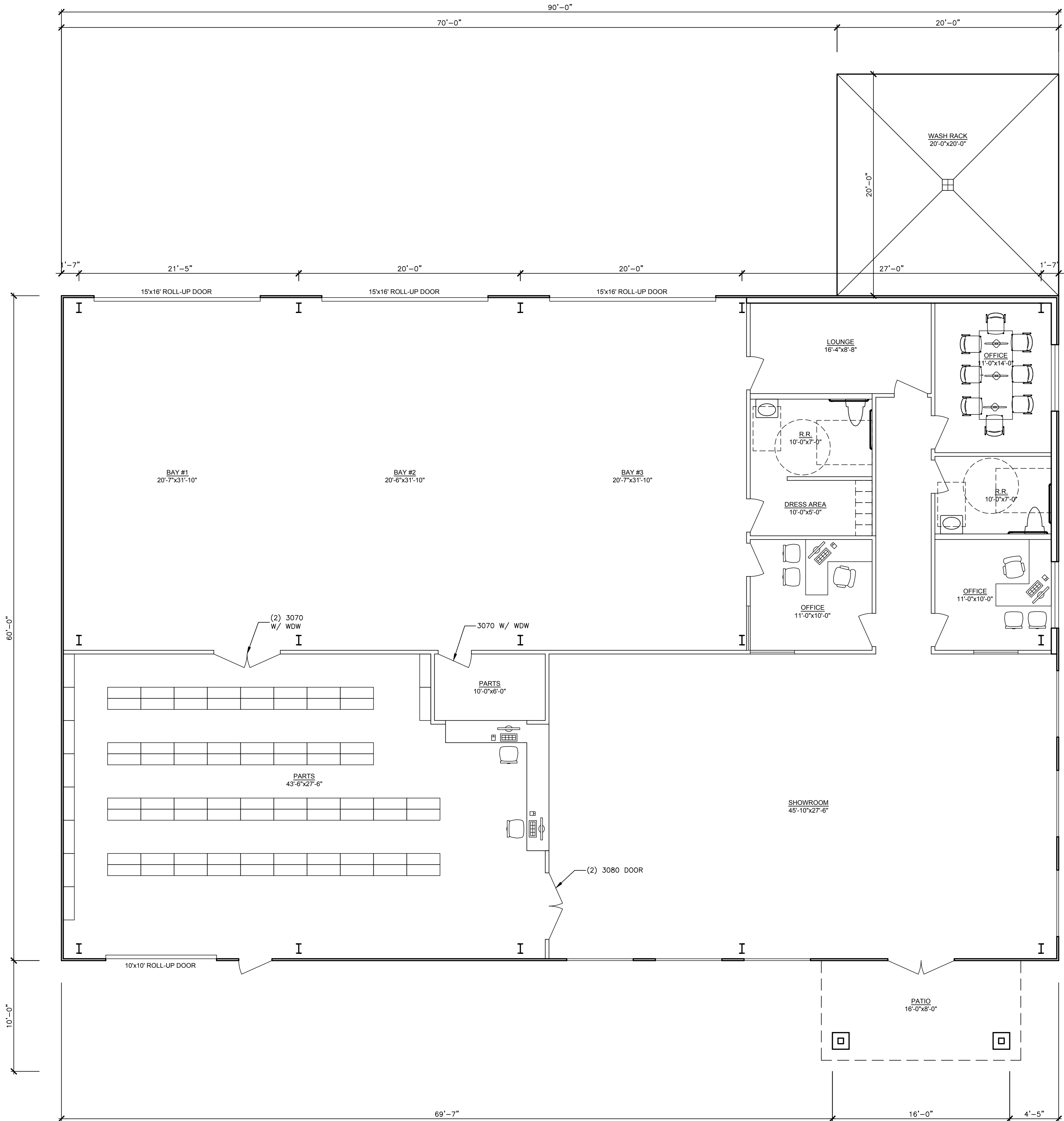
BUILDING DATA & PARKING REQUIREMENTS:

	BUILDING DATA & PARKING REQUIREMENTS:	
OCCUPANCY	BUILDING #:	
	BUILDING USE:	COMMERCIAL STORAGE & MOTOR VEHICLE REPAIR GARAGE
	OCCUPANCY GROUP:	B S-1
	TYPE OF CONST.:	V-B V-B
HEIGHTS & AREAS	OCCUPANCY SEPARATION:	0 HOUR 0 HOUR
	ACTUAL AREA:	2,199 SQ.FT. 3,201 SQ.FT.
	TOTAL ACTUAL AREA:	5,400 SQ.FT.
	ALLOWABLE AREA:	36,000 SQ.FT.
EXITS	ALLOWABLE HEIGHT:	40'-0"
	ACTUAL HEIGHT:	25'-5"
	STORIES:	SINGLE STORY
	SPRINKLERS:	NO
PARKING	OCCUPANT LOAD FACTOR:	1:150 1:300
	OCCUPANT LOAD:	15 11
	# OF REQUIRED EXITS:	1 1
PARKING REQUIRED PER BUILDING:		COMMERCIAL AREA: 5,400 SQ.FT./400 = 13.5 STALLS
TOTAL PARKING REQ'D:		14 STALLS
PARKING PROVIDED:		25 REGULAR PARKING STALLS 1 ACCESSIBLE PARKING STALLS 26 TOTAL STALLS

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LIC. # 290804
www.dugginsconstruction.com

JORDAN CENTRAL
86878 AVE. 54TH, COACHELLA, CA. 92236
DATE: 12/29/2021
DRAWN BY: W.C.
JOB NO.: 2021-063
DRAWING NO.: 1 / 4
SHEET CONTENTS: SITE PLAN



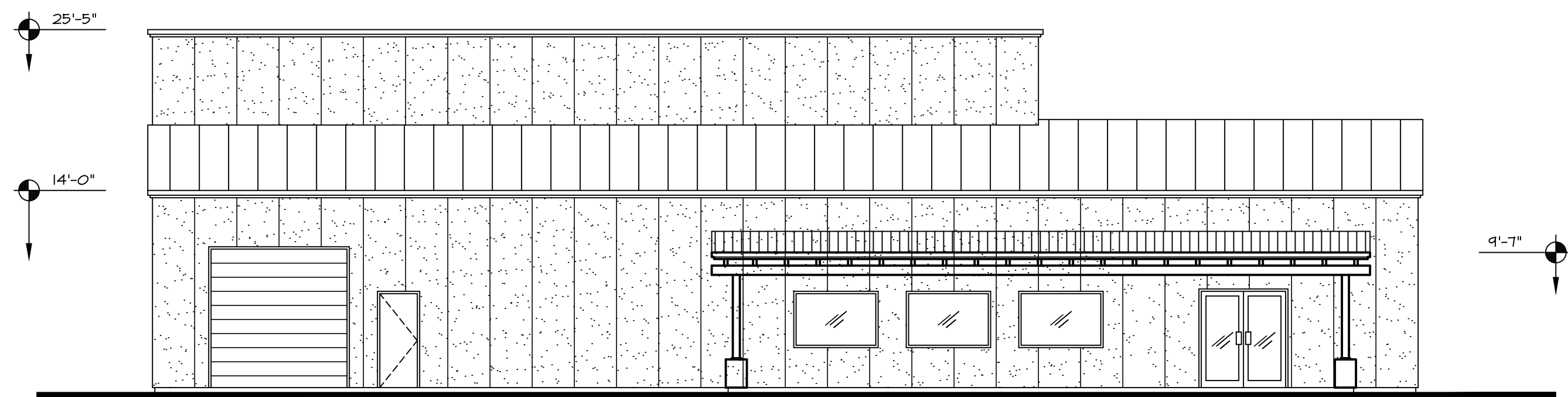
FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
FLOOR PLAN		DRAWING No. 2 / 4

JORDAN CENTRAL
86878 AVE. S4TH, COACHELLA, CA 92236

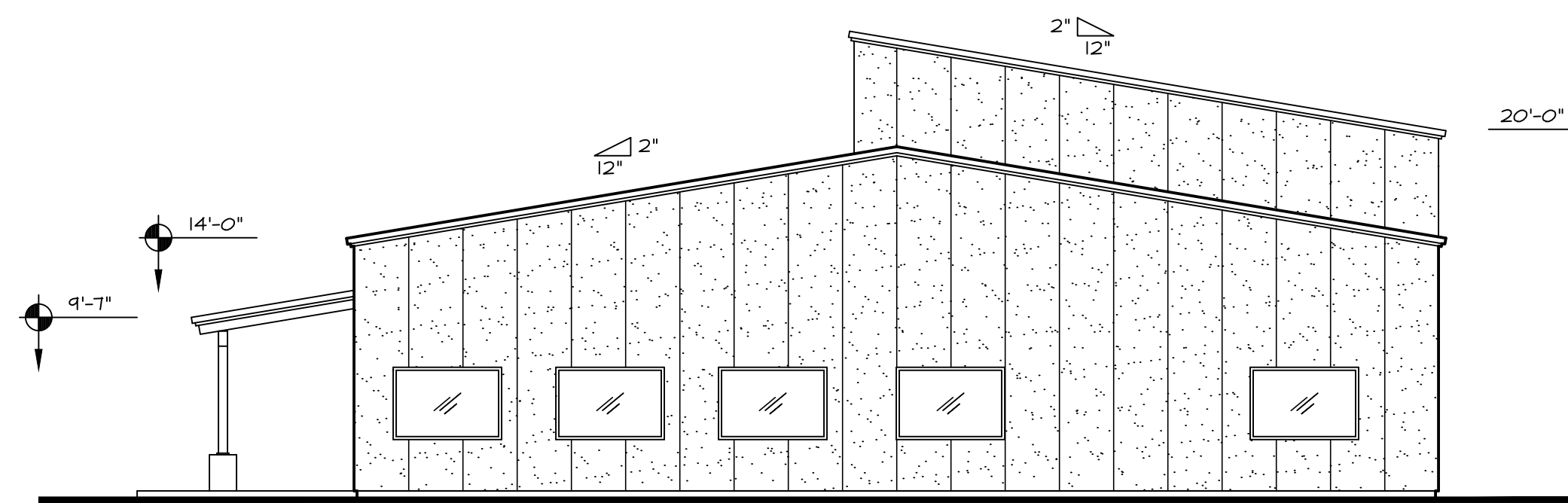
DUGGINS CONSTRUCTION
PARTNERS IN DEVELOPMENT
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PHONE: 760.355.5600 • FAX: 760.355.6756
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SOUTH ELEVATION

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



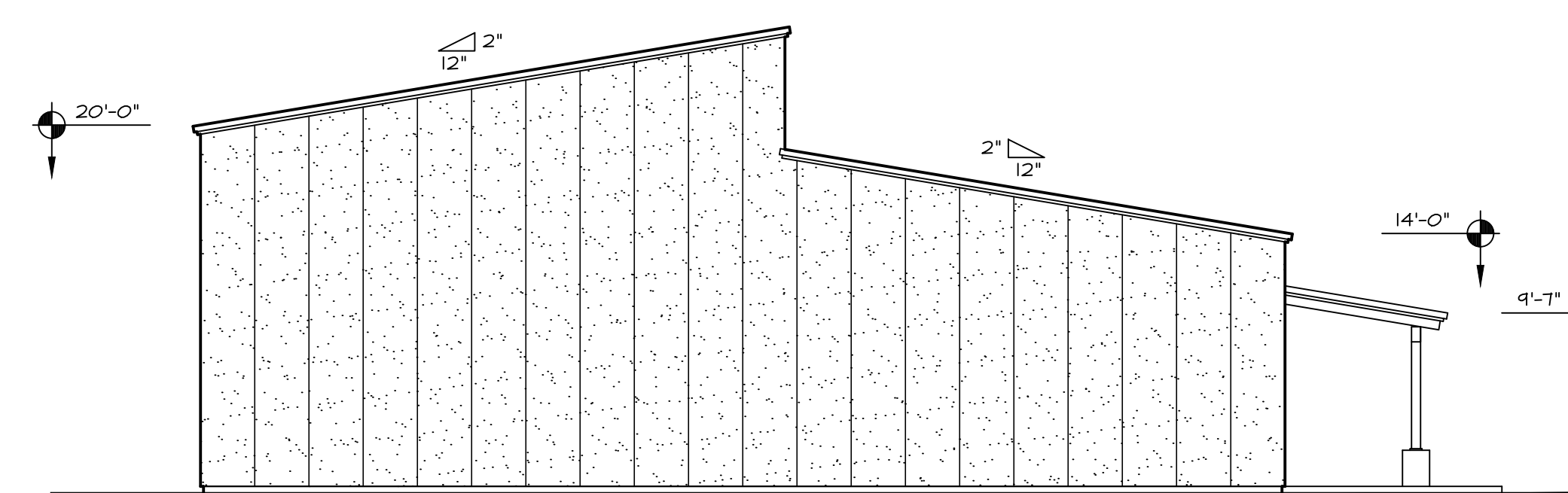
EAST ELEVATION

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



NORTH ELEVATION

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



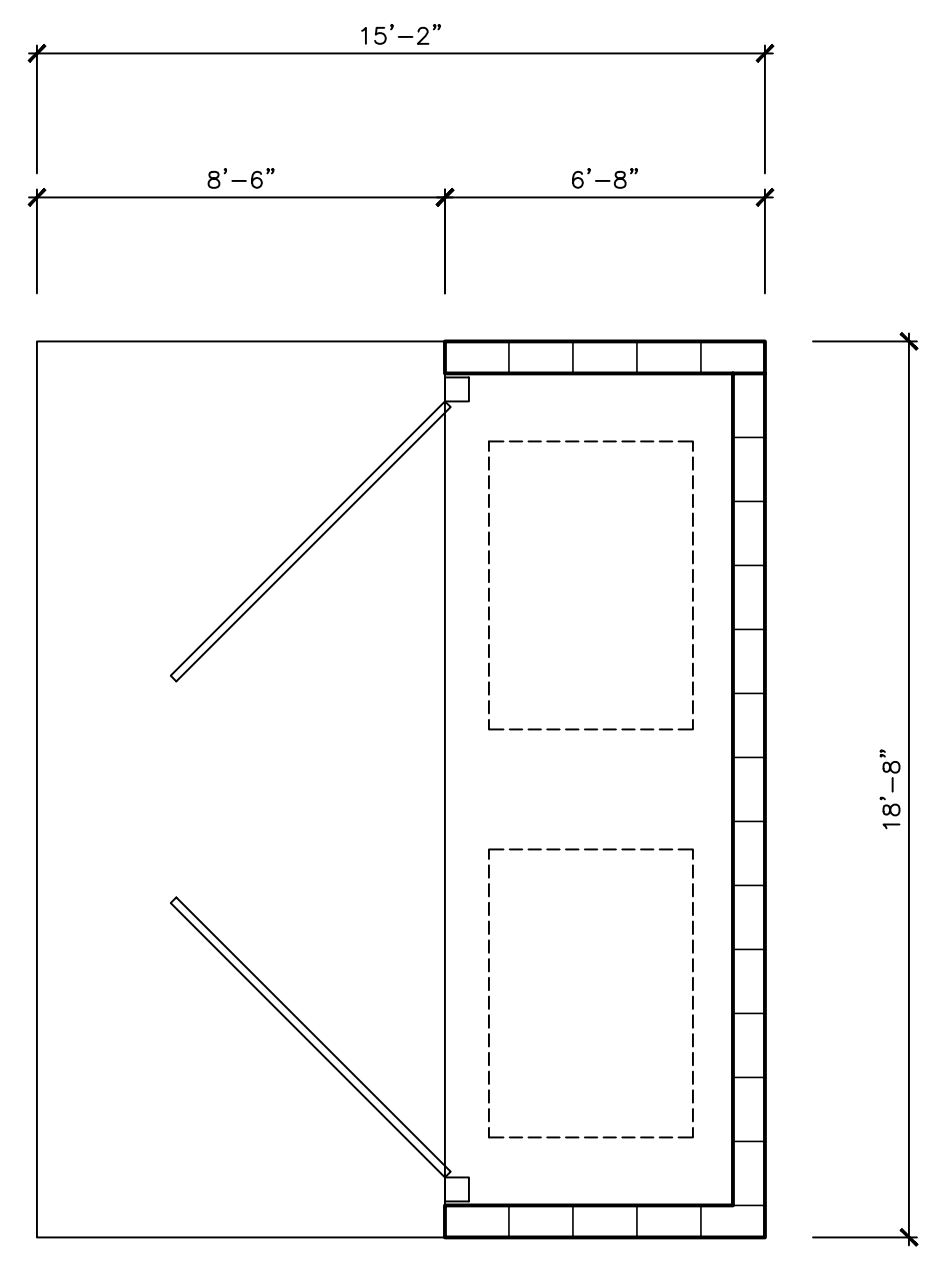
WEST ELEVATION

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

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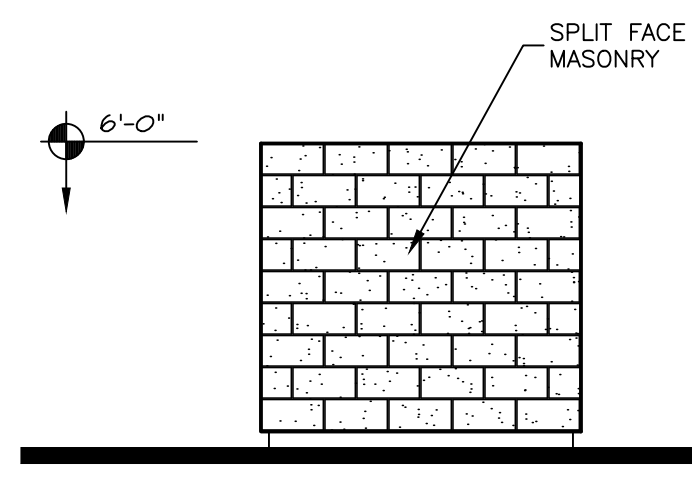
DUGGINS CONSTRUCTION
 PARTNERS IN DEVELOPMENT
 341 WEST CROWN COURT, IMPERIAL, CA 92251
 PHONE: 760.355.5600 • FAX: 760.355.6756
 LIC. # 200604
 www.dugginsconstruction.com

REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
EXTERIOR ELEVATIONS		DRAWING No. 3 / 4



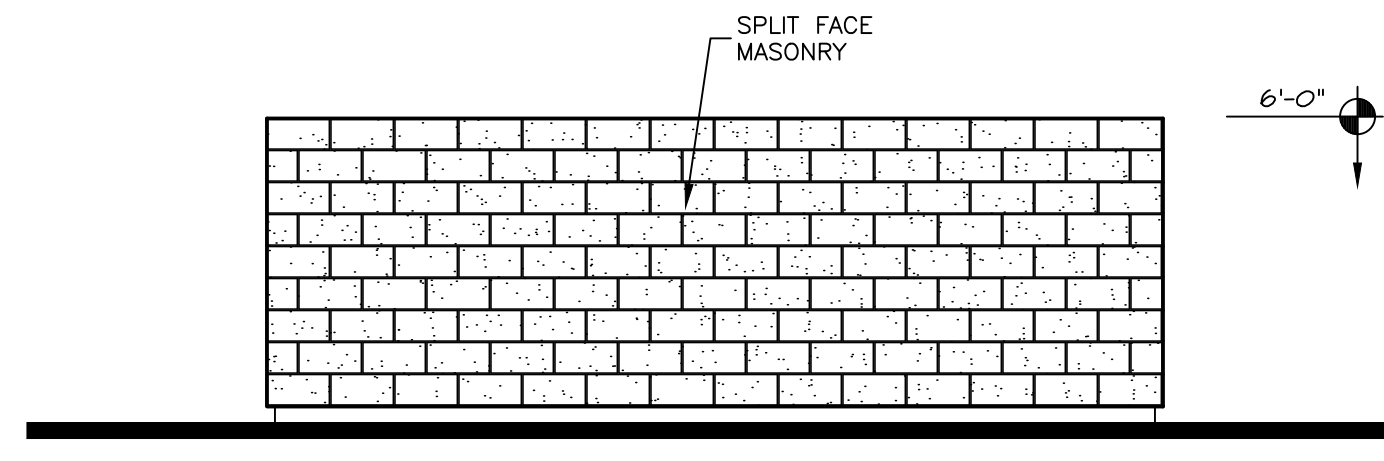
TRASH ENCLOSURE FLOOR PLAN

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



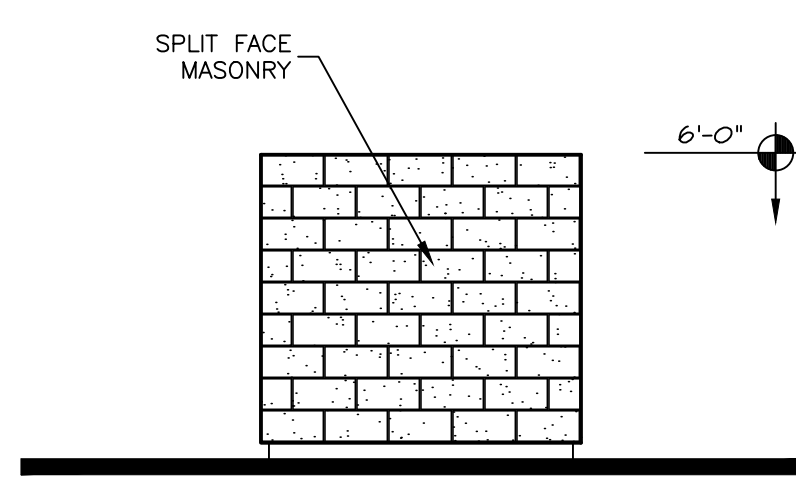
NORTH ELEVATION

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



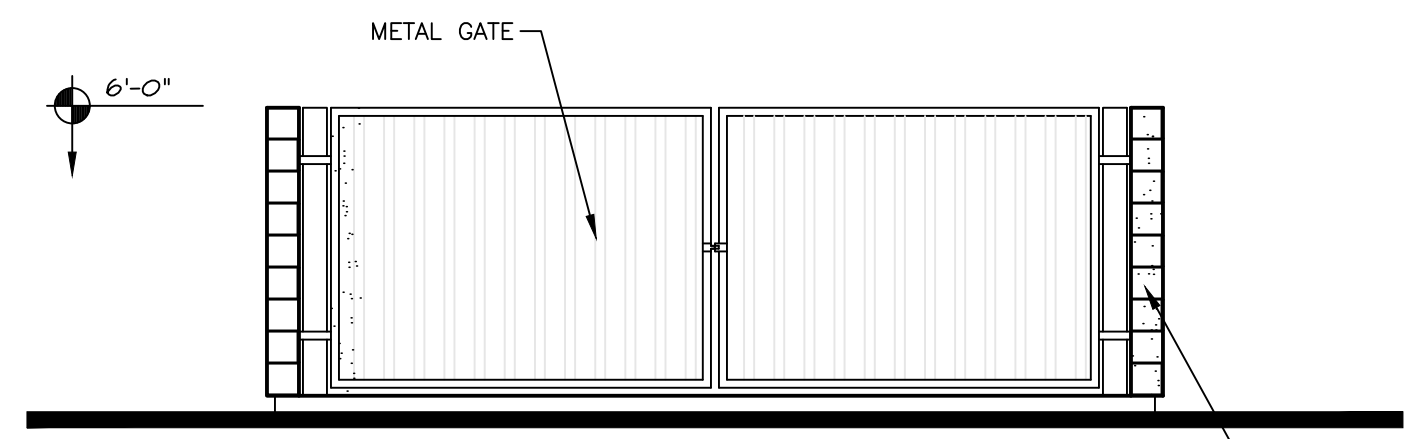
EAST ELEVATION

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



SOUTH ELEVATION

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



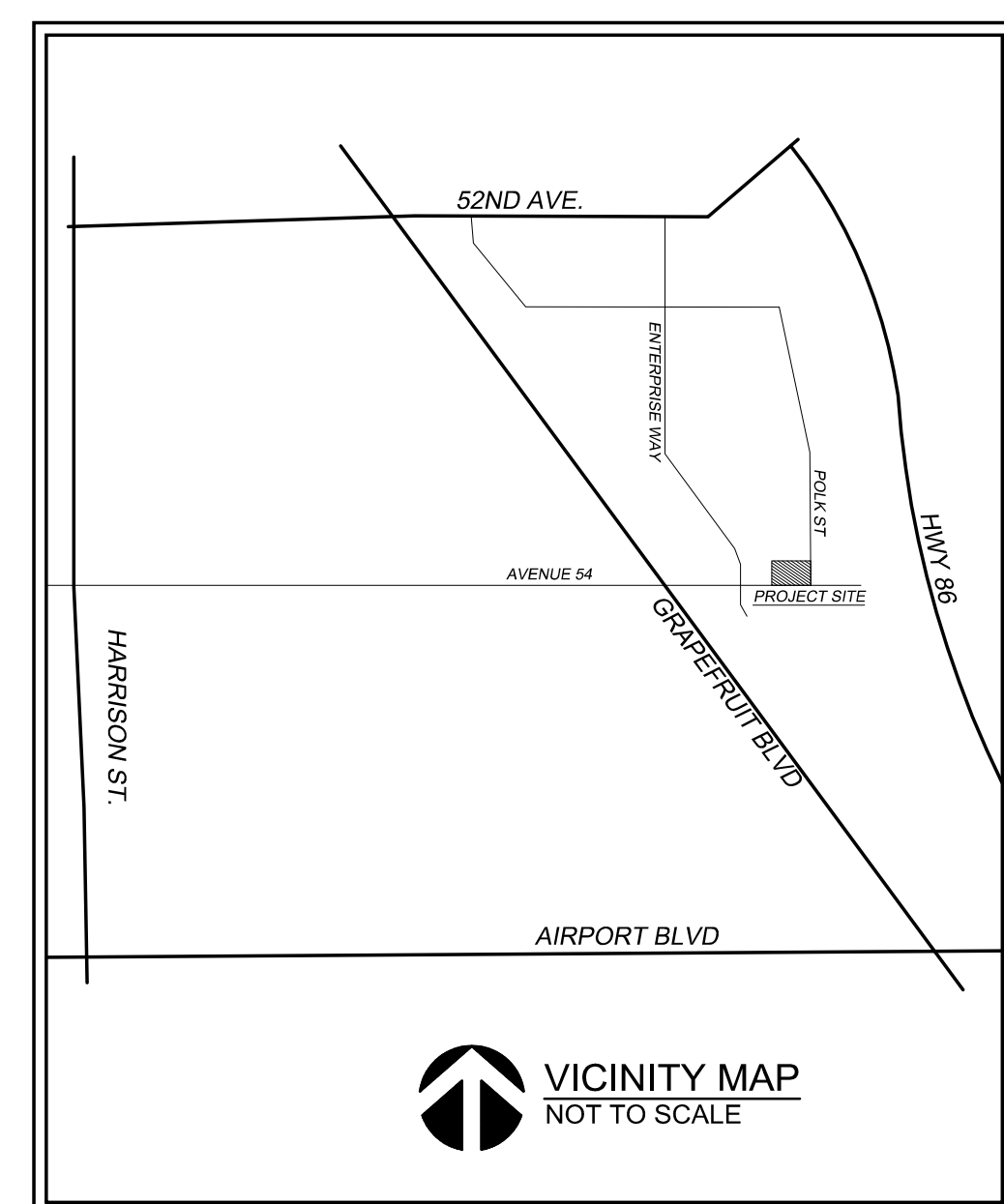
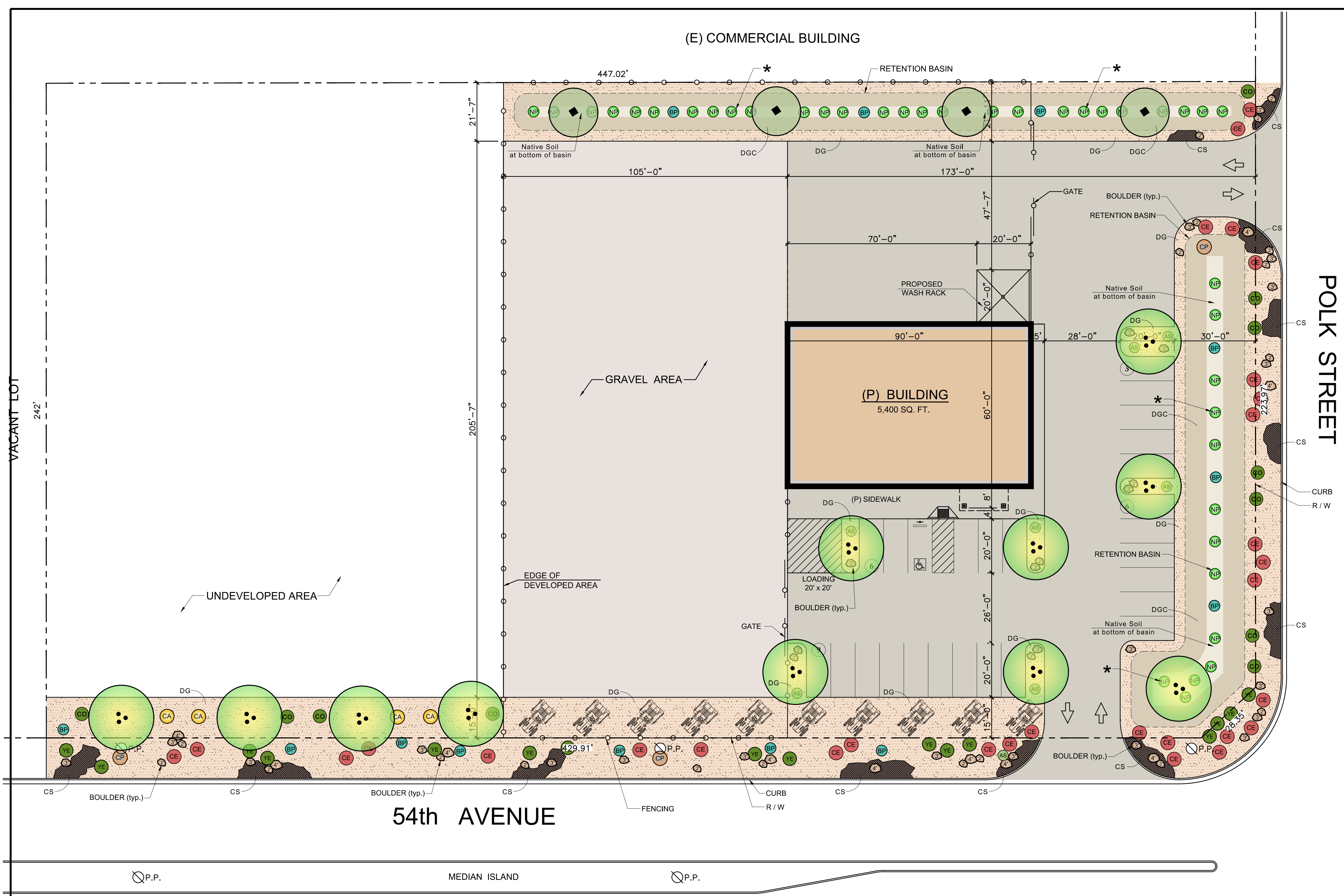
WEST ELEVATION

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

REVISION	DESCRIPTION	DATE
<p>JORDAN CENTRAL 86878 AVE. SOUTH, COACHELLA, CA 92236</p>		
AS SHOWN	01/18/2022	I.P.
<p>TRASH ENCLOSURE AND EXTERIOR ELEVATIONS</p>		2021-063
SHEET CONTENTS:		DRAWING No. 4 / 4

DDI DUGGINS CONSTRUCTION
 PARTNERS IN DEVELOPMENT
 341 WEST CROWN COURT, IMPERIAL, CA 92251
 PHONE: 760.355.5600 • FAX: 760.355.6756
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 www.dugginsconstruction.com

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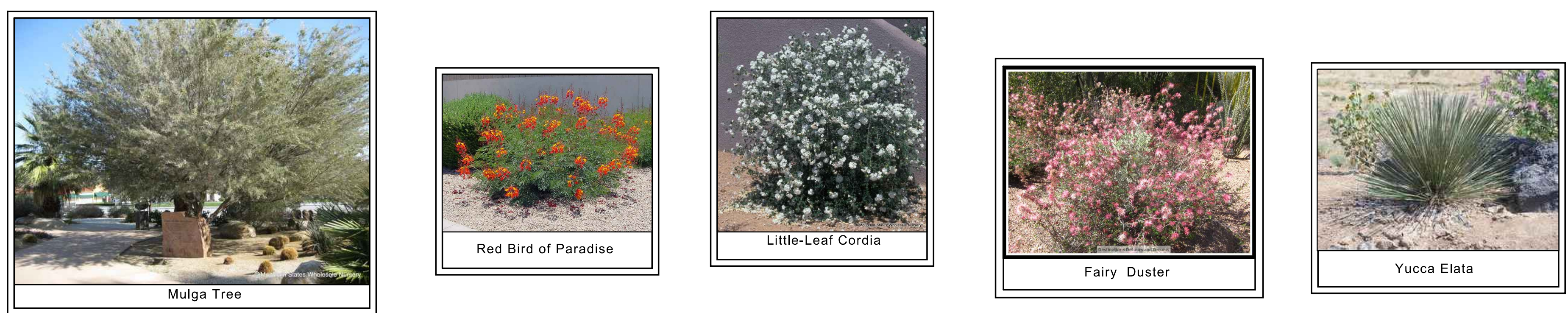


PLANTING LEGEND

WUCOLS ZONE #6

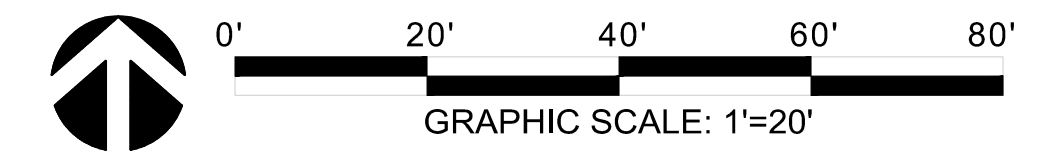
SYMBOL	QTY.	BOTANICAL NAME - COMMON NAME	SIZE	COMMENTS
TREES				
	11	TIPUANA TIPU - Tipu Tree Moderate Water Use: 0.5	24" Box up-right multi	Moderate growth rate to 30' x 30'
	4	ACACIA ANEURA - Mulga Low Water Use: 0.2	24" Box up-right multi	Moderate growth rate to 16' x 18'
SHRUBS				
	13	BRAHEA ARMATA - Blue Hesper Moderate Water Use: 0.5	15 gallon	Bold gray-blue texture. Slow grower.
	30	CALLIANDRA ERIOPHYLLA - Fairy Duster Low Water Use: 0.2	5 gallon	Pink fluffy ball flower Feb. to May. 4' x 3' high.
	3	CAESALPINIA PULCHERRIMA - Red Bird of Paradise Low Water Use: 0.2	5 gallon	Red-Orange flower 6' x 6' high.
	4	CASSIA ARTEMISIOIDES - Feathery Cassia Low Water Use: 0.2	5 gallon	Intense Yellow flowers 6' x 6' high.
	11	CORDIA PARVIFLORA - Little-leaf Cordia Low Water Use: 0.2	5 gallon	Bright White flowers 6' x 7' high.
CACTI				
	8	ASCLEPIAS SUBULATA - Desert Milkweed Low Water Use: 0.2	5 gallon	Yellow flower stalk 3' x 3'
	16	YUCCA ELATA - Soapfree Yucca Low Water Use: 0.2	5 gallon	Gray-green leaves with white margin 5' x 10'
GRASS - GROUND COVERS				
	40	NOLINA PARRYI - Parry's Nolina Low Water Use: 0.2	5 gallon	Coarse-long bladed leaves 4' x 5'
INERT MATERIAL				
DGC	RETENTION BASIN * - 6,000 sq. ft. +/- CRUSHED STONE TYPE: 'Desert Gold'			3/4" Diameter Southwest Boulders
DG	DECOMPOSED GRANITE - 17,450 sq. ft. +/- TYPE: 'Desert Gold'			3/8" minus, 11% fines Southwest Boulders
CS	CRUSHED STONE - 1,200 sq. ft. +/- TYPE: 'Apache Brown' OR 'APPROVED EQUAL'			2" to 6" Diameter Southwest Boulders
	'Desert Select' BOULDERS 1/3 Burred. (24) 2" dia. (26) 3" dia. (10) 4" dia.			
	RETENTION BASIN * - 2,125 sq. ft. +/- NATIVE SOIL at bottom of basin.			

NOTE: QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKE PRECEDENCE.



SQUARE FOOTAGE - LANDSCAPE
 26,775 SQUARE FEET +/- OF PROPOSED LANDSCAPE.
 0 SQUARE FEET OF TURF
 26,775 SQUARE FEET +/- OF TOTAL LANDSCAPE AREA.

NOTES:
 1. IRRIGATION SYSTEM SHALL BE: 'DRIP EMITTERS' FOR SHRUBS AND 'TRICKLE BUBBLERS' FOR PALMS AND TREES. TREES, PALMS AND SHRUBS SHALL BE VALVED SEPARATELY.



DIGALERT
 DIAL TOLL FREE
 1-800-422-4133
 AT LEAST TWO DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE:
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT			REVISIONS	
MARK	BY	DATE		
RL	RL	05.17.22	Revise 2nd Indisp. design per I. Perez. Less planting.	
RL	RL	05.25.22	Revise 3rd Indisp. design per Owner. Less planting and no palms.	

PREPARED BY:
RAY LOPEZ ASSOCIATES
 LANDSCAPE ARCHITECTURE & PLANNING
 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
 (714) 760 / 206-9696 E-mail: RL@scaplan@aol.com
 PREPARED UNDER THE DIRECT SUPERVISION OF:

 RAYMOND C. LOPEZ
 LICENSED LANDSCAPE ARCHITECT No. 3474
 EXPIRES 12-31-23

CITY OF COACHELLA
 APPROVED BY:
 NAME / TITLE _____ DATE _____

CONTACT
 RAY LOPEZ
 Phone: (760) 206-9696
 DESIGN BY:
 IVO / RCL
 DRAWN BY:
 IVO
 PLOT DATE _____

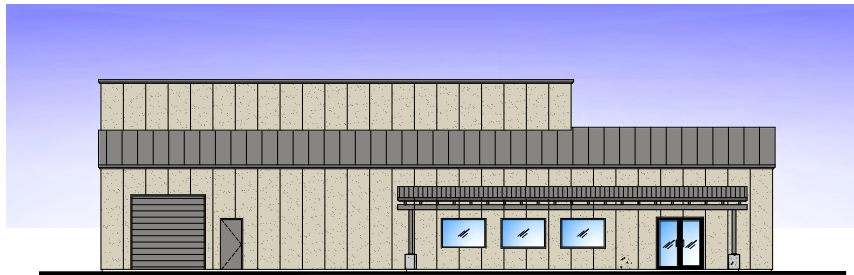
CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY LANDSCAPE PLAN
JORDAN CENTRAL
 86878 AVE 54TH
 COACHELLA, CA 92236

SHEET L-1
 OF SHEETS 1
 CONTRACT No. 22_0505-JCB

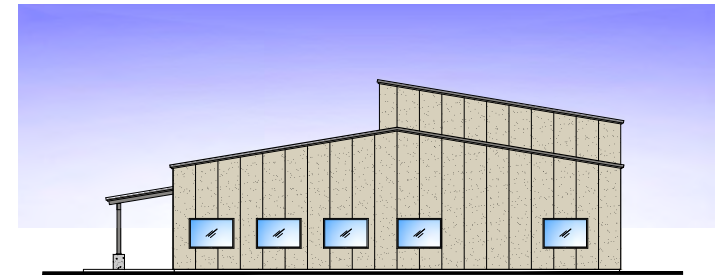
Location Branding Document

City/State: Coachella, CA.
Address: 86878 54th Ave.

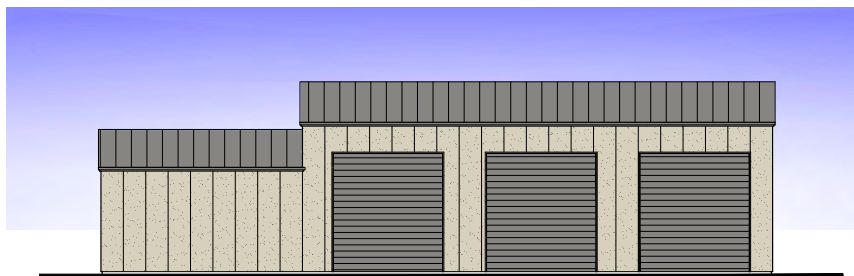
Creation Date: 10/24/22
Revised:



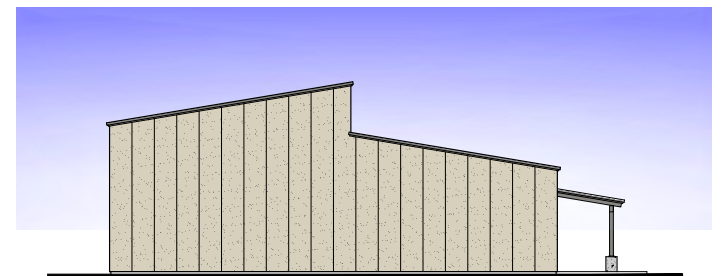
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION







WEST ELEVATION

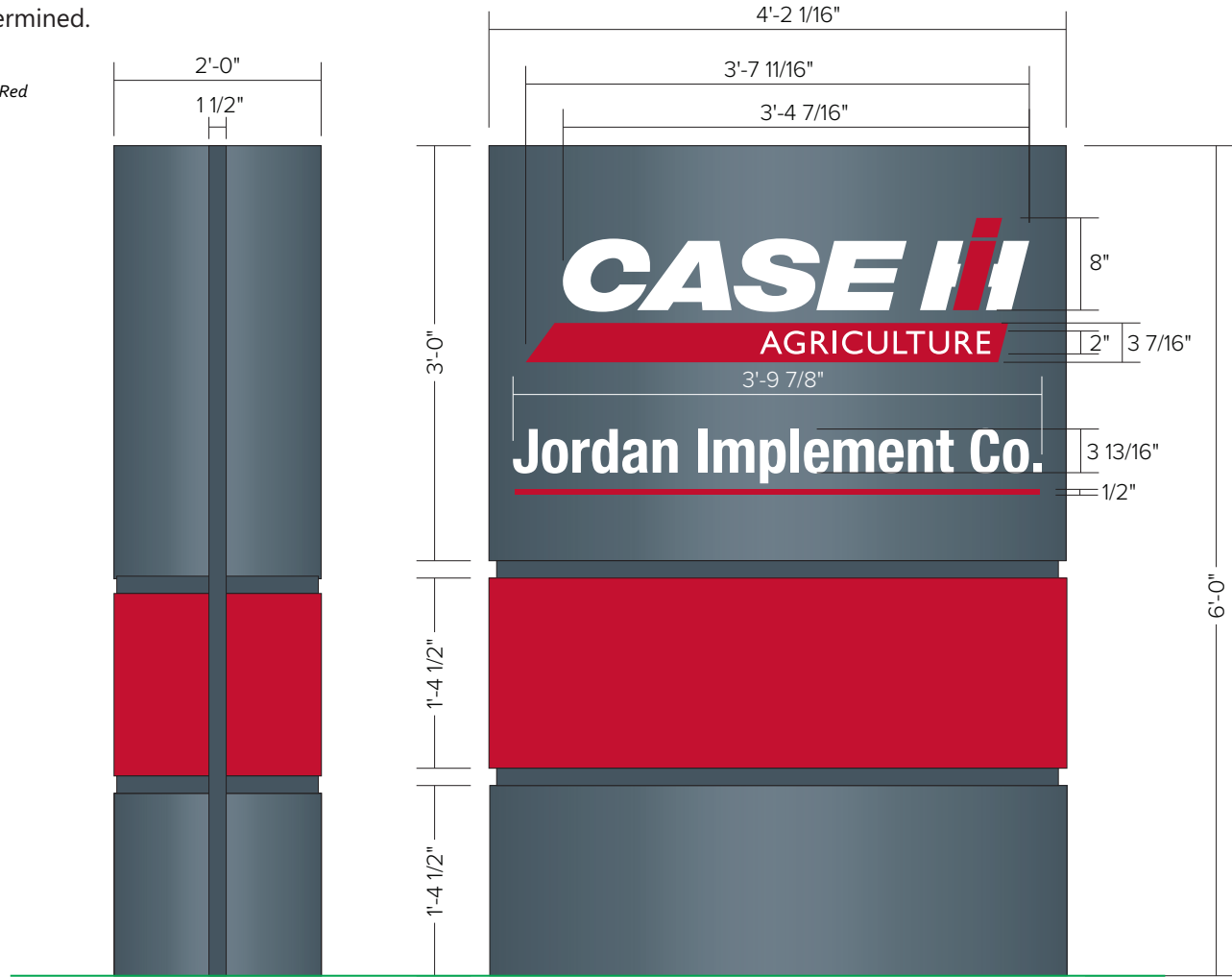
C76893

S1a Custom Monument - (Qty: 1)

Install new internally illuminated monument sign.
Electrical run required, to be provided by GC.

Sign construction and footer details to be determined.

-  PMS 187C Red
Akzo-Nobel Grip Gard Basecoat SIGN20310
-  3M 3630-2262 Translucent Regal Red
-  PMS 432C Gray
Akzo-Nobel 500-F5
-  3M 7725-20 Matte White



Scale - 1:16
Sq Ft (total) 25.08'



Revisions:		
X		X
X		X
X		X
X		X

File Location:	STND
Drive/Clients/	CSTM
<input type="checkbox"/> AS	<input checked="" type="checkbox"/> CR
<input type="checkbox"/> EN	

Date:	10/24/22
Designer:	PB
PM:	SN

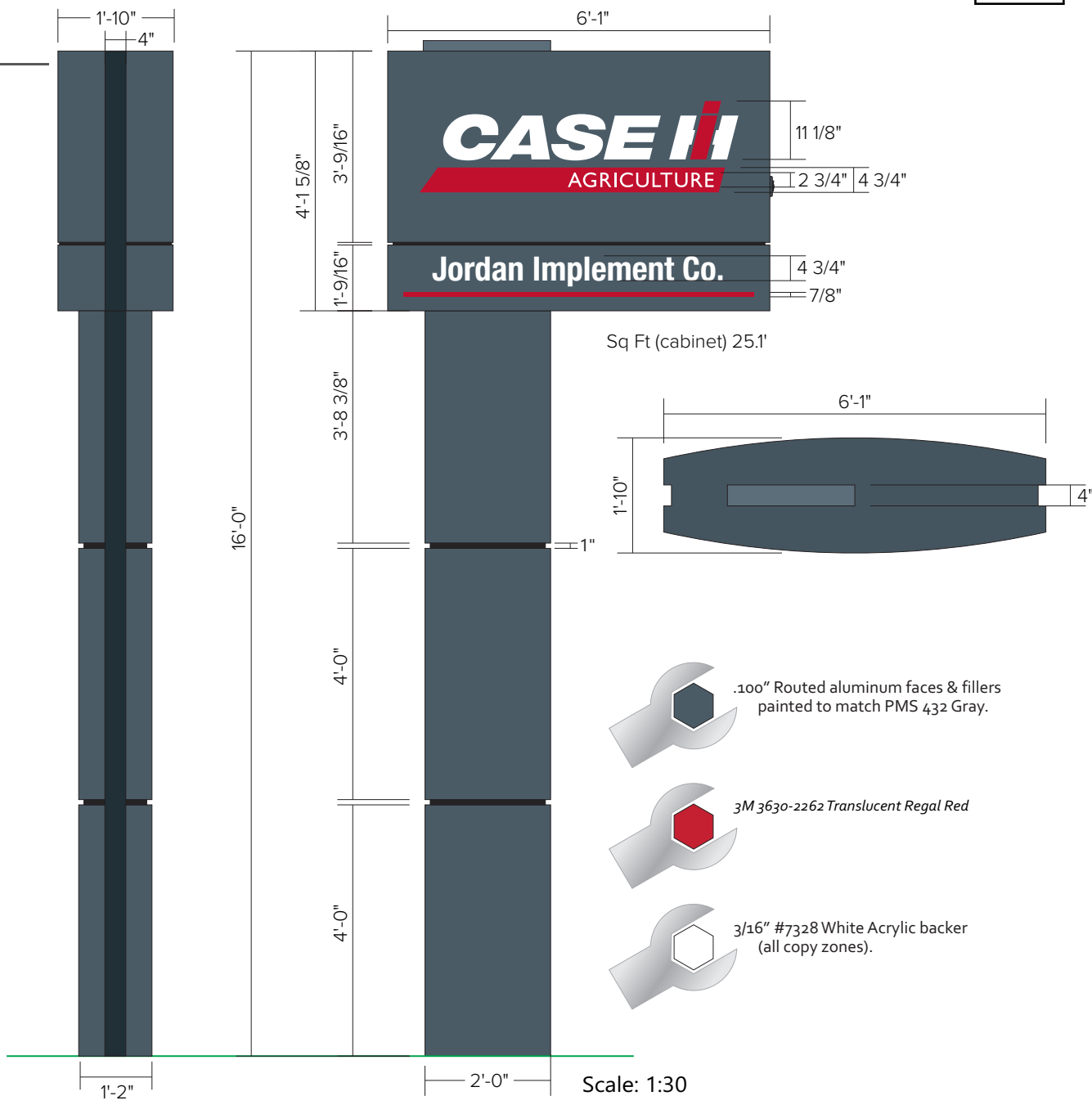
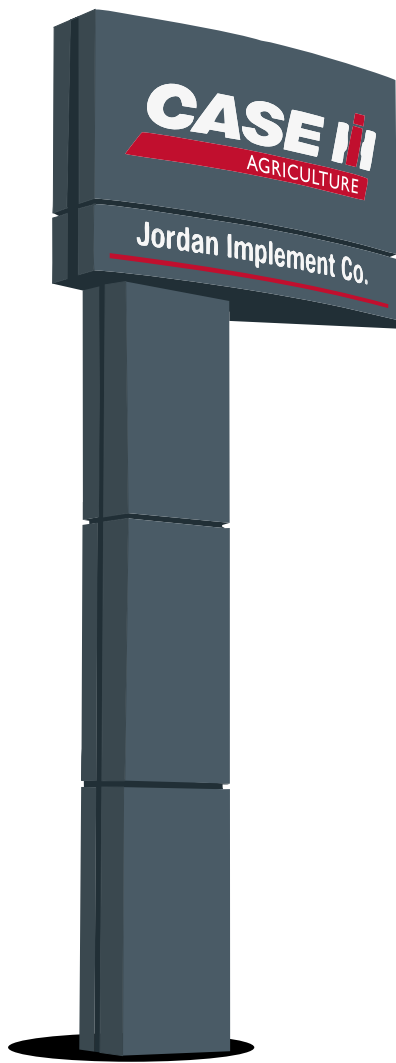
City/State:	Coachella, CA.
Address:	86878 54th Ave




Drawing #	C76	38
OE #	153	

S1b Custom Pylon - (Qty: 1)

Install new internally illuminated pylon sign.
Electrical run required, to be provided by GC.

Sign construction and footer details to be determined.



-  .100" Routed aluminum faces & fillers painted to match PMS 432 Gray.
-  3M 3630-2262 Translucent Regal Red
-  3/16" #7328 White Acrylic backer (all copy zones).



Revisions:	
Revised depth and shape (12/16/22) PB	X
X	X
X	X

File Location: STND
Drive/Clients/ CSTM X

AS CR EN

Date: 12/09/22
Designer: PB PM: SN

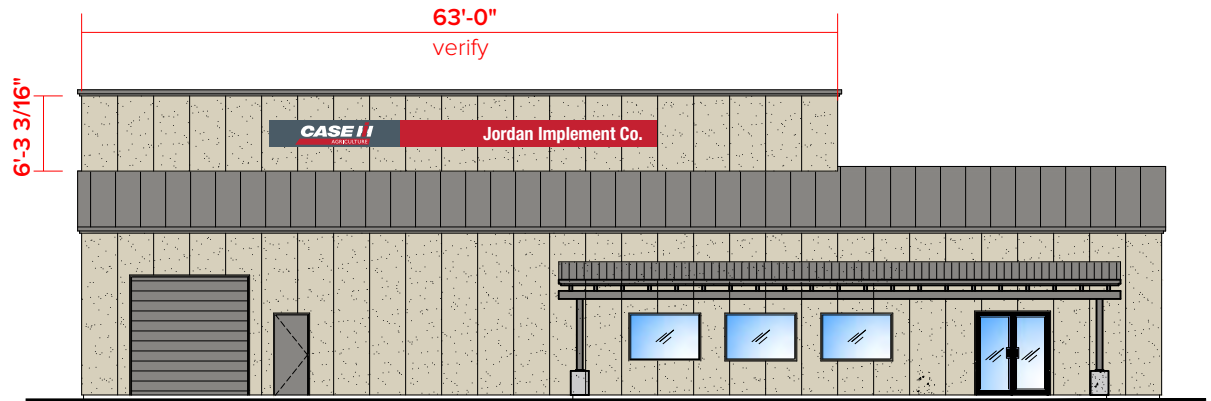
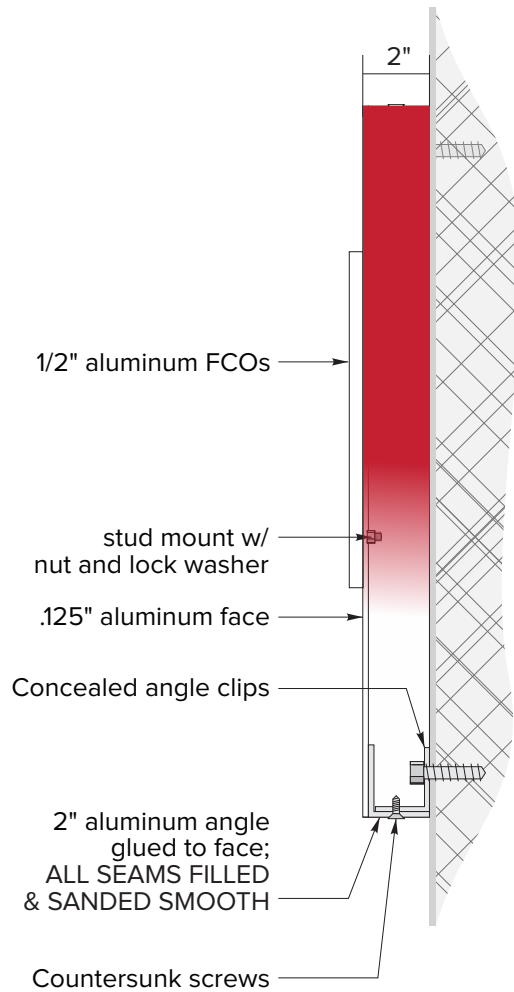
City/State: Coachella, CA
Address: 86878 54th Ave

Drawing # **C76** 39 1
OE # 153

S2 Custom Wall Sign

Install new flanged aluminum panel with aluminum flat cut letters mounted flush to panel.

Sign band dimensions to be verified.



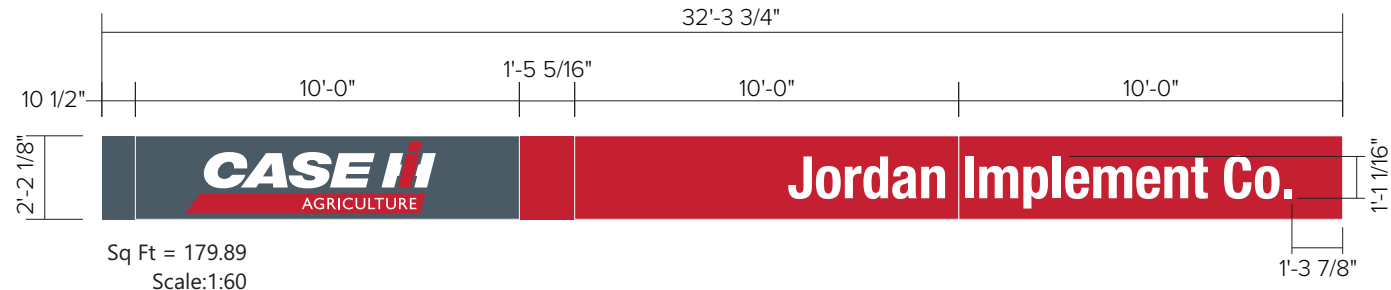
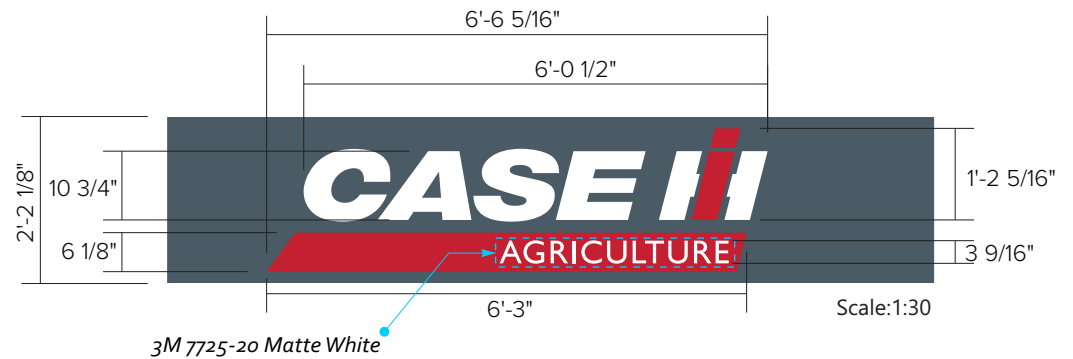
PMS 187C Red
Akzo-Nobel Grip Gard
Basecoat SIGN20310



PMS 432C Gray
Akzo-Nobel 500-F5



Akzo-Nobel 6920-9031 Arctic White
OR EQUIVALENT



Revisions:		
X	X	
X	X	
X	X	
X	X	

File Location:	STND
Drive/Clients/	CSTM <input checked="" type="checkbox"/>
<input type="checkbox"/> AS	<input checked="" type="checkbox"/> CR
<input type="checkbox"/> EN	

Date: 10/24/22

City/State: Coachella, CA.

Designer: PB PM: SN

Address: 86878 54th Ave

Drawing #	C76	40
OE #	153	



March 29, 2023

City of Coachella
53990 Enterprise Way
Coachella Ca 92236

Attn: Gabriel Perez, Planning Services Director

Re: Architectural Review No. 22-07 Jordan Central Implement Co.

Dear Mr Perez,

I am writing to address comments and concerns brought up at the planning commission meeting on March 15, 2023 regarding the approval of this project and the possibility of undergrounding the IID distribution line.

We were asked to provide a cost from the IID to underground the distribution lines that are currently on the transmission poles on Ave 54.

I contacted the IID immediately following the planning commission meeting and was unable to get a budget cost from them. They require us to submit a CSP and go through the process to generate the cost as requested. I was told this will be a 2-3 month process once I can put the necessary documentation together. The architectural review process has already taken 9 months so to add a 3 month delay to complete a process that City staff and the City Engineer deemed not necessary is an added burden to this project.

I spoke with local engineers and contractors and was told a good budget to use would be \$100,000 to complete the work as requested. This is not a firm budget and could easily cost more than anticipated. This is a financial burden on this project that will cause it to go away.

The comment was made that the planning commission does not want to set precedent by allowing the distribution lines to remain on the transmission poles. I argue that precedent has already been set by allowing multiple buildings to be built along Ave 54 in this area without the same requirements. For example the City of Coachella office that is only 2 properties west of this property was built without this requirement, as well as the facility directly East across the Polk St.

It is my belief that this project is being unfairly singled out and burdened with unnecessary delays and added costs and is at risk of not being built if it does not get approved per City staff and Engineer recommendations.

Respectfully submitted,

Allen Roben
General Manager
Duggins Construction

DEVELOPMENT SERVICES TENTATIVE FUTURE AGENDA 2023

04/05/23 – PLANNING COMMISSON MEETING – 6:00 P.M.

- PH - Architecture Review No. 22-07 - Jordan Central Implement Co. a proposal for construction of a 5,400 sq. ft. building with associated parking and landscaping plan located at 86879 Avenue 54 (APN: 763-141-048) on a 2.51 acre vacant lot. The proposed building will be occupied by Jordan Central Implement Co., which is a retail farm equipment dealership providing sales, rental, service, replacement parts to the agricultural market. Applicant: Chris Ellison (Perez)
- Non-Hearing – Development Review Process Overview – City of Coachella (Perez)

04/12/23 – CITY COUNCIL MEETING – 6:00 P.M

-

04/19/23 – PLANNING COMMISSON MEETING – 6:00 P.M.

- Joint CC and PC Study Session – Citywide Parking and Sign Standard Updates (Perez)
- PH – AMPM – Type 21 Alcohol Sales Conditional Use Permit No. 364 to allow liquor sales (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store in an existing commercial building located at 48055 Grapefruit Blvd. GSC & Son Corporation (Applicant) (Lara)

04/26/23 – CITY COUNCIL MEETING – 6:00 P.M

- PH – Community Facilities District (CFD No. 2005-01) Annexation 32 – Placita Dolores Huerta Phase 1 Parcel Map No. 37833 (Perez)
- Non-hearing – City of Coachella Annual Progress Report (APR) to the California Dept. of Housing Community Development (Fernandez)

05/03/23 – PLANNING COMMISSON MEETING – 6:00 P.M.

- Non-Hearing - Pueblo Viejo Downtown Parking Survey Update for future management of existing parking supply. (Lara)

05/10/23 – CITY COUNCIL MEETING – 6:00 P.M

- Non-Hearing - Pueblo Viejo Downtown Parking Survey Update for future management of existing parking supply. (Lara)

05/17/23 – PLANNING COMMISSON MEETING –6:00 P.M.

- PH – General Plan Amendment 23-01, Environmental Assessment 23-01 – Santa Rosa Business Park is a proposal to change the General Plan Land Use designation of a 39+ acre site located at the southeast corner of Avenue 54 and Tyler (APN: 763-260-001) from the existing Urban Employment Center designation to the Industrial District designation. The site is vacant and the current zoning (M-H, Heavy Industrial) is compatible with the proposed Industrial District designation. (Moreno)
- PH –ZOA 22-03, GPA No. 23-02, EA No. 23-02 - Zoning Consistency Update an update of the Citywide Zoning Map and Coachella Municipal Code Zoning Ordinance for consistency with the City of Coachella General Plan adopted in 2015. The effort includes establishment of new Zoning Districts and standards as identified in the City of Coachella General Plan for consistency with General Plan land use designations. The project also includes minor clean up items to the Coachella General Plan and General Plan Map to resolve errors, oversights, and inconsistencies. (Perez)
- PH – Coachella Airport Business Park - Change of Zone 20-01, Tentative Tract Map 37921, Conditional Use Permit 324, 325, 326 Proposed 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the M-S zone at the Northwest corner of Airport Blvd and the 86 Expressway

05/24/23 – CITY COUNCIL MEETING– 6:00 P.M**06/07/23 – PLANNING COMMISSON MEETING – 6:00 P.M.**

-

06/14/23 – CITY COUNCIL MEETING –6:00 P.M

- PH – General Plan Amendment 23-01, Environmental Assessment 23-01 – Santa Rosa Business Park is a proposal to change the General Plan Land Use designation of a 39+ acre site located at the southeast corner of Avenue 54 and Tyler (APN: 763-260-001) from the existing Urban Employment Center designation to the Industrial District designation. The site is vacant and the current zoning (M-H, Heavy Industrial) is compatible with the proposed Industrial District designation. (Moreno)
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- PH – Coachella Airport Business Park - Change of Zone 20-01, Tentative Tract Map 37921, Conditional Use Permit 324, 325, 326 Proposed 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the M-S zone at the Northwest corner of Airport Blvd and the 86 Expressway

06/21/23 – PLANNING COMMISSON MEETING –6:00 P.M.

- PH – 6th Cycle Housing Element - GPA No. 21-02, EA No. 22-03 consideration by the Planning Commission of the City of Coachella 6th Cycle Housing Element and adoption of a Negative Declaration. (Perez)

06/21/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

07/05/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- Non-hearing – Citywide Wireless Telecommunications Facility compliance update (Fernandez)

07/12/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- PH – 6th Cycle Housing Element - GPA No. 21-02, EA No. 22-03 consideration by the Planning Commission of the City of Coachella 6th Cycle Housing Element and adoption of a Negative Declaration. (Perez)

07/19/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

07/26/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M