



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**August 04, 2021**  
6:00 PM

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THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO **LLOPEZ@COACHELLA.ORG, GPEREZ@COACHELLA.ORG AND YBECERRIL@COACHELLA.ORG.**

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-3983102 **NO LATER THAN 4:00P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE.

AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

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**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 Minutes July 21st, 2021.

**WRITTEN COMMUNICATIONS:**

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

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

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

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

2. Coachella Releaf
  - a) Conditional Use Permit 337 proposes to convert an existing 4,725 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54. (APN 764-280-010)
  - b) Change of Zone No. 21-01 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54.
  - c) Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.
3. Borrego Health Sign Program, Architectural Review No. 21-08 for a sign program for two monument signs and seven led signs for the Coachella Valley Health Center facility at 49869 Calhoun Street. Tim Rogers, Applicant.

**INFORMATIONAL:**

**ADJOURNMENT:**

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**July 21, 2021**  
6:00 PM

THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO [GPerez@Coachella.org](mailto:GPerez@Coachella.org) AND [YBecerril@Coachella.org](mailto:YBecerril@Coachella.org).

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3002 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

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INTERNATIONAL NUMBERS AVAILABLE: [HTTPS://US02WEB.ZOOM.US/U/KDRHMzLN7A](https://us02web.zoom.us/j/kDRHMzLN7A)

**CALL TO ORDER:**

Meeting was called to order at 6:15pm by Vice Chair Navarrete.

**PLEDGE OF ALLEGIANCE:**

Pledge of allegiance lead by Alternate Commissioner Leal.

**ROLL CALL:**

Present: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete.

Absent: Commissioner Huazano, Chair Virgen.

**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.”

Motion to Approve Agenda for the Planning Commission Meeting of July

21st, 2021 Made by: Commissioner Figueroa.

Seconded by: Commissioner Navarrete.

Approved, by the following voice vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete. NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

**APPROVAL OF THE MINUTES:**

No minutes to approve at this time. Planning Commission Meeting Minutes

for June 16<sup>th</sup> shall be presented at the next regularly scheduled PC meeting.

**WRITTEN COMMUNICATIONS:**

None.

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

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

None.

**REPORTS AND REQUESTS:**

August 4<sup>th</sup> PC Meeting per Gabriel Perez.

**NON-HEARING ITEMS:**

None.

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

- 1. Tentative Parcel Map No. 37758 and Variance 21-05**, a request to allow the subdivision of an existing approximately 9 acre site into two parcels located on the northeast corner of Van Buren Street and 51st Avenue. (APN 768-050-001) (Applicant: Gregorio C. Cervantes).

**Public Hearing Opened at 6: 40 p.m. by Vice Chair Navarrete**

- Andrew Simmons, City Engineer.
- Applicant, Greg Cervantes.

- 1. Motion to Approve Public Hearing Item 1. Tentative Parcel Map No. 37758 and Variance 21-05**, a request to allow the subdivision of an existing approximately 9 acre site into two parcels located on the northeast corner of Van Buren Street and 51st Avenue. (APN 768-050-001) (Applicant: Gregorio C. Cervantes).

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Figueroa.

Approved, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

**INFORMATIONAL:**

None.

**ADJOURNMENT:**

Meeting Adjourned by Vice Chair Navarrete at 6:49 pm.

Respectfully Submitted,  
Yesenia Becerril  
Yesenia Becerril  
Planning Commission Secretary

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**8/4/2021**

**TO:** Planning Commission

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

**SUBJECT:** Coachella Releaf

- a) Conditional Use Permit 337 proposes to convert an existing 4,725 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54. (APN 764-280-010)
- b) Change of Zone No. 21-01 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54.
- c) Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.

**EXECUTIVE SUMMARY:**

The Coachella Releaf project is a request to convert the existing building located at 86705 Avenue 54 into a storefront retail microbusiness consisting of indoor cannabis retail display area and cannabis cultivation.

Change of Zone No. 21-01 proposes to add the Industrial Park (IP) Overlay zone and change the existing M-H (Heavy Industrial) Zone to the M-S (Manufacturing Service) Zone on the project site.

**BACKGROUND:**

The above referenced applications are proposed on a 1.74 acre parcel, located at the southwest corner of Avenue 54 and Enterprise Way (86705 Avenue 54). The aerial photograph below illustrates the subject site for the conditional use permit and change of zone applications. According to Riverside County Assessor records, the existing building was constructed around 1991.



The photographs below were taken in July 2021. The first photograph illustrates the exterior elevation of the existing industrial building.





## DISCUSSION/ANALYSIS

### **ENVIRONMENTAL SETTING**

The site is 1.74 acre developed parcel zoned M-H (Heavy Industrial) within the Rancho Coachella Business Park. The tenants within the existing multi-tenant building include Redstone Inc., Centro Christiano, and Prime Time International. The surrounded land uses and zoning classification include the following:

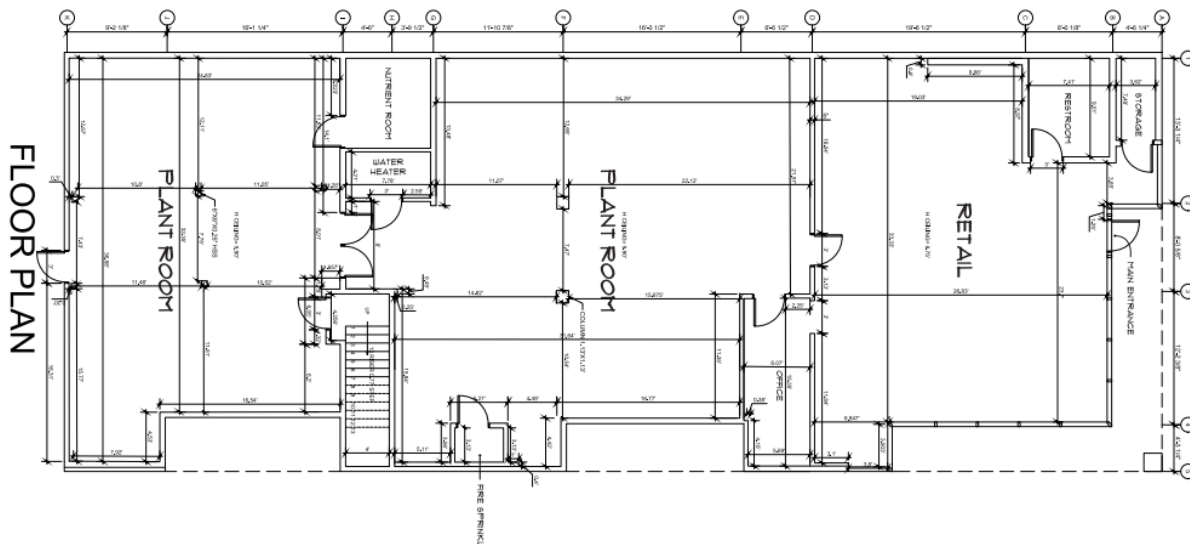
- North:** Avenue 54 and Vacant parcel / M-H (Heavy Industrial) Zone
- South:** Enterprise Way/Multi-tenant industrial building/ M-H (Heavy Industrial) Zone
- East:** Vacant parcel/ M-H (Heavy Industrial) Zone
- West:** Industrial buildings/ M-H (Heavy Industrial) Zone

### Project Analysis

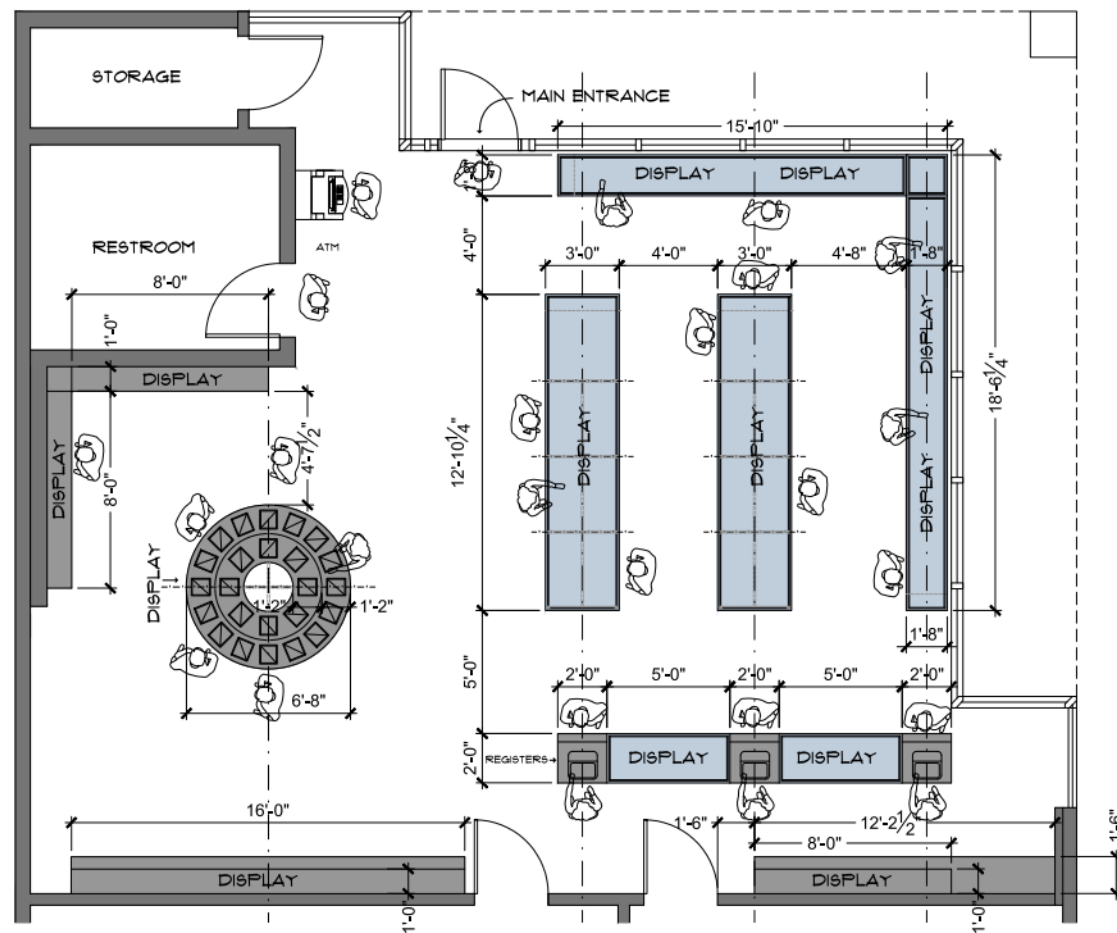
The Coachella Releaf project is a locally-owned storefront retail microbusiness proposed Suite H consisting of 4,725 square feet in an existing 8 unit, multi-tenant industrial building at 86705 Avenue 54 that includes 846 sq. ft of retail space, 83 sq. ft. nutrient room, 1,900 sq. ft of plant room areas and a 926 sq. ft attic level area for dry room and storage. The applicant was selected from the retail microbusinesses round #2 to operate a retail cannabis business. The retail dispensary space will display retail cannabis products for sale, carry products from a variety of licensed legal manufacturers in the industry, and products with the legally authorized amounts of THC and CBD. The applicant proposes a mid-century modern design theme in the retail area and plans to feature local art and artists. The applicant anticipates customers for medical use of cannabis and for recreational purposes. The retail area will be accessed from the main entrance facing Avenue 54 and consists of several display cases. Limited home delivery will be offered from the facility, which the applicant describes as an “efficient delivery services for medical customers not able to travel to the retail location.”

Change of Zone No. 21-01 proposes to add the Industrial Park (IP) Overlay zone to the site and change the existing M-H (Heavy Industrial) Zone to M-S (Manufacturing Service) Zone on the project site.

The floor plan of the existing building is illustrated below. The attic level area is not depicted below and is new added floor space for storage purposes only.



A detailed retail floor plan with display cases and furnishing is depicted below.



CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Industrial District land use designation of the General Plan 2035 Land Use and Community Character Element. The project is consistent with the development intensity permitted by the Industrial District land use category in that it encourage pedestrian friendly commercial storefront buildings in a mixed-use setting. The properties in the vicinity area also in the Industrial District and the proposed use would be compatible with surrounding uses.

### **CONSISTENCY WITH ZONING**

The subject site is zoned M-H (Heavy Industrial) and is within Sub-Area #7 (South Employment District) as identified in Chapter 17.26, Industrial Park Overlay Zone, which allows the Industrial Park (IP) Overlay Zone to be applied to properties that are zoned M-S (Manufacturing Service) and are a minimum of project area of ten acres. The IP Overlay Zone allows for Cannabis cultivation, processing, testing, manufacturing, wholesale distribution and/or retail sale with approval of a conditional use permit (CUP). The subject 1.74 acre parcel, within a 7.91 project area subdivision (Parcel Map 26716) is less than the ten acre project area minimum and less than the minimum individual 5 acre lot size required for the IP Overlay Zone. The subject parcel has a lot depth of approximately 165 feet, less than the 220 foot minimum lot depth required for the IP Overlay Zone. The subject parcel is in the M-H zone and therefore ineligible to apply the IP Overlay Zone. The applicant requests a change of zone from the M-H zone to M-S zone and a variance from the minimum 10 acre project area, 5 acre minimum individual lot size, and 200 foot minimum lot depth requirements. The approval of the proposed variance request and change of zone from M-H and M-S zone would allow the applicant to also apply the IP Overlay Zone to the subject parcel.

The proposed retail cannabis use is consistent with the distance requirements of retail microbusinesses in the IP Overlay Zone from residential zones uses and Avenue 52. The existing building on the subject parcel is approximately 5,400 feet from the nearest building on a residentially zoned lot and therefore consistent with the minimum 1,000 foot distance of the use from any residentially zoned lot. Retail cannabis microbusinesses are not permitted within 800 feet of Avenue 52. The proposed business is more than 4,000 feet away from Avenue 52.

The approval of the IP Overlay Zone on the subject site would allow the operation of cannabis microbusiness in other suites within the existing multi-tenant building subject to future approval of a conditional use permit at a public hearing of the Planning Commission and limits on the number of retail cannabis establishments within the City of Coachella.

### **Consistency with Chapter 17.84 (Retail Cannabis Businesses and Chapter 17.85 (Commercial Cannabis Activity)**

The proposed project is consistent with the requirements of both Chapters 17.84 (Retail Cannabis Businesses) and Chapter 17.85 (Commercial Cannabis Activity) of the Coachella Municipal Code. There are no public schools or playgrounds, or youth centers within 250 feet of the subject site.

## **ENVIRONMENTAL IMPACT CONSIDERATION**

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1) Existing Facilities, of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 337, Change of Zone 21-01, and Variance 21-01 meet the criteria for a Section 15301, Class 1 CEQA exemption.

## **CORRESPONDENCE**

Please see attachments for correspondence received on this project.

## **ALTERNATIVES:**

- 1) Adopt Resolution No. PC 2021-16 recommending to the City Council approval of Conditional Use Permit No. 337, Change of Zone No. 21-01, and Variance 21-01 with the findings and conditions as recommended by Staff.
- 2) Deny Conditional Use Permit No. 337, Change of Zone No. 21-01, and Variance 21-01.
- 3) Continue these items and provide staff and the applicant with direction.

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

Staff recommends alternative #1.

## **Attachments:**

1. PC Resolution No. 2021-16 for CUP No. 337, Change of Zone No. 21-01, Variance No. 21-01  
Exhibit A - Conditions of Approval for CUP 337
2. Existing Conditions Photos
3. Vicinity Map
4. Floor Plan – Coachella Releaf
5. Retail Space Exhibit
6. Correspondence from IID and Riverside County Fire

**RESOLUTION NO. PC2021-16**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE COACHELLA CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT (CUP 337), CHANGE OF ZONE (CZ 21-01), AND VARIANCE (VAR 21-01) TO CONVERT AN EXISTING 4,725 SQUARE FOOT INDUSTRIAL SUITE H INTO A STOREFRONT RETAIL MICROBUSINESS AT 86705 AVENUE 54. CHANGE OF ZONE (CZ 21-01) PROPOSES TO CHANGE THE EXISTING ZONE FROM M-H (HEAVY INDUSTRIAL) TO M-S (MANUFACTURING SERVICE ZONE) AND ADD THE INDUSTRIAL PARK OVERLAY ZONE AT 86705 AVENUE 54. VARIANCE (VAR 21-01) IS REQUIRED TO ALLOW INDUSTRIAL PARK OVERLAY ZONE DEVELOPMENT WITHIN A PROJECT AREA LESS THAN 10 ACRES, ON AN INDIVIDUAL LOT SIZE LESS THAN 5 ACRES, AND A LOT DEPTH OF LESS THAN 220 FEET ON A 1.74 ACRE DEVELOPED PARCEL LOCATED AT THE 86705 AVENUE 54; COACHELLA RELEAF, ADRIANA GONZALEZ, APPLICANT.**

**WHEREAS** Adriana Gonzalez (on behalf of Coachella Releaf) filed an application for Conditional Use Permit (CUP 337), Change of Zone (CZ 21-01), and Variance (VAR 21-01) to allow a new retail cannabis business on property located at 86705 Avenue 54 (Assessor's Parcel No. 764-280-010); and,

**WHEREAS** on August 4, 2021, the Planning Commission of the City of Coachella published a public hearing notice and conducted a duly noticed public hearing on Conditional Use Permit (CUP 337), Change of Zone (CZ 21-01), Variance (VAR 21-01) and considered the application as presented by the applicant, findings, conditions and staff recommendations; and

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

**WHEREAS** the proposed 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 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 hereby resolve as follows:

### **Section 1.** Incorporation of Recitals

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

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

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The Class 1 exemption specifically exempts from further CEQA review the operation, permitting, licensing, or minor alteration of existing facilities with negligible or no expansions of the existing use. Since the project consists only of the permitting and licensing of a business for full alcohol sales, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project is not in a scenic corridor, will not alter or impact historic resources, and does not include any hazardous waste sites. The project consists of no physical modifications to the structure or the environment, except for interior modifications, and involves a zone change, variance and a conditional use permit to allow a storefront retail microbusiness. Thus, the Class 1 exemption applies, and no further environmental review is required.

### **Section 3.** Conditional Use Permit Findings

With respect to Conditional Use Permit (CUP) 337, the Planning Commission finds as follows for the proposed storefront retail microbusiness:

1. The Conditional Use Permit 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 commercial uses mixed with high-density residential uses. The proposed uses 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 in compliance with the applicable land use regulations and development standards of the City's Zoning Code with approval of the Change of Zone 21-01 and Variance 21-01. The proposed retail cannabis business entails improvements to both the interior of the building, Suite H, with retail display area, office, storage, and cultivation rooms. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project.
2. Change of Zone No. 21-01 proposes to change the zoning of the 1.74 acre subject site at 86705 Avenue 54 from M-H (Heavy Industrial) to M-S (Manufacturing Service) and add the Industrial Park (IP) Overlay Zone. The Project complies with the applicable M-S

(Manufacturing Service) zoning standards and IP Overlay Zone as proposed and with Chapter 17.84 , 17.85, 17.46 of the Coachella Municipal Code regarding Retail Cannabis Businesses and Commercial Cannabis Activity subject to approval of Condition Use Permit 337.

3. The subject site has been improved with on-site improvements and construction of an industrial building consistent with considerations for harmony in scale, bulk, coverage and density, availability of public facilities and utilities, and the generation of traffic and capacity of surrounding streets as required by the City of Coachella Zoning Ordinance. The Zoning Ordinance requires cannabis uses in the IP Overlay Zone to comply with minimum distance requirements from residential uses and from Avenue 52 and the proposed retail cannabis use complies as the distance from the site to residential uses and Avenue 52 is beyond 4,000 feet where a minimum distance is 1,000 feet is required from residential zoned lots and 800 feet from Avenue 52.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The project entails improvements to the interior of the building, Suite H. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. The proposed retail cannabis business would operate in an existing industrial building and the scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301-(Class 1) Existing Facilities of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 337 meets the criteria for a Section 1530-Class 1 CEQA exemption.
6. The proposed use will operate in a suite within a an existing multi-tenant industrial building on a parcel developed with vehicular approaches previously reviewed and approved by the City of Coachella and designed for reasonable minimal interference with traffic on surrounding public street or road.

**Section 4.** Variance and Change of Zone Findings

With respect to Variance No. 21-01 and Change of Zone No, 21-01, the Planning Commission finds as follows for the proposed storefront retail microbusiness:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter as the subject site is located in Subarea #7 (South Employment District) and consistent with zoning requirements of the Industrial Overlay Zone, except for the minimum project area of 10 acres, minimum individual 5 acre lot size, and minimum lot depth of 220 feet. The subject site is within a project area defined by a previous subdivision under parcel map 26716 consisting of 7.91 acres, has an individual lot size of 1.74 acres, and a lot depth of 165 feet. The proposed change of zone from M-H to M-S would be consistent with the

intent and purpose of the Industrial Park Overlay Zone as the subject site is within a project area that is well-planned with orderly development of industrial multi-tenant buildings with existing on-site improvements. The proposed retail cannabis use is consistent with the distance requirements of retail microbusinesses in the IP Overlay Zone from residential zones uses and Avenue 52. The existing building on the subject parcel is approximately 5,400 feet from the nearest building on a residentially zoned lot and therefore consistent with the minimum 1,000 foot distance of the use from any residentially zoned lot. Retail cannabis microbusinesses are not permitted within 800 feet of Avenue 52. The proposed business is more than 4,000 feet away from Avenue 52. Due to the subject site location significantly beyond the IP Overlay Zone and Retail Cannabis Business distance requirements for cannabis uses from residential uses and other sensitive uses, the proposed use would not present an adverse impact to the community. In fact, the change of zone from M-H to M-S would permit less intensive industrial uses permitted in the M-S zone and IP Overlay District.

2. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity, in that the subject parcel is within Parcel Map 26716 and the gross area of the project area consists of 9.61 acres, inclusive of dedicated lots for Enterprise Way and Avenue 54, or .4 acres below the minimum required 10 acre project area. The site is located in boundary area designated by the City Council, Subarea #7 as appropriate for cannabis uses.
3. That such variance and change of zone is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question in that the subject parcel is in a project area developed in a well-planned and orderly development as intended by the Industrial Park Overlay Zone and is within a boundary that the overlay zone is applicable to with the exception of the corresponding M-S zoning and minimum 10 acre project area. The gross project area for Parcel Map 26716, in which the subject parcel is a part, is 9.61 acres and therefore substantially consistent with the minimum required project area.
4. That the granting of such variance and approval of the change of zone will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located in that the proposed zone change of the subject site from M-H to M-S and the application of the IP Overlay Zone would reduce to intensity of industrial uses that could be permitted on-site. Furthermore, cannabis related businesses are subject to findings and conditions of a conditional use permit. If a cannabis related business operating on the subject site was determined to be operating in violation of conditions of approval of the conditional use permit then the City of Coachella Planning Commission may revoke the conditional use permit.
5. That the granting of the variance and approval of the change of zone will not adversely effect any element of the general plan. In fact, the Subarea #7 (South Employment District) identifies a vision for an employment district that contain a diversity of job-producing uses. Furthermore, policy direction for Subarea #7 allows support retail and services that support employment uses.



**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 recommends to the City Council approval of Conditional Use Permit (CUP 337), Change of Zone (CZ 21-01), and Variance (VAR 21-01). Coachella Releaf subject to the Conditions of Approval for the Coachella Releaf project (CUP 337) set forth in “Exhibit A”

**PASSED APPROVED and ADOPTED** this 4<sup>th</sup> day of August 2021.

\_\_\_\_\_  
Stephanie Virgen, 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. PC2021-16, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 4<sup>th</sup> day of August 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Yesenia Becerril  
Planning Commission Secretary

**CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT NO. 337, COACHELLA RELEAF**

**General Conditions**

1. Conditional Use Permit No. 376 is contingent upon City Council approval and adoption of the attendant Change of Zone 21-01 and Variance 21-01 application. Conditional Use Permit No. 337 hereby approves a 4,725 square foot indoor retail cannabis business (Coachella Releaf) in Suite H within the existing multi-tenant industrial building at 86705 Avenue 54.
2. The Applicant shall secure building permits for all tenant improvements for the businesses 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 retail cannabis business (CUP 337) shall be from 9:00 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.
3. Conditional Use Permit No. 337 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 pursuit of construction will vest the Conditional Use Permit.
4. Construction plans for tenant improvements shall be in conformance with floor plan designed in accordance with the Coachella Releaf Retail Cannabis Business.
5. The retail cannabis use shall not result in the creation of any odors detectable from anywhere off the property boundaries. The use of carbon filtration systems and other mitigation measures shall be used on all cannabis activities that cause such odors.
6. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit.
7. 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.
8. 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.

9. 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.

**Environmental Compliance:**

10. The applicant shall comply with the following items prior to issuance of building permits:
  - a) Submit detailed plumbing and mechanical plans;
  - b) Facility will be required to submit a fixture count worksheet to determine additional loading to sewer
  - c) Submit a Source Control survey to determine impacts to sewer;
  - d) Submit a Pollution Prevention Plan for nutrient storage room; SDS sheets required for all chemicals used onsite;
  - e) To prevent debris from entering sewer, project must install strainers on all floor drains of at least 3/8" opening.
  - f) Provide permit from Water Boards Cannabis Cultivation program



Photo of the subject site industrial building view from Avenue 54. Suite H is located at the corner Suite.



Photo of the side of the existing industrial building a Suite H.



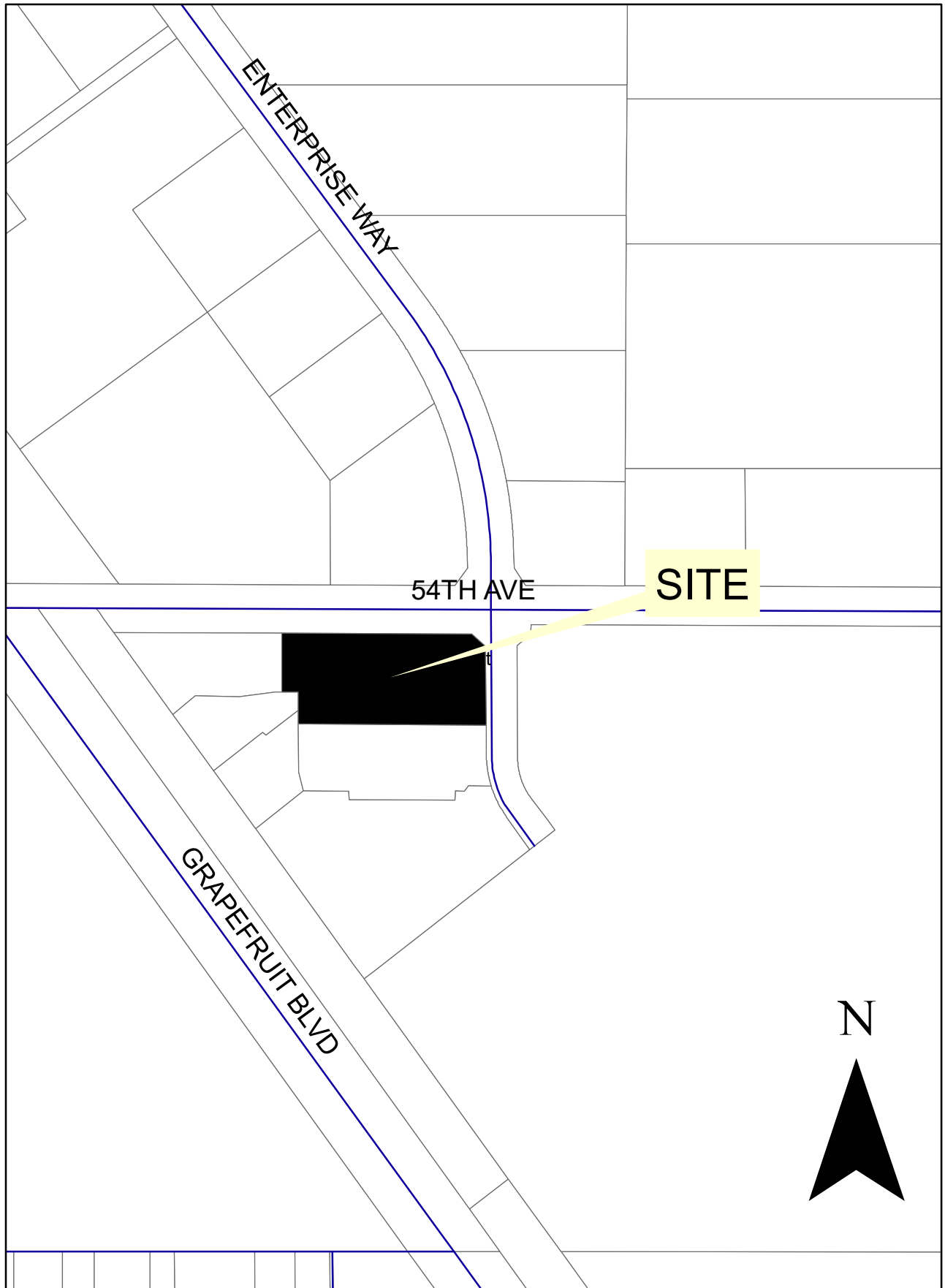
Photo of the industrial building with an adjacent building

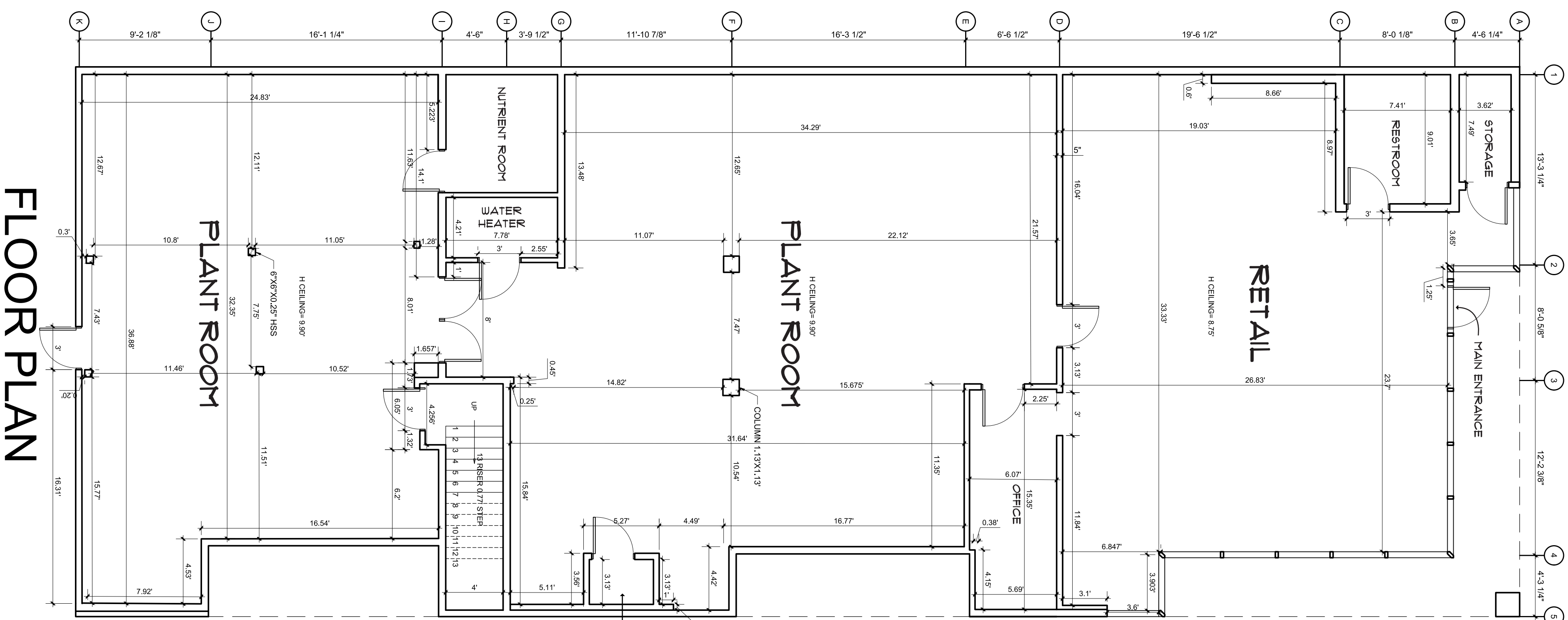


View across the Street from Avenue 54 (Vacant Land)

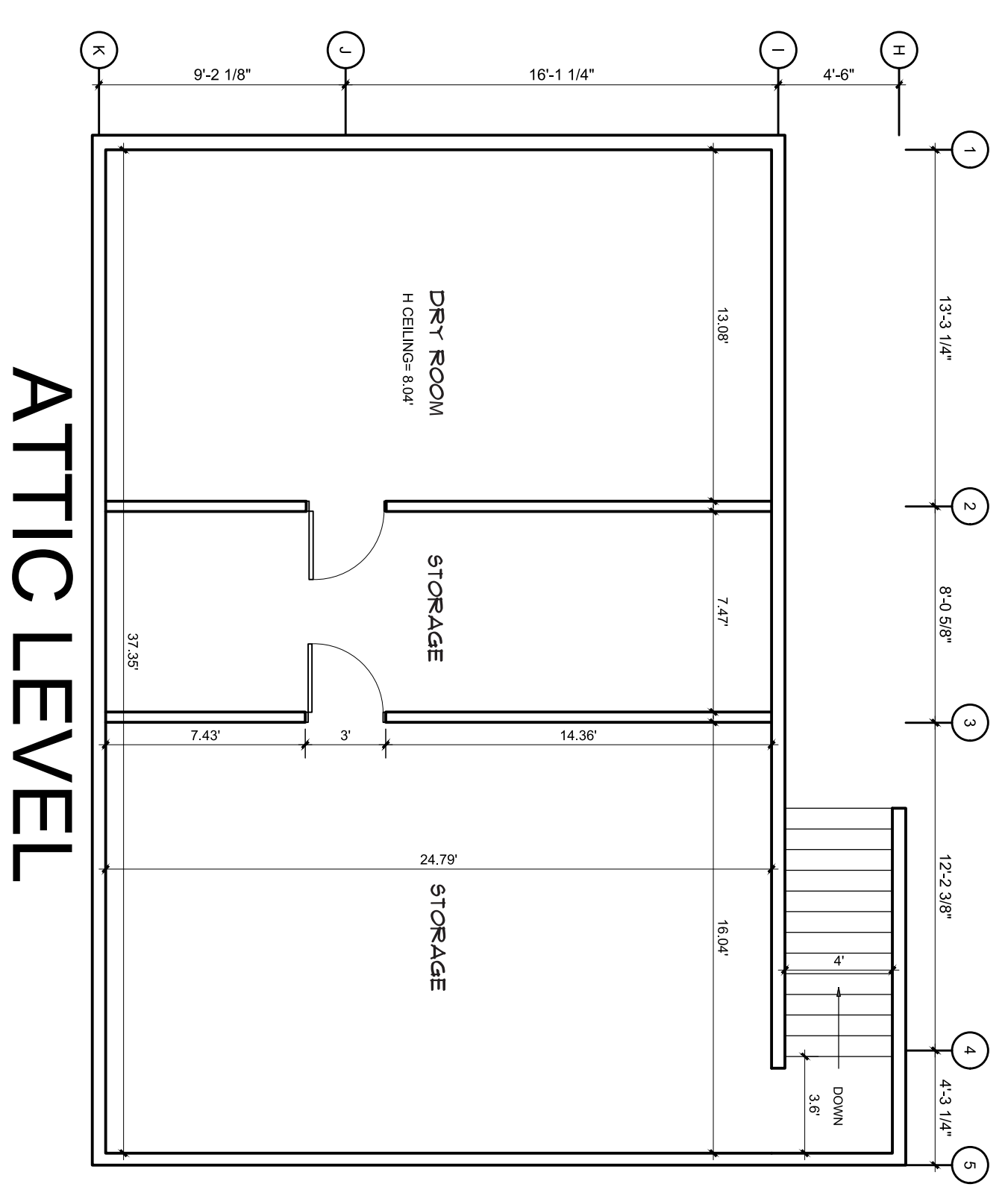


View Across Enterprise Way (Vacant Land)

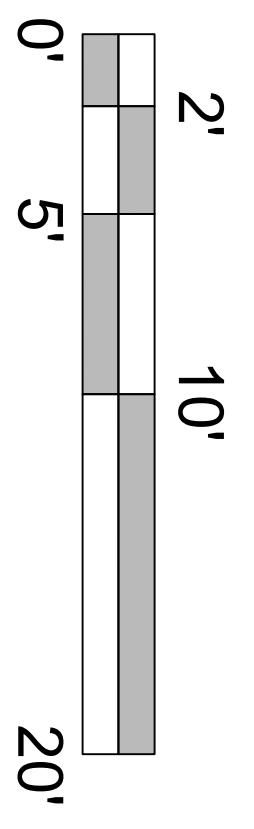




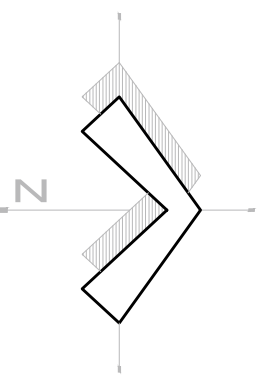
FLOOR PLAN



ATTIC LEVEL

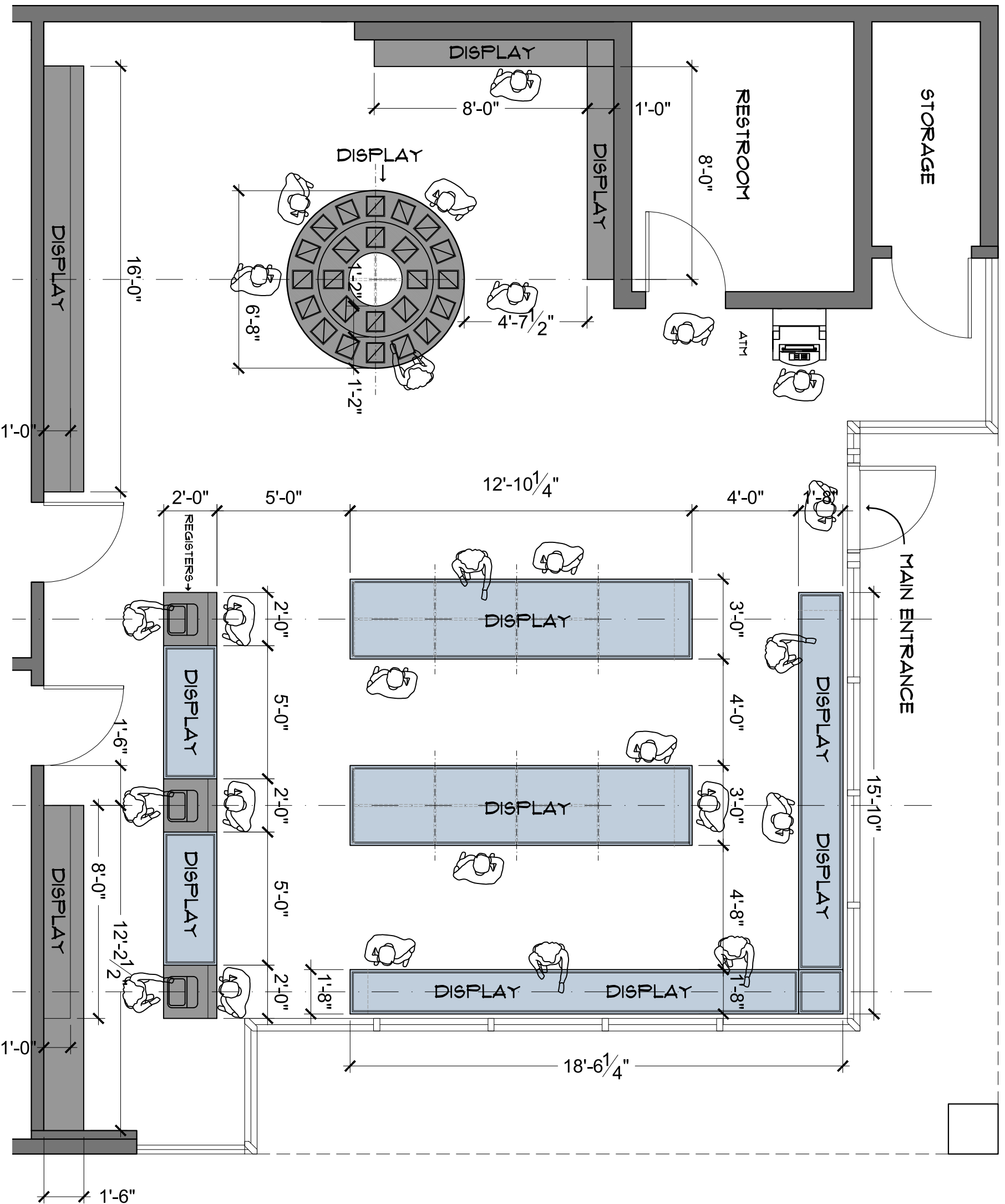


SCALE 3/16"=1'-0" ON FULL SIZE /24"X36"  
SCALE 3/32"=1'-0" ON HALF SIZE /11"X17"



<p><b>BUILDING &amp; CITY ARCHITECTURE AND ENGINEERING CONSULTANTS, LLC.</b></p> <p>WILLIAM A. AGUIRRE, P.E. CIVIL ENGINEER Lic. C65478</p> <p>951.204.1013 68207 PASADENA ROAD CATHEDRAL CITY, CA 92234 WWW.ARCH-ENG-CONSULTANTS.COM waguirre@arch-eng-consultants.com SKYPE: bill-a-2011</p>											
<p><b>OWNER: JESUS GONZALEZ</b> (760) 766-6233 jesusrgonz@yahoo.com</p>											
<p><b>TENANT IMPROVEMENT SUITE "H"</b></p> <p>86-705 AVENUE 54 SUITE H COACHELLA, CA 92236</p>											
<p><b>FLOOR PLAN &amp; ATTIC LEVEL</b></p> <p>Project number 21384 Date 05-24-2021 Drawn by L. GALLO Checked by W. AGUIRRE</p> <p><b>A-101</b></p> <p>Scale NOTED</p>											
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE									<p>Notice - The contractor &amp; client's responsibility prior to writing of any permitted errors, omissions or discrepancies prior to proceeding/continue with work.</p>
NO.	DATE										





Floor Plan

86-705 Avenue 54, Suite H // 06.21.21 // Scale 1/4" = 1'-0" // Floor Plan



# CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 2.

**BILL WEISER - FIRE CHIEF**

77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131 • Phone (760) 863-8886  
• Fax (760) 863-7072  
www.rvcfire.org

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DISTRICT 3
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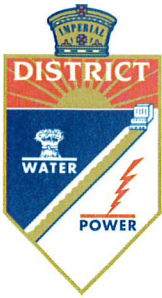
## Planning Case Conditions

**Date:** 7/23/21  
**City Case Number:** CUP337  
**Project Name:** Coachella Releaf Dispensary  
**Reviewed By:** Chris Cox, Assistant Fire Marshal  
**Fire Department Permit Number:** FPCUP2100118  
 East Office of the Fire Marshal Responsibility

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

1. Construction Permits Fire Department Review: Submittal of building construction plans to the Office of the Fire Marshal will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
2. Cannabis Facilities: Construction plans for Carbon Dioxide Gas Enrichment Systems and Plant Processing/Extraction Systems shall be reviewed and approved by the Office of the Fire Marshal prior to installation. Refer to the Riverside County Office of the Fire Marshal Technical Policy #TP16-004 and #TP16-005.
3. Hazardous Materials: Prior to building permit issuance, a hazardous materials inventory statement shall be provided to the Office of the Fire Marshal. Approved chemical classification forms and safety data sheets shall be provided with the hazardous materials inventory statement. Ref. CFC 5001.5.2
4. Fire Sprinkler Modification: Prior to modifying the fire sprinkler system, a permit shall be obtained from the Office of the Fire Marshal. CFC 105
5. Addressing: All commercial buildings shall display street numbers and suite designators in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

If you have any questions or comments, then please contact Chris Cox at 760-393-3386 or [chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov).



# IID

*A century of service.*

July 26, 2021

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

SUBJECT: Coachella Releaf Dispensary Project in Coachella, CA; CZ 21-01 CUP 337  
VAR 21-01

Dear Mr. Perez:

On June 28, 2021, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary information for the Coachella Releaf Dispensary project in Coachella, CA; Change of Zone 21-01, Conditional Use Permit 337, and Variance 21-01. The applicant, Adriana Gonzalez, proposes to establish a 4,725 sq. ft. cannabis dispensary at 86705 Avenue 54, Suite H, Coachella, CA (APN 763-280-010) that includes an 891 sq. ft. main showroom, an 83 sq. ft. nutrient room, 1,976 ft. of plant room area and a 925 sq. ft. 2<sup>nd</sup> level area for dry room and storage.

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

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the installation of a distribution backbone extensions, underground backbone conduit systems, and distribution line extensions, re-configurations & upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending distribution lines (conduit and cable) including reconfiguration of circuits and the installation of a switch. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed

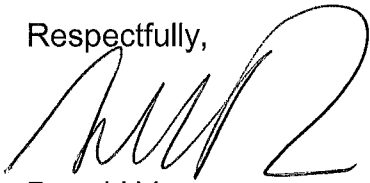
once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

3. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes, transformers, commercial meter panels, residential meter concentrations and pads should be installed following IID approved plans. Physical field installation of underground infrastructure should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
4. IID Regulations governing line extensions can be found at:  
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),  
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),  
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),  
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and  
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
10. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
11. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.
12. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

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

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept.  
Marilyn Del Bosque Gilbert – Manager, Energy Dept.  
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.  
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.  
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service  
Jamie Asbury – Assoc. General Counsel  
Vance Taylor – Asst. General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes – Supervisor, Real Estate



## STAFF REPORT

8/4/2021

**TO:** Planning Commission Chair and Commissioners

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

**SUBJECT:** Borrego Health Sign Program, Architectural Review No. 21-08 for a sign program for two monument signs and seven led signs for the Coachella Valley Health Center facility at 49869 Calhoun Street. Tim Rogers, Applicant.

### **EXECUTIVE SUMMARY:**

The applicant, Tim Rogers, proposes a sign program that establishes design criteria all signs at the Coachella Valley Health Center facility at 49869 Calhoun Street that would allow for and set criteria for two monument signs and seven led building signs. The Coachella Valley Health Center facility is under construction and will serve as the future home of Borrego Health Medical Clinics.

### **BACKGROUND:**

The Borrego Health Medical Office Building was approved by the Planning Commission in April 2019 inclusive of a 2-story, 40,376 sq. ft. office building on a 4.65 acre parcel directly north and adjacent the existing Tower Energy Market and fuel station. The parcel is as part of a larger 15 acre development inclusive of a plan for 115 single family homes, the existing Tower Energy Market with fuel station, a future west commercial development and the Coachella Valley Health Center building identified as the north commercial development . The building design consists of modern architectural style with earth tone colors. Rendering of the office building were presented to the Planning Commission inclusive of signage exclusive to the Borrego Medical business in channel lettering.

### **DISCUSSION/ANALYSIS:**

#### **Environmental Setting:**

The proposed project is located on 15 acres of vacant land within the RM-PD (Residential Multifamily-Planned Development Overlay) zone.

Surrounding land uses and zoning classifications include the following:

North:	Las Plumas Residential neighborhood zoned R-S, Single-Family Residential
South:	La Colonia Residential neighborhood zoned R-S, Single Family Residential
East:	Bella Canto Residential neighborhood zoned R-S, Single Family Residential
West:	Vacant land and church located in the City of Indio

### **SIGN PROGRAM ANALYSIS**

The proposed sign program would serve as a sign program for the Tower Energy Market parcel, the future west commercial building parcel, and the Coachella Valley Health Center parcel. The sign program allows for the following:

- **Tenant Signs:** A maximum of 8 signs, but not more than 3 per each building side.
- **Sign Copy Area:** 2 square feet per lineal foot of lease frontage. The maximum sign copy to allow trademark logo box.
- **Monument Signs:** 2 monument signs not to exceed 6 feet in height internally illuminated with routed-out copy and acrylic backing with one monument sign located at the frontage of Avenue 50 and the other at the frontage of Calhoun Street and the driveway entry.
- **Building Identification Signs:** An approximately 170 sq. ft. main sign facing Calhoun Street and another main sign facing the parking lot inclusive of Borrego Health box signs.

Staff suggest that the sign program be amended for consistency with the Coachella Zoning Ordinance (Ordinance) such that the sign copy area not exceed 1 ½ square foot of sign area per lineal of frontage. The monuments signs as proposed can be supported as they are consistent with the Ordinance are the design includes attractive architectural design with routed out letters that reduce light glare. Staff is not in support of allowing box signs in the sign program as they increase light glare and are inconsistent with channel lettering for the Coachella Valley Health Center. Staff recommends that the sign program be amended to prohibit box signs and only permit building tenants signs with internally illuminated channel lettering or halo lit channel lettering. An original plan for the Coachella Valley Health Center depicted the Borrego Health business sign with channel lettering as illustrated below.





① EAST COLORED ELEVATION  
1/8" = 1'-0"



② WEST COLORED ELEVATION  
1/8" = 1'-0"

## **ENVIRONMENTAL REVIEW**

The City of Coachella has determined that the proposed project qualifies for a CEQA exemption under Class 3, New Construction or Conversion of Small Structures that consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposal is a sign program that would allow for construction of small structures consistent with the Class 3 Exemption.

## **ALTERNATIVES:**

1. Approve Architectural Review No. 21-08 as proposed by the applicant.
2. Approve Architectural Review No. 21-08 with suggested modifications by Staff.
3. Continue Architectural Review No. 21-08.
4. Deny Architectural Review No. 21-08.

## **RECOMMENDED ACTION:**

Staff recommends Alternative #2.

**FINDINGS FOR ARCHITECTURAL REVIEW NO. 21-08:**

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has a Neighborhood Center land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Neighborhood Center land use classification and the Project is internally consistent with other General Plan policies which encourage mixed use developments. The project proposes a medical clinic and future retail building on a site that will provide 103 small-lot single family homes in order to provide services near residential areas and reduced vehicle mile trips.
2. The Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The Project complies with applicable RM-PD (Multiple Family Residential-Planned Development 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 Neighborhood Center land use designation of the City's General Plan. The proposed sign program establishes design criteria for the orderly placement of signs.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The sign program was evaluated with compatibility with surrounding development and according the sign standards in the City of Coachella Zoning Ordinance.
5. The City of Coachella has determined that the proposed project qualifies for a CEQA exemption under Class 3, New Construction or Conversion of Small Structures that consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposal is a sign program that would allow for construction of small structures consistent with the Class 3 Exemption.

**CONDITIONS OF APPROVAL:**

1. The "Borrego Health Sign Program" under Architectural Review No. 21-08 shall be

amended as follows:

- That sign copy not exceed 1 ½ square foot of sign area per lineal of frontage consistent with the Coachella Zoning Ordinance.
  - Remove allowances of box signs and limit main business signs to internally illuminated individual channel lettering or halo lit individual channel lettering.
  - Remove the illustrated reference to the Borrego Medical box sign to a channel lettering similar to the design presented and considered in Architectural Review No. 16-05.
2. The applicant shall provide a revised copy of approved modification for review and final approval by the Design and Development Director.

Attachments:

1. Borrego Health Sign Program

# **SIGN PROGRAM for BORREGO HEALTH**

Prepared by:  
Sign-A-Rama  
41-945 Boardwalk, Ste. L  
Palm Desert, CA 92211  
Phone: (760) 776-9907 Fax: (760) 776-9844  
E-mail: info@pdsignarama.com

## **A. INTRODUCTION**

The intent of this Sign Program is to provide guidelines necessary to assure visually appealing signage and achieve a uniform appearance for the benefit of all tenants. This Sign Program shall be strictly enforced and any non-conforming signs shall be removed or brought into conformity by the Tenant or its sign contractor at the Tenant's expense, upon demand by the Landlord.

## **B. GENERAL REQUIREMENTS**

1. Prior to sign fabrication or installation, Tenant shall submit two (2) copies (one in full color) of the proposed sign for Landlord's approval. Drawings must include sign location, size, layout, design and color, including all lettering and/or graphics.
2. Upon Landlord's approval, Tenant shall obtain all applicable permits from the City prior to sign installation.
3. All costs for signs, installation (including any necessary electrical service connections) and permits shall be at the sole expense of the Tenant.
4. Tenant is responsible for fulfillment of all requirements of this Sign Program.

5. For purposes of secondary business identification, Tenant will be permitted to place upon glass door at each entrance to its premises White colored vinyl lettering not to exceed two (2) square feet in area. Letters shall not exceed two (2) inches in height and copy shall indicate business name, hours of business, emergency telephone, etc. The number and letter type shall be Helvetica, Optima or Helvetica Italic.
6. In addition to business identification described in previous paragraph, White colored vinyl lettering shall be permitted on one (1) window panel adjacent the entry door. Lettering on this panel shall not exceed eight (8) square feet in total area and letter height shall not exceed six (6) inches. Typestyle optional.
7. Rear service access doors shall be marked with Brown color vinyl indicating unit number and tenant business name. Lettering shall be Helvetica Bold upper case. Unit number shall be four (4) inches tall and tenant name shall be two (2) inches tall

**C. GENERAL SPECIFICATIONS**

1. No exposed raceway, crossovers, conduits, conductors, transformers, etc. which are visible when facing building elevation shall be permitted.
2. All electrical signs and their installation shall comply with all local building and electrical codes.
3. Electrical service to all signs (as applicable) shall be connected to Tenant's electrical service panel.
4. No animated, flashing or audible signs are permitted.
5. All illuminated Building Wall and Fascia Signs shall be internally illuminated, acrylic faced, individual channel letters.
6. Upon removal of any sign, the building or wall surface shall be patched, textured, sealed and painted to match its original condition, at Tenant's sole expense.

## D. DETAIL REQUIREMENTS, MAIN BUSINESS SIGN

**Main Business Signage shall be individual internally illuminated Acrylic-Faced Channel Letters & Contour Signs.**

1. Signs shall be installed on building wall or fascia in designated areas and on designated frontages only. (see individual building elevation drawing attachments)
2. Maximum number of signs:  
A single tenant that occupies the entire building may have a maximum of eight (8) signs, but not more than three (3) per each building side. (see individual building elevation drawing attachment **Exhibit 1**). Multiple tenants of the building can have 1 1/2 Sq. Ft. of signage per linear foot of frontage.
3. Maximum sign copy area:  
Maximum sign area shall be two (2) square feet per lineal foot of lease frontage. The maximum sign copy area shall include any applicable Trademark Logo box.  
**Note: Logo box shall not exceed 25% of total proposed sign area.**  
  
Maximum width of sign shall not exceed 75% of the lease frontage or wall width upon which the sign is placed, whichever is smaller.  
  
No more than two (2) lines of copy are permitted on main business sign.
4. Illuminated Channel Letter Detail Information:  
  
Letter Depth: 5 inches      Face Color: Optional  
Trim Color: To be approved by Landlord  
Return Color: To be approved by Landlord  
  
Note: Tenants having Federally Registered Trademarks may use such layouts and colors in their signage.
5. All signs shall be centered vertically and horizontally on the wall panel upon which they are placed.

- 5A. Logo signage to be Illuminated Contour Signs.
6. All penetrations of the building structure for sign installation shall be sealed in a watertight condition. All bolts, fasteners and clips exposed to the weather shall be corrosion resistant (stainless steel, aluminum or brass) and shall be painted to match adjacent finish.

#### **E. Temporary Signs**

Upon application submission for permit of main signage, a temporary banner, not to exceed fifty (50) square feet in area, may be installed in main sign area. Such temporary main signs shall be permitted for 30 days with an extension of an additional 30 days, upon City of Coachella approval.

Periodic display of banners for promotional events is authorized in accordance with the limits cited in the City of Coachella Sign Ordinance.

#### **F. Center Identification Signs**

Two (2) double-sided freestanding center identification (monument) sign shall be permitted. The sign face shall not exceed ninety-six (96) square feet in area and the overall height shall not exceed six (6) feet from the average finish grade at the base of the sign. The Center ID sign face shall be an internally illuminated aluminum sign cabinet with routed-out copy and acrylic backing. The cabinet shall be opaque with only the copy illuminated. **(See Exhibit 3)**

Additionally, four directory signs (30 sq. ft.) internally illuminated monument signs of similar design materials may be placed on four (4) sides of the property.

**G. Sign Installation**

The tenant's sign installer will:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in the amount of One Million Dollars (\$1,000,000) prior to beginning sign fabrication.
2. Obtain all required sign and building/electrical permits from the City of Coachella and deliver copies to the Landlord before installing the sign(s).
3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
4. Warrant the sign against latent defects in materials and workmanship for a minimum of one (1) year.

Tenants may obtain pertinent sign specifications and fulfill their leasehold sign requirements by contacting the Authorized Sign Supplier.

Authorized Sign Supplier:  
Sign-A-Rama  
41-945 Boardwalk, Ste. L  
Palm Desert, CA 92211  
Phone: (760) 776-9907 Fax: (760) 776-9844  
E-mail: info@pdsignarama.com



80" x 132"



103.4"  
9.5" **ATENCIÓN DE  
URGENCIAS**

Item 3.

819"  
34" **Coachella Valley Community Health Center**



80" x 132"



Item 3.

819"

# 34" Coachella Valley Community Health Center



80" x 132"

Item 3.



South

80" x 132"



13.5"

92"

# URGENT CARE

Item 3.



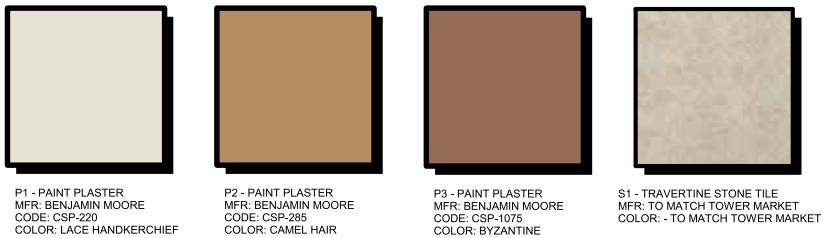
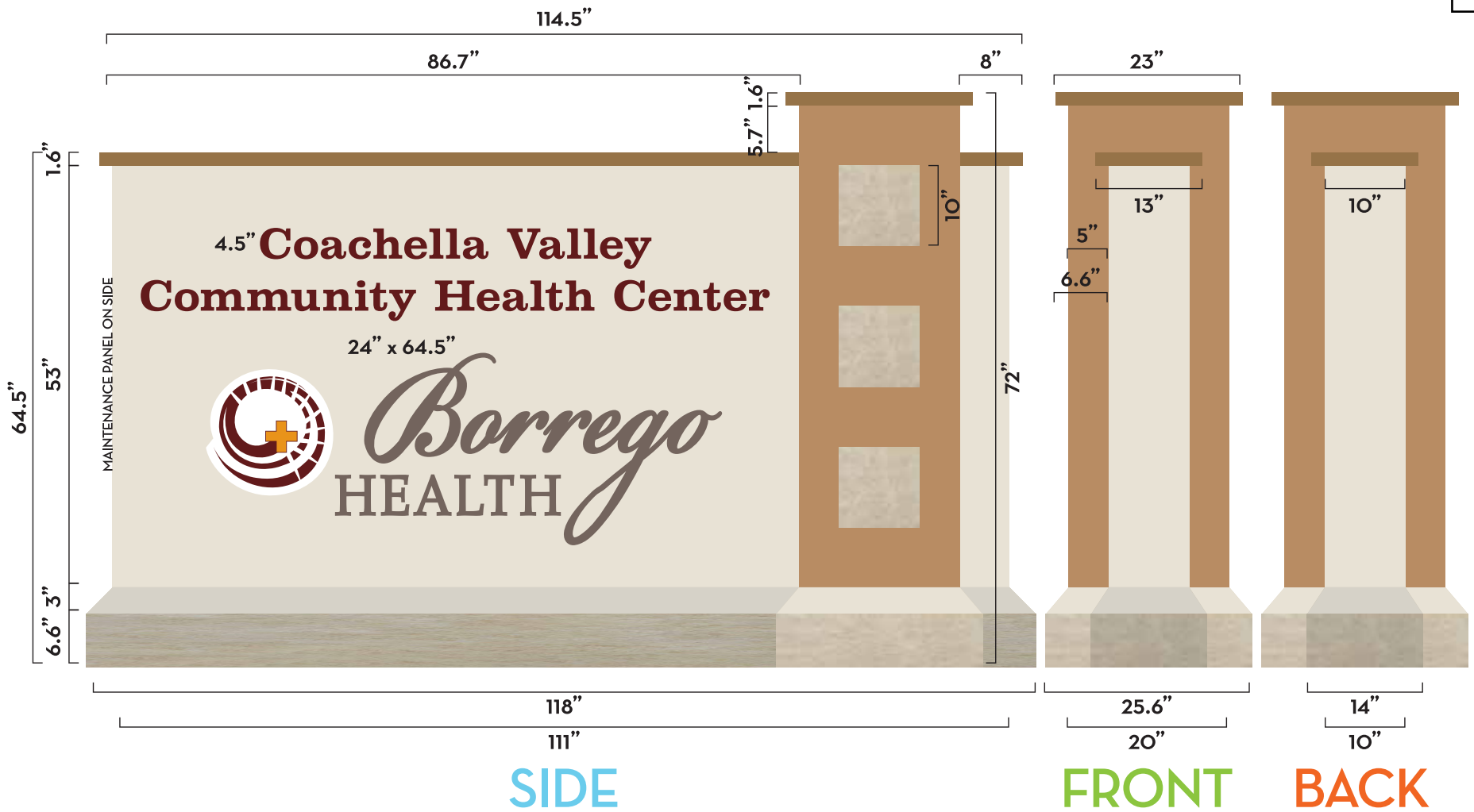
166"



URGENT CARE

192"

North



Ave. 50

MONUMENT LOCATION

MONUMENT LOCATION

Van Buren

