



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

# AGENDA

OF A SPECIAL MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**December 06, 2022**  
6:00 PM

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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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**Webinar ID: 845 4425 7915**

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**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](mailto: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 - November 16, 2022

**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 General Conditional Use Permit No. 357

Conditional Use Permit No. 357 is a request by Teddy Lee for operation of a Type 41 Wine and Beer license for a wine and beer lounge with coffee roastery at 1258 Sixth Street (APN# 778-110-003)

3. Coachella Village Project

Variance No. 22-04 (previously VAR No. 17-06), Architectural Review No. 22-12 (previously AR No. 17-12) a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. The Variance includes a request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet. HCM Development (Applicant).

**INFORMATIONAL:**

**ADJOURNMENT:**

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



THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Council Chambers, Hearing Room  
1515 6<sup>th</sup> Street, Coachella, California  
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**AGENDA**  
DE UNA REUNIÓN ESPECIAL DE  
LA  
COMISIÓN DE PLANIFICACIÓN  
PLANNING COMMISSION

**06 de Diciembre, 2022**  
6:00 PM

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DE ACUERDO CON EL PROYECTO DE LEY 361 DE LA ASAMBLEA, JUNTO CON LA DECLARACIÓN DEL ESTADO DE EMERGENCIA DEL GOBERNADOR EMITIDA EL 4 DE MARZO DE 2020, ESTA REUNIÓN SE PODRÁ REALIZAR POR TELECONFERENCIA.

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

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

**LLAMADO AL ORDEN:**

**JURAMENTO A LA BANDERA:**

**PASE DE LISTA:**

**ORDEN DEL DÍA ESPECIAL**

**APROBACIÓN DE LA AGENDA:**

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

**APROBACION DE LAS ACTAS:**

1. Borrador de las Actas de la Comisión de Planificación – 16 de Noviembre 2022.

**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"](https://appIS133cebbe275746d7b73d3f0ba51beb40)

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

2. [El permiso de uso condicional No. 357 es una solicitud de Teddy Lee para el funcionamiento de una licencia de vino y cerveza de tipo 41 para un salón de vino y cerveza con tostadero de café en el 1258 de Sixth Street \(APN# 778-110-003\).](#)
3. [Variación No. 22-04 \(anteriormente VAR No. 17-06\), revisión arquitectónica 22-12 \(anteriormente AR No. 17-12\). Se propone el proyecto Coachella Village para la urbanización de una comunidad cerrada de 242 unidades residenciales multifamiliares con 15 edificios que suman un total de 223.740 pies cuadrados en 9,7 acres de terrenos vacíos ubicados cerca de la esquina suroeste de Van Buren Street y Avenue 48. Esta variación incluye una solicitud para reducir el tamaño mínimo de la unidad de vivienda de 750 pies cuadrados para unidades de un solo dormitorio a 537 pies cuadrados. Desarrollo HCM \(solicitante\).](#)

**INFORMATIVO:**

**SE SUSPENDE LA SESIÓN:**

*[Los paquetes completos de la agenda están disponibles para inspección pública en el](#)*

[Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad \[www.coachella.org\]\(http://www.coachella.org\).](#)

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



Council Chambers, Hearing Room  
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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**November 16, 2022**  
6:00 PM

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

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**CALL TO ORDER: 6:01 P.M.**

**PLEDGE OF ALLEGIANCE:**

Vice Chair Navarrete

**ROLL CALL:**

Commissioners Present: Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete. Commissioner Gonzalez and Alternate Commissioner Gutierrez were considered present at 6:04 P.M.

Commissioners Absent: Chair Virgen.

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Jason Stevens, Information Technology Manager

**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 COMMISSIONER LEAL AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

**APPROVAL OF THE MINUTES:**

1. Planning Commission Minutes - October 26, 2022 and November 2, 2022

IT WAS MOVED BY COMMISSIONER LEAL AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Leal, Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa.

NOES: None.

ABSTAIN: Vice Chair Navarrete.

ABSENT: Chair Virgen.

**WRITTEN COMMUNICATIONS:**

None.

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

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**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

2. Harrison Corridor Study - Receive and File

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 CALENDAR (QUASI-JUDICIAL):**

3. McDonald’s Restaurant Drive Through Reconfiguration

Conditional Use Permit No. 358 and Amendment to Architectural Review No. 15-12 to reconfigure the drive through for an existing 3,854 square foot restaurant in an existing commercial center located at 50090 Cesar Chavez Street in the C-G (General Commercial) zone. Sararee Jirattikanchote (Applicant)

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 6:47 pm by Vice Chair Navarrete.

The contract engineer for the project made comments regarding the drive through reconfiguration.

Public Hearing Closed at 6:53 pm by Vice Chair Navarrete.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO ADOPT RESOLUTION NO. PC 2022-26 APPROVING CONDITIONAL USE PERMIT NO. 358 AND AMENDMENT TO ARCHITECTURAL REVIEW NO. 15-12 AT THE EXISTING MCDONALDS EATING ESTABLISHMENT LOCATED 50090 CESAR CHAVEZ STREET SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL CONTAINED IN THE RESOLUTION IN ADDITION TO ADDING THE FOLLOWING CONDITION:

- Continue the concrete curb and landscaping adjacent to new drive through lane area with the ability of staff to work with the applicant on the timing of the improvements.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

4. Coachella General Conditional Use Permit No. 357

Conditional Use Permit No. 357 is a request by Teddy Lee for operation of a Type 41 Wine and Beer license for a wine and beer lounge with coffee roastery at 1258 Sixth Street (APN# 778-110-003)

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE CONTINUATION OF ITEM NUMBER FOUR (4) FOR THE NEXT PLANNING COMMISSION MEETING ON DECEMBER 07, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

Public Hearing Opened at 6:38 pm by Vice Chair Navarrete.

Public Hearing Closed at 6:38 pm by Vice Chair Navarrete.

4. City of Coachella 6<sup>th</sup> Cycle Housing Element

General Plan Amendment No. 21-02 and Environmental Assessment No. 22-03 for consideration of the City of Coachella 6<sup>th</sup> Cycle Housing Element

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE CONTINUATION OF ITEM NUMBER FIVE (5) FOR THE NEXT PLANNING COMMISSION MEETING ON JANUARY 18, 2023.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

**INFORMATIONAL:**



- Brief information on how general election results will affect filling Planning Commission vacancies.

**ADJOURNMENT:** 7:03 P.M.

Respectfully Submitted by,

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Gabriel Perez  
Planning Commission Secretary

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**STAFF REPORT**  
**12/6/2022**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Eva Lara, Planning Technician

**SUBJECT:** Coachella General – Alcohol Sales

**SPECIFICS:** Conditional Use Permit No. 357 to allow liquor sales as part of a proposed 820 sq. ft. beer, wine and roastery coffee lounge (ABC Type 41, On-Sale Beer and Wine) in an existing commercial building located at 1258 6<sup>th</sup> Street in the C-G (General Commercial) zone. Teddy Lee (Applicant)

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-25 approving Conditional Use Permit (CUP) No. 357 to allow a liquor sales license (Type 41, On-Sale Beer and Wine – Eating Place) at the proposed “Coachella General” lounge establishment located at 1258 6<sup>th</sup> Street pursuant to the findings and conditions of approval contained in the attached resolution.

**BACKGROUND:**

The subject site is an existing commercial space located at 1258 6<sup>th</sup> Street (APN 778-110-003) with an existing 820 sq. ft. building owned by the City of Coachella. Early records show the building was in existence as early as 1953. The building has previously served as the Coachella Chamber of Commerce and is currently vacant. The City of Coachella issued a Request for Proposals in 2021 for the commercial lease of the building to increase activity and economic development on 6<sup>th</sup> Street. The lease was awarded to Teddy Lee for the operation of Coachella General, which will serve as a beer, wine and coffee lounge.

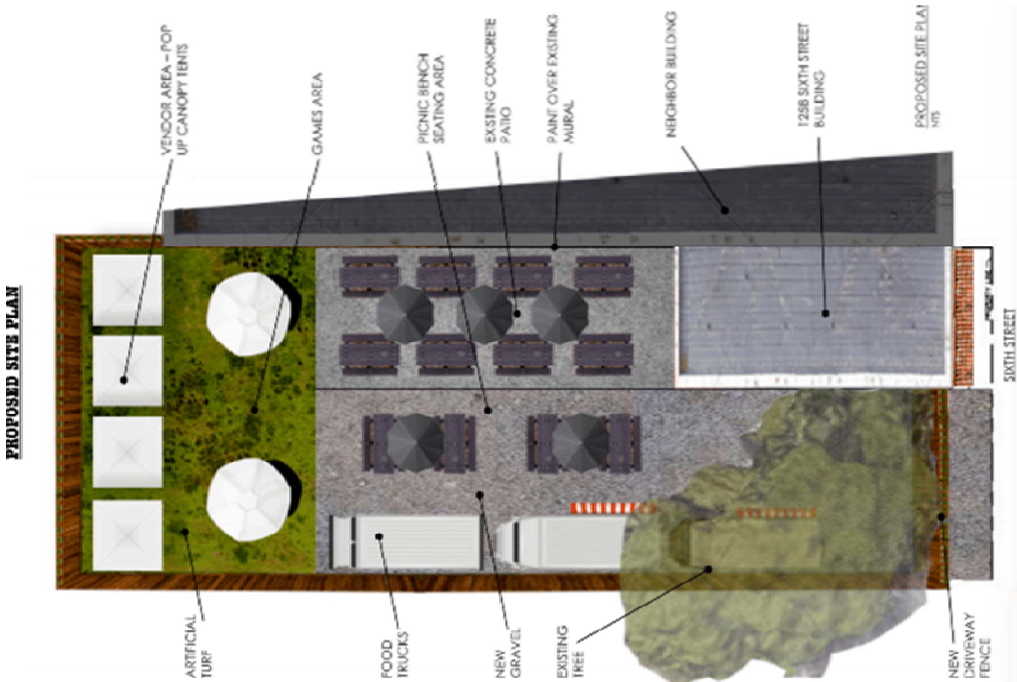
**DISCUSSION/ANALYSIS:**

The applicant, Teddy Lee, submitted a request for a CUP to allow the on-sale of liquor (beer and wine) at a proposed Coachella General beer, wine and coffee lounge. The zoning designation of the commercial center where the lounge is proposed is within the C-G (General Commercial) and allows for liquor sales with approval of a CUP. In December of 2016, the City adopted an ordinance requiring a conditional use permit for any off-sale and on-sale alcohol sales establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. Due to the location within the Pueblo Viejo zone, the 700-foot distance requirements from playgrounds, residential property, and other liquor stores do not apply. The CUP findings are required to be made by the Planning Commission.



Coachella General location at 1258 6<sup>th</sup> Street

The floor plan for the Coachella General lounge includes a coffee roastery counter as well as a separate counter for the beer and wine preparation area. The roaster/ tap room floor area will total 590 sq. ft. It will also include ADA accessible restrooms and on-site parking.



Proposed Site Plan from Request for Proposals

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or including conditions of approval for the CUP. Lieutenant Vasquez did not identify any concerns with the business and does not recommend any conditions of approval.

**Hours of Operation:**

The applicant has indicated specific hours of operation as outlined below:

**Sample Business Hours**

Roaster (Coffee Roasting)

Monday-Friday: 8:00am to 5:00pm

Tap Room

Wednesday-Friday: 3:00 pm to 10:00 pm  
Saturday: 11:00 am to 12:00 am  
Sunday: 11:00 am to 9:00 pm

Food Trucks

Monday-Friday: 11:00 am to 3:00 pm  
Saturday: 5:00 pm to 10:00 pm  
Sunday: 11:00 am to 7:00 pm

Farmers Market / Vendor Markets (Seasonal)

Saturday: 7:00 am to 11:00 am  
Sunday: 1:00 am to 4:00 pm

**Environmental Setting:**

The subject site is a small existing commercial building at 1258 6<sup>th</sup> Street substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

- North: Department of Social Services/ (C-G, General Commercial)
- South: Single-family Residential neighborhood / (R-S, Residential Single-Family)
- East: Vacant Lot / (C-G, General Commercial)
- West: El Tranvia Restaurant/ (C-G, General Commercial)

**Site Plan / Parking and Circulation:**

The applicant is proposing to add paving next to the existing building to accommodate for their parking requirements of one ADA parking space along with one regular parking space. The total amount of parking spaces needed for a commercial establishment of 820 sq. ft. establishment is 18 parking spaces per Section 17.74.010, Subsection M of the Zoning Ordinance. Due to the business

operating within an existing building in the Sixth Street commercial core area, on-street parking along Sixth Street is available and no additional parking is required by the Zoning Ordinance.

**ENVIRONMENTAL REVIEW:**

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

**CONCLUSIONS AND RECOMMENDATIONS**

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 357 with the findings and conditions listed in Resolution No. PC 2022-25 (Attachment 1).

**Attachments:**

1. Resolution No. PC 2022-25
2. Vicinity Map
3. Coachella General Site Plan
4. Existing Photos

**RESOLUTION NO. PC 2022-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 357 TO ALLOW ON-SALE BEER AND WINE SERVICE FOR THE 820 SQUARE FOOT COACHELLA GENERAL LOUNGE (ABC LICENSE TYPE 41 – ON-SALE BEER AND WINE – EATING PLACE), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1258 6<sup>TH</sup> STREET, (APN 778-110-003); TEDDY LEE, APPLICANT.**

**WHEREAS**, Teddy Lee filed an application for Conditional Use Permit No. 357 (CUP 357) to allow a 820 square foot coffee lounge with service of beer and wine (ABC License Type 41 – On Sale Beer and Wine Lounge in an existing commercial building located at 1258 6<sup>th</sup> Street; Assessor’s Parcel No. 778-110-003 (“Project”); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 357 on December 6, 2022 at the Coachella Permit Center, 1515 6<sup>th</sup> Street, Coachella, California regarding the proposed Project; and,

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

**WHEREAS**, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code.

**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 restaurant with on-sale beer and wine; and,

**WHEREAS**, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

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

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 357, subject to the findings and conditions of approval listed below.

**FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 357:**

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed restaurant use with alcohol sales is within the Downtown Center land use designation according to the General Plan 2035, which allows the intended physical character to provide a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City. The on sale offerings of beer and wine at Coachella General will provide a unique service to the Downtown Center and citywide that accomplished the goals of the General Plan.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits cocktail lounges subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use in the Sixth Street commercial core area and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been 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 development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the existing lounge. Due to the location of the business in the Sixth Street Commercial Core and distance within 500 feet of a public parking lot, the business is exempt from providing on-site parking pursuant to the City Parking Ordinance Chapter 17.54.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment, including service of on-sale beer. The Sherriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. Vehicular approaches are not required for the location. The existing building is a historic building with a traditional neighborhood design appropriate for a Downtown Center that is of a scale that promotes walkability. Vehicular public parking along public streets is sufficient.

6. 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 “Existing Facilities” project (CEQA Guidelines, Section 15301a) as the proposed on sale service of liquor will occur in conjunction with an existing business in an existing commercial building.

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 357:**

1. Conditional Use Permit No. 357 is in approval for the on sale of beer and wine in conjunction with the Coachella General roastery coffee lounge. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
4. If the conditional use is abandoned or is discontinued for a continuous period of one year, it may not thereafter be reestablished unless authorized in accordance with the procedure prescribed herein for the establishment of conditional use.
5. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
6. Hours of operation for the cocktail lounge may be from 3:00 p.m. to 10:00 p.m. Wednesday through Friday, 11:00 a.m. to 12: 00 a.m. on Saturday’s and 11:00 a.m. to 9:00 p.m. on Sunday’s.
7. The applicant shall regularly maintain the frontage landscape and sidewalk that pertain to the establishment to ensure sidewalk surfaces are clean of debris and residue to the satisfaction of the Public Works Director.
8. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.



**PASSED APPROVED and ADOPTED** this 6<sup>th</sup> of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Stephanie Virgen  
Planning Commission Chairperson

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2022-25 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6<sup>th</sup> of December 2022 by the following vote of the Planning Commission:

AYES:

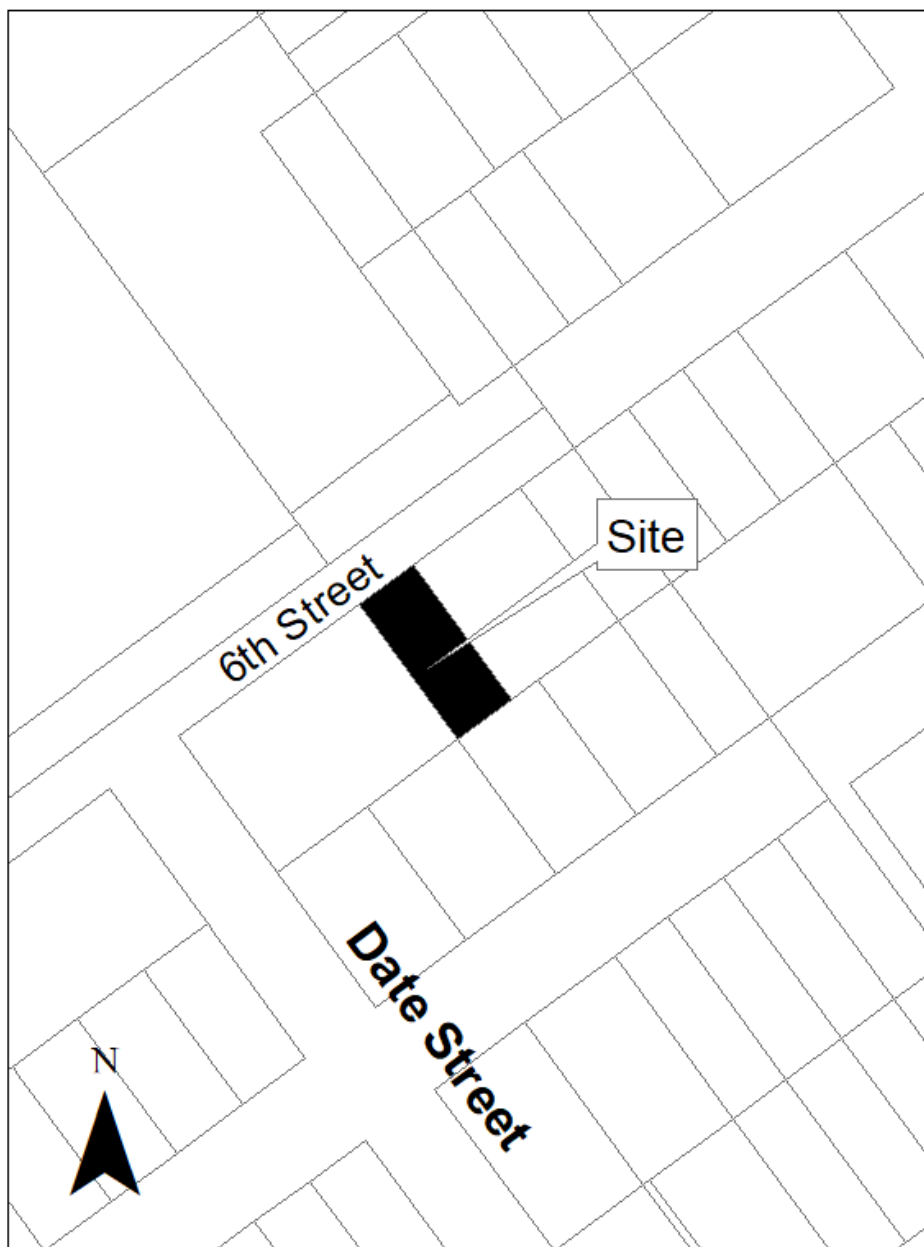
NOES:

ABSENT:

ABSTAIN:

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

### Vicinity Map

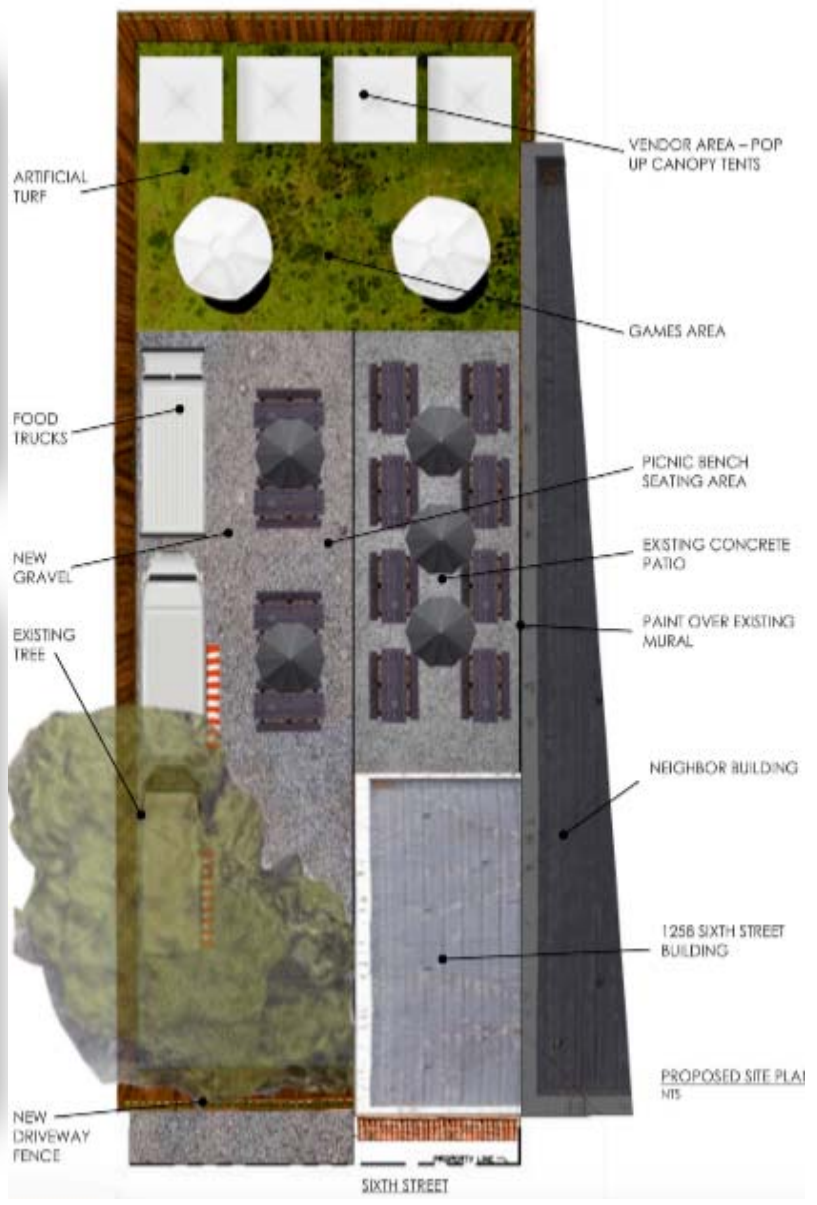


Vicinity Map

### Proposed Site Plan



### PROPOSED SITE PLAN



**Photos for Building Exterior**







**STAFF REPORT**  
**12/6/2022**

**TO:** Planning Commission

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

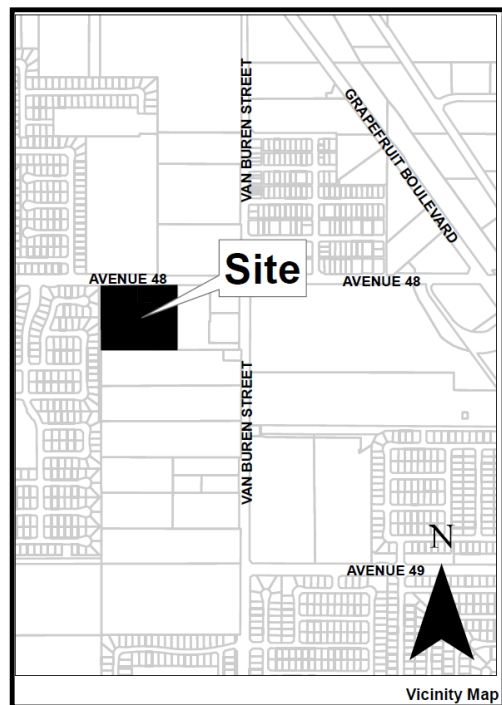
**SUBJECT:** Coachella Village Project

**SPECIFICS:** Variance No. 22-04 (previously VAR No. 17-06), Architectural Review No. 22-12 (previously AR No. 17-12) a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. The Variance includes a request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet. HCM Development (Applicant).

**EXECUTIVE SUMMARY:**

HCM Development requests Planning Commission approval Variance No. 22-04 and Architectural Review No. 22-12 for the Coachella Village Apartment project on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48 a proposed development of consisting of:

- 242-unit multi-family residential gated community with fifteen 2-story and 3-story buildings totaling 223,740 square feet with 1 to 4 bedroom units (9 floor plans) ranging in size from 527 square feet to 1,654 square feet.
- A 3,000 square foot daycare facility
- A 5,000 square foot Recreation Building, pools/spas, an onsite retention basin, and pedestrian walkways throughout the site.
- Variance request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet and reduce off-street parking to reduce parking by fifteen percent (15%) from 519 required spaces to 445 provide spaces.



**BACKGROUND:**

The Coachella Village Apartments project is proposed for development of a 9.69-acre site with a multi-family residential development consisting of 242 dwelling units and various recreational amenities. The Planning Commission first considered and recommended approval of the project to the City Council on November 15, 2017 the City Council. The project required City Council approval since the Architectural Review was also accompanied by a Change of Zone to modify the site zoning from General Commercial (C-G) zone to the Residential Multiple Family (R-M) zone. The project was considered and approved by the City Council on January 17, 2018. The Change of Zone was adopted by Ordinance and is in effect. The applicant submitted engineering and building plans, which have been approved. Engineering and Building permits cannot be issued due to the Architectural Review No. 17-12 expiration on January 17, 2019 (expiration occurs 12 months from the approval date of January 17, 2018) and requires new approvals by the City. Architectural Review No. 22-12 and Variance No. 22-04 were submitted by the applicant for the same project with no proposed modifications. Staff does not proposed any new modifications to the project or the conditions of approval and recommends the Planning Commission approve the original project design.

Figure 1: Site with Proposed Development



### **Project Description:**

HCM Development proposes a multi-family residential development (market-rate) consisting of 15 buildings totaling 223,740 square feet. The project also includes the following amenities: a 3,000 square foot daycare facility with outdoor play area, a 5,000 square foot Recreation Building, a pool and spa, and various other recreational amenities for residents throughout the site.

For the residential component of the project, nine different floor plans with efficiency units and up to 4 bedrooms, ranging between 527 square feet and 1,654 square feet are proposed. The buildings will be a mix of 2-story and 3-story buildings with a maximum building height of 35 feet, which is under the City's maximum allowed height in the proposed R-M zone of three stories or 45 feet, thereby meeting the maximum height requirement. The applicant is required to submit a CUP application for the development of the daycare facility onsite within the proposed zoning designation.

### **Open Space and Recreation**

Pedestrian circulation will be developed to provide access throughout the site. Outdoor areas will be provided between buildings and interconnected by the proposed pedestrian circulation to provide readily available open space areas for residents to utilize. Additionally, a 5,000 square foot recreation building will be constructed west of the main entrance to the project site that will include additional amenities for residents on the project site. A pool and a spa will be developed next to the proposed recreation building and an additional pool will be developed in the southeast portion of the site. The exhibits below show the common open space areas, including two swimming pools, two garden courtyards between buildings, and the common-area retention basin with picnic amenities.

**Figure 2: Proposed Main Community Pool Area**





### Daycare Facility

A new building for a future daycare facility will be developed east of the main project entrance in the northeast corner of the project site. The building is proposed to be 3,000 square feet with an adjacent 2,000 square foot playground area to be utilized solely by the daycare. The daycare facility will be developed as an amenity for the proposed projects and may only be utilized by residents of the proposed development. An application for conditional use permit will be required prior to operation of a daycare center at this location.

### Hydrology

The project includes one retention basin located within the project site at the southeast corner of the project site. That portion of the project is .41 acres and it is also intended to be used as a picnic area and dog park. The detention basin will be landscaped as shown on the conceptual landscape plan and will also provide shade trees.

The City Engineer has reviewed the hydrology report submitted for this project and concurs with the plan as presented

### **Environmental Setting:**

The proposed project is located on 9.69 acres of vacant land within the R-M (Residential Multiple Family) Zone. The site is designated “Neighborhood Center” on the 2035 Coachella General Plan. The surrounding land uses and zoning designations are as follows:

- North:** RH (Residential High District) within the City of Indio
- South:** Residential units and vacant land (A-T, Agricultural Transition).
- East:** Vacant land (C-G, General Commercial).
- West:** La Paloma Estates single family residential neighborhood (R-S, Residential Single Family).

### **General Plan Consistency:**

The 9.7 acre site is designated Neighborhood Center on the Coachella General Plan. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities-often mixed with multi-family housing-within convenient walking or biking distance of nearby neighborhoods. As is the case with this project, neighborhood centers are generally located fronting major roadways and are intended to balance the need to provide a comfortable, walkable environment for shoppers and diners.

The proposed project is consistent with the intent and purpose, intended physical character, allowed land uses, network and connectivity, street design, parks and open space and urban form guidelines as stated in the General Plan. As stated in the General Plan, the proposed development intensity is 15-40 DU/AC for residential uses and a FAR ratio of 0.5-1.5 for commercial uses. The commercial component of the Project meets the proposed FAR ratio of 0.5-1.5 and the proposed residential density consists of 24.97 DU/AC as required in the General Plan

### **Consistency with the Zoning Ordinance:**

The proposed multi-family residential development will meet the City’s goals of establishing high-density residential developments in conjunction with neighborhood commercial services for key

intersections within the City, as outlined for the Neighborhood Center designations. The project will reserve approximately 4 acres of future commercial at the intersection of Van Buren Street and Avenue 48. Additionally, there will be pedestrian connections requirements for multi-family residential with the proposed change of zone. Furthermore, with the approval of the proposed change of zone, the zoning designation on the proposed site will be in conformance, or concurrent with the adopted 2035 General Plan as adopted on April 22, 2015.

Circulation and Infrastructure

Proposed access to the site is from two locations, one at each end of the project. The main access point is at the east end of the project along Avenue 48 between the proposed 5,000 sf recreational building and the 3,000 sf daycare building. The other point of access is at the west end of the project where only residents will be able to access the project. Automated gates at the projects main entrances are proposed. The automated gate on the east entrance is beyond the round-about past the recreation building and the daycare building.

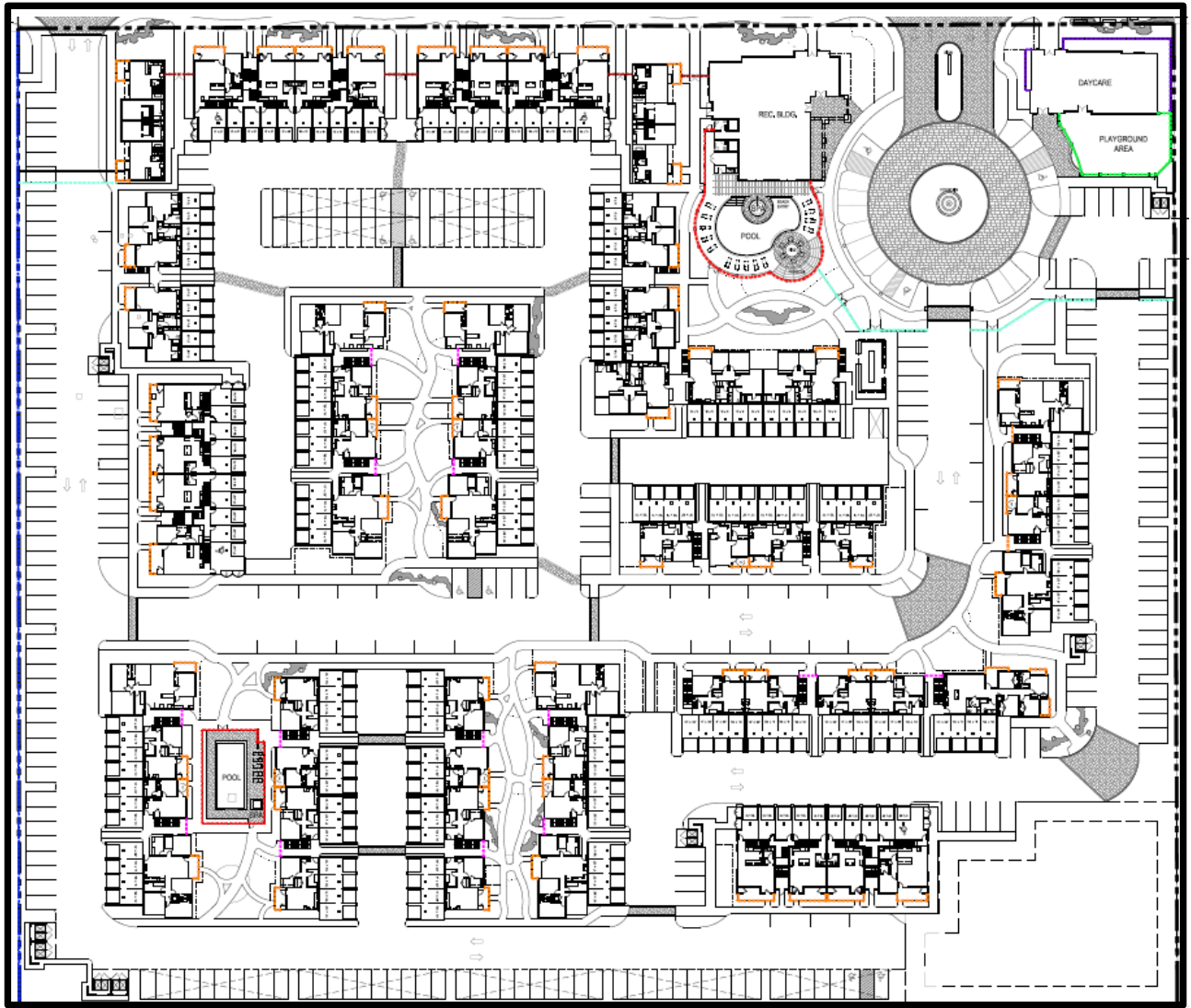
Landscaping

The project will provide landscaped area with Mediterranean Fan Palms, shrubs and ground cover along Avenue 48. Meandering sidewalks are proposed throughout the project within the landscaped areas adjacent to the street. A conceptual landscaping plan for the entire project is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of building permits for development within the project. Other planting material includes Desert Cassia, White Clouds, Yellow Bells, and Thread Leaf Agave.



### Walls and Fencing

Block walls and wrought iron fencing will be used as reflected below. The legend identifies the perimeter fencing, pool column and fence, apartment walls, daycare wall, steel fence and proposed architectural entry wall and accent walls:



### Architectural Theming:

The architecture of the proposed project is a contemporary Spanish Revival with a combination of hipped roofs with tile and flat parapet-wall roofs with varying roof lines. Mosaic tile is proposed as accents at the tower elements. Some units proposed chimneys with flat designs on some units and others with domes on top of the chimneys. The windows are a combination of “circle windows” and “rectangular windows” throughout. The architectural detailing is consistent generally on all four sides of the building. Each unit will be provided with a one car garage and additional covered parking is provided. Non-covered parking stall are also provided



throughout the development. The proposed architectural building elevations and artist renderings of the proposed building are shown below:



Residential Layout/Architectural Theming:

In the tradition of the courtyard garden apartments, the proposed project utilizes a “green court” concept whereby the entrances to the homes and the balcony/patio areas face a common open space. Additionally, the homes are provided access off common private alleys as illustrated on the exhibit below.



**VARIANCE REQUEST:**

The project includes a request for variance in order to deviate from the minimum number of parking spaces required for the development, and for reduced dwelling unit size. The project requires a minimum of 533 parking spaces and the project site provides for 445 spaces, that is the equivalent to 15% reduction in parking. The applicant is also requesting to deviate from the minimum 600 square feet for an efficiency unit to 527 square feet proposed in the project. The applicant is proposing a total of 75 efficiency units. A parking stall table and a unit size and bedroom number is provided below:

**Table 1 – Development Standards**

	<b>Zoning Ordinance</b>	<b>Proposed</b>	<b>Complies with Code</b>
Parking (Minimum)	<b>Zoning -</b> <i>Multi-family:</i> 1 space per dwelling unit. 514 parking spaces required <i>Day Care:</i> 1 per faculty and 1 per 10 children. 10 parking spaces required	Total spaces: 445 spaces (15% reduction from required parking)	No
Unit Size	<b>Zoning (R-M Zone)–</b> <ul style="list-style-type: none"> <li>• Efficiency 600 sq. ft.</li> <li>• 1-bedroom 750 sq. ft.</li> <li>• 2-bedroom 900 sq. ft.</li> <li>• 3-bedroom 1,050 sq. ft.</li> <li>• 4-bedroom 1,200 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>• Efficiency 527 sq. ft. proposed (75 units – 31%)</li> <li>• 2-bedroom of 925-1,075 sq. ft. (97 units – 40%)</li> <li>• 3-bedroom of 1,150-1,300 sq. ft. (33 units- 14%)</li> <li>• 4-bedroom of 1,350-1,500 sq. ft. (37 units – 15%)</li> </ul> Total: 242 units -100%	No. Proposed 1 bedroom efficiency units are 63 sq. ft below minimum size requirement

In order to grant a variance, the Commission must make all the following findings in the affirmative, as specified in Section 17.76.020-B of the City Zoning Code.

- *That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter.*
- *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.*
- *That such variance 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.*
- *That the granting of such variance 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*
- *That the granting of the variance will not adversely affect any element of the general plan.*

The City of Coachella General Plan allows high-density residential developments with commercial components within new developments. The proposed development will be one of the first developments with the high-density apartments and one of the first developments that will provide residential units at market rate (Currently all multi-family residential developments are subsidized affordable housing communities). The zoning code requires an efficiency unit to be a minimum of 600 square feet. The proposed 525 square foot one-bedroom units will attract the younger resident's desire for smaller units with a mix of units for start-up families with children. The parking reduction sought by the applicant is supported by the General Plan in that it encourages new developments designed with walkable communities in mind. The site is 1,200 lineal feet from Van Buren Elementary School, adjacent to Line 91 of Sun Line Transit, the completion of Avenue 48 Road Widening Project, which will provide for multi-modal transportation opportunities, and ridesharing opportunities at the main entrance of the site. By reducing the minimum one-bedroom size from 750 square feet to 525 square feet, and reducing the minimum number of parking stall required from 515 to 445 parking stalls, the proposed development will be in line with the objectives of the General Plan in high density development of 15-40 dwelling units per acre and in designing walkable communities supporting multi-modal transportation.

The proposed 242 units will alleviate the anticipated population growth in the City of Coachella in meeting the RHNA allocation assigned by SCAG of 7,886 new dwelling units to be developed between 2022-2030. Based on the construction trends of the past ten years, the demand for housing is anticipated to increase in the City.

Furthermore, depriving the subject property owner from the proposed development will create an undue hardship on this owner who has a viable development proposed for the property.

Therefore, staff recommends variance approval with the findings and conditions listed in the staff report.

Signage:

No signage is proposed with the development of the site. Section 17.56.010(G) of the zoning code allows multi-family for one identification monument sign of twenty (20) square feet (four feet x five feet maximum) with a five feet maximum height. The recreational building and the daycare may be eligible for wall signage via a sign program which the applicant can submit at a later time. The sign program will be subject to the review and approval of the Planning Commission.

**ENVIRONMENTAL REVIEW:**

Environmental Assessment/Initial Study No. 17-05 was prepared and adopted January 17, 2018 for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate to recommend adoption a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies. A 30-day review period for the proposed Mitigated Negative Declaration commenced on October 19, 2017 and will end on November 8, 2017 for interested and concerned individuals and public agencies to submit written comments on the project.

A summary of mitigation measures, which upon implementation, reduces the impacts of the proposed project to a less-than-significant level are incorporated into the proposed conditions of approval and the Mitigation Monitoring and Reporting Program for the subject project. If approved, the developer will be under the same obligation implement these mitigation measures as any other conditions of approval for the project.

**ALTERNATIVES:**

- 1) Adopt Resolution No. PC 2022-26 recommending that the City Council approve Architectural Review No. 21-12 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Not adopt Resolution No. PC 2022-26 and deny the project.
- 3) Continue this item and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE(S):**

It is staff's recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because no changes are proposed from

the original Architectural Review No. 17-12 approval staff's recommendation is that the Planning Commission approve Alternative #1.

Attachments:

1. Resolution No. PC2022-26 for Variance No. 22-04 and Architectural Review No. 22-12 Exhibit A – Conditions for Approval for Variance No. 22-04 and Architectural Review No. 22-12
2. Development Plan Set – (Site Plan, Floor Plan, Elevations, Landscape Plan)



**RESOLUTION NO. PC2022-26**

Attachment 1

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW NO. 22-12 AND VARIANCE NO. 22-04 TO ALLOW THE CONSTRUCTION OF A 242-UNIT MULTI-FAMILY RESIDENTIAL GATED COMMUNITY AND ALLOW THE REDUCTION IN THE MINIMUM SIZE OF EFFICIENCY UNITS FROM 600 TO 527 SQUARE FEET FOR THE PROPOSED EFFICIENCY UNITS AND REDUCTION OF THE REQUIRED PARKING SPACES FROM 514 SPACES TO 445 SPACES ON 9.7 ACRES LOCATED ON THE SOUTH SIDE OF AVENUE 48 AND APPROXIMATELY 600 FEET WEST OF VAN BUREN STREET. (APN 612-230-018) HCM DEVELOPMENT (APPLICANT).**

**WHEREAS** HCM Development filed an application for Architectural Review (AR) 22-12 and Variance No. 22-04 to allow for the construction of a 242-unit multi-family residential gated community with amenities such as pocket parks, on-site daycare, a recreation center community pools and spas, and other amenities, on a 9.7-acre vacant parcel of land located on the south side of Avenue 48 and approximately 600 feet west of Van Buren Street (APN 612-230-018); and,

**WHEREAS**, the attendant application for Variance No. 22-04 requests; a) reduced minimum of 600 square feet for efficiency units to 527 square feet for the proposed efficiency units and; b) reduced the required parking spaces from 519 spaces to 445 spaces; and

**WHEREAS** on January 17, 2018, the City Council of the City of Coachella held a duly noticed public hearing and approved Change of Zone No. 17-02 (1<sup>st</sup> reading of Ordinance No. 1119), Architectural Review No. 17-12, Variance No. 17-03 and a Mitigated Negative Declaration (Environmental Assessment No. 17-05); and

**WHEREAS** on December 6, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed amendments in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

**WHEREAS**, Environmental Assessment/Initial Study No. 17-05 was prepared and adopted January 17, 2018 by the City Council for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that

the project will not have a significant impact on the environment and it would be appropriate to recommend adoption a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies

**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 environmental impacts were considered under Environmental Assessment/Initial Study No. 17-05, adopted by the City Council on January 17, 2018 for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies

**Section 3.** Architectural Review Findings

With respect to Architectural Review No. 22-12, the Planning Commission finds as follows for the proposed for the 242 unit multi-family residential project:

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 multi-family residential development. The proposed structures 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 for this type of development with the exception of the 600 sf minimum efficiency unit and the minimum number of parking spaces. With the approval of the Variance application, the minimum square feet for a efficiency unit will be 525 square feet and the number of parking stalls will be 445 from 514 parking stalls. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #1 policies which pursue the transformation of automobile-oriented strip commercial areas into walkable neighborhood centers that are physically connected with adjacent neighborhoods.
2. The project will be in compliance with the applicable land use regulations and

development standards of the City's Zoning Code. The site plan proposes to develop a vacant 9.7-acre site with 242 multi-family residential developments with a 5,000 sf recreation building and a 5,000 sf commercial daycare center. The project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed, with the exception of the minimum efficiency unit size from 600 sf to 525 sf, and the number of parking spaces from 514 to 445 parking spaces.

3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the Neighborhood Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a multi-family residential use with amenities for the future residents of the site that will be permitted in the R-M (Residential Multiple Family) zone.
5. Environmental Assessment/Initial Study No. 17-05 was prepared and adopted by the City Council for the subject project pursuant to the California Environmental Quality Act Guidelines and distributed to responsible agencies for review and comment. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate for the project to be considered consistent with the Mitigated Negative Declaration that evaluated this project, and included several technical studies. A 30-day review period for the proposed Mitigated Negative Declaration commenced on October 19, 2017 and will end on November 8, 2017 for interested and concerned individuals and public agencies to submit written comments on the project. A summary of mitigation measures, which upon implementation, reduces the impacts of the proposed project to a less-than-significant level are incorporated into the proposed conditions of approval and the Mitigation Monitoring and Reporting Program for the subject project.

#### **Section 4.** Variance Findings

With respect to Variance No. 22-04, the Planning Commission finds as follows for the proposed for the 242-unit multi-family residential project:

1. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the General Plan. With the approval of the change of zone, the Zoning Code seeks

to allow high-density residential developments, additionally the General Plan encourages walkable communities where automobile dependency is reduced by the new high density development with proximity to other services and availability of multi-modal transportation availability. The subject site consists of 9.7 acres capable to support the proposed density. The proposed high-density multi-family residential use project would be compatible with future new developments in the vicinity of the site and in compliance with the newly adopted General Plan.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings do not apply generally to other property in the same zone and vicinity. The subject site is capable of supporting the proposed 242 residential units with the proposed amenities, including the 5,000 sq. ft. recreational building and the future commercial daycare. The market rate efficiency units with the amenities proposed will appeal to residents who are unable to find such products available in the City of Coachella, furthermore, minimizing the number of parking stalls required from 514 to 445 stalls will encourage future residents to use alternative modes of transportation. The project represents a deviation of 15% , which is not a major deviation from the parking standards.
3. Such variance 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 would be denied to the property in question. Due to the physical size of the parcel, the proposed density, including the 525 square foot efficiency units, and the parking reduction from 514 to 445 stalls, as proposed with this project, the goals and objectives of the General Plan can be accomplished by granting the proposed variance. Denial of the variance would deny the applicant of a right enjoyed by nearby future owners.
4. The granting of the variance 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. The proposed 525 square foot efficiency units and the reduction of parking stalls from 514 to 445 stalls for the proposed development would be developed in accordance with other current development standards, which include, building setbacks, building heights, new landscaping, and fencing improvements and would not create any objectionable odors, light or glare onto adjoining properties. The project is intended to provide not only new residential units at market value, but employment opportunities and there will not be any negative effect to the public welfare or property or improvements in the area.
5. The granting of the variance will not adversely affect any element of the general plan. The proposed multi-family residential development would be consistent with land use, circulation and urban design elements of the General Plan. The proposed project will consist of 242 new residential units that will be in keeping with the Neighborhood Center of the General Plan. The current General Plan land use designation of Neighborhood Center envisions a concentration of commercial businesses and civic amenities often mixed with multi-family housing within convenient walking or biking distance of nearby neighborhoods. The proposed

multi-family development will provide a variety of residential uses intended to serve the local and regional populations. The future land uses on the site will be consistent with the General Plan.

**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 22-12 and Variance No. 22-04 for the Coachella Village Apartments Project development and subject to the Conditions of Approval as set forth in “Exhibit A.”

**PASSED APPROVED and ADOPTED** this 6<sup>th</sup> day of December 2022.

\_\_\_\_\_  
Stephanie Virgen, 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. PC2022-26 was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6<sup>th</sup> day of December 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary

**EXHIBIT A – RESOLUTION NO. PC2022-26**  
**CONDITIONS OF APPROVAL**  
**ARCHITECTURAL REVIEW NO. 22-12 AND VARIANCE NO. 22-04**  
**COACHELLA VILLAGE APARTMENTS**

**General Conditions:**

1. The Architectural Review (AR 22-12) shall be valid for 12 months from the effective date of said City Council approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits, completion of Lot Merger No. 2018-6, and pursuit of construction will vest the Architectural Review.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Design Guidelines for the Raven Ridge Project and conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Raven Ridge Project applications.
  - b. Variance No. 22-04 shall approve a reduced minimum unit size of 600 square feet for efficiency (studio) units to 527 square feet for all proposed efficiency (studio) units and allow a reduction in required off-street parking from 515 spaces to 445 spaces.
  - c. All residential garage doors shall incorporate decorative windows on the top 25% of the garage door.
  - d. All fencing or garden walls for the project shall be subject to issuance of a separate building permit by the City Building Division.
  - e. All parking lot lighting for the project center shall incorporate a Spanish Colonial decorative design.
  - f. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.
3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 22-12, including architectural features, materials, and site layout.

4. 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.
5. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
6. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

**Mitigation Measures – Biological Resources:**

7. A qualified wildlife biologist with previous burrowing owl survey experience shall conduct preconstruction surveys of the permanent and temporary impact areas to locate potential active breeding or wintering burrowing owl burrows no fewer than 14 days prior to ground-disturbing activities (i.e., vegetation clearance, grading, tilling). The survey methodology shall be consistent with the methods outlined in the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, noting any potential burrows with fresh burrowing owl sign or presence of burrowing owls. Surveys may be conducted concurrently with preconstruction surveys for other special-status species. Preconstruction surveys shall be conducted within the project boundaries. If any evidence of occupation of the project site by special-status species is observed, a buffer shall be established by a qualified biologist that results in sufficient avoidance and appropriate agencies shall be notified.
8. If passive relocation is required, the project proponent shall implement the Mitigation Land Management Plan and permanently conserve in a conservation easement offsite habitat suitable for burrowing owl at a ratio of 15 acres per passively relocated burrowing owl pair, not to exceed the size of the final project footprint. Land identified to mitigate for passive relocation of burrowing owl may be combined with other mitigation requirements of the proposed project if the compensatory habitat is deemed suitable to support the species. The Passive Relocation Compensatory Mitigation habitat shall be approved by California Department of Fish and Wildlife. If the proposed project is located within the service area of a California Department of Fish and Wildlife-approved burrowing owl conservation bank, the applicant may purchase available burrowing owl conservation bank credits in lieu of placing offsite habitat into a conservation easement, if acceptable to California Department of Fish and Wildlife.



9. Prior to the start of construction activities and for the duration of construction, within one week of employment all new construction workers working within the project site shall attend Worker Environmental Awareness Program (WEAP) training, developed and presented by a qualified Biologist. The program shall include information on the life history of the burrowing owl, other raptors, nesting birds, as well as other wildlife and plant species that may be encountered during construction activities. The program shall also discuss legal protection status of each species, the definition of “take” under the Federal Endangered Species Act and California Endangered Species Act, measures the project proponent is implementing to protect the species, reporting requirements, specific measures that each worker shall employ to avoid take of wildlife species, and penalties for violation of the Federal Endangered Species Act or California Endangered Species Act.
  
10. To avoid disturbance of nesting and special-status birds, including raptor species protected by the MBTA and CFGC, activities related to the project including, but not limited to, vegetation removal, ground disturbance, and construction and demolition outside of the bird breeding season (February 1 through August 31), if feasible. If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in Riverside County. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

**Mitigation Measures – Cultural Resources:**

11. In the event that potentially significant cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified cultural resource professional, who is both an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology, and a paleontologist in accordance with the Society of Vertebrate Paleontology’s 2010 Guidelines, must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA or Section 106, additional work such as data recovery excavation and further mitigation may be warranted.
  
12. Ground disturbances reaching more than three feet in depth must be monitored by a qualified paleontological monitor. Monitoring will be restricted to undisturbed Lake Cahuilla beds and

any older, undisturbed subsurface alluvium, which may be present below the surface. The monitor must be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.

13. In the event that human remains are uncovered during ground disturbing activities, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American Burials.
14. A qualified archeological monitor and Native American Monitor from the Twenty-Nine Palms Band of Mission Indians is required to be present during project-related ground disturbance activities. The owner or successor in interest shall hire a tribal grading monitor in accordance with the consulting Tribe(s) and shall submit proof of procurement of the tribal monitor(s) prior to the issuance of a grading permit.

#### **Mitigation Measures – Geology and Soils:**

15. The project's assigned geotechnical consultant shall administer the 2016 CBC Seismic Design Parameters into the design and construction of onsite buildings.
16. All earthwork including excavation, backfill and preparation of the subgrade soil, shall be performed in accordance with the geotechnical recommendations presented in the *Geotechnical Engineering Report and Storm Water Disposal Percolation Testing, Raven Ridge Multi-Family Residential Project*, June 2017, prepared by Earth Systems Southwest, and CBC, as applicable.

#### **Mitigation Measures – Hazards and Hazardous Materials:**

17. Prior to ground disturbing activities on the project site, additional testing is required to characterize the vertical and lateral extent of the elevated lead concentrations. Once the soil with elevated lead concentrations is identified, these soils should be excavated and disposed of offsite as a California hazardous waste in conformance with applicable regulations.

#### **Mitigation Measures – Transportation and Traffic:**

18. Although the proposed project would not contribute to a significant reduction in level of service, the TIA identified a number of circulation measures to improve traffic safety on-site as follows:
  - On-site signing and striping should be implemented in conjunction with detailed construction plans for the project site.

- Provide stop sign control at the intersections of all internal roadways and at the project access points.
- Traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project accesses shall comply with standards California Department of Transportation and City of Coachella sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed and approved as consistent with this measure prior to issuance of grading permits. The applicant shall contribute to the City a fair share contribution for future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street. Said contribution may be satisfied through full payment or with a letter of credit prior to the issuance of a building permit.

19. The applicant is required to contribute to a citywide roadway and traffic signal improvement program through payment of the adopted development impact fee program or fair share contributions for the construction of all improvement necessary to reduce cumulative traffic impacts from the proposed project and other proposed developments.

**Mitigation Measures – Tribal Cultural Resources:**

20. In the event that potentially significant cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified cultural resource professional, who is both an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology, and a paleontologist in accordance with the Society of Vertebrate Paleontology's 2010 Guidelines, must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA or Section 106, additional work such as date recovery excavation and further mitigation may be warranted.
21. In the event that human remains are uncovered during ground disturbing activities, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American Burials.
22. The applicant shall cooperate and coordinate with The Tribal Preservation Office (THPO) by having an approved Native American Monitor(s) be present during any ground disturbing activities during the project.
23. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.

24. Five (5) sets of copies of check prints. The applicant shall pay all necessary plan check, permit, and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
25. The applicant shall pay plan check fees. \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

**Engineering – Grading and Drainage:**

26. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan. Paving for public and private streets shall be constructed per City Standard unless more stringent standards are recommended by the geotechnical investigation.
27. A precise grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
28. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be as required by the approved geotechnical investigation recommendations. A log that includes sieve analysis for each strata of the borings, shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields.

29. 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.
30. Applicant shall obtain approval of site access and circulation from Fire Marshall.
31. Separate permits shall be required for all perimeter walls for the residential project. The maximum height of any wall shall be limited to eight (8) feet as measured from an average of the ground elevations on either side.

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

32. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.
33. 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.
34. An additional dedication of land will be required along Avenue 48 as per the updated 2035 City of Coachella General Plan. Engineering department will evaluate in more detail and provide if it is required an additional dedication of land to satisfy this purpose.
35. Applicant shall contribute its fair share contribution for the cost of future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street.
36. Avenue 48 is classified as Major Arterial with Bike Lanes, applicant shall match improvements in accordance to recently design of “Avenue 48 Widening Project”, copy of the plans can be obtain from this department as per applicant request.
37. Applicant is informed that the area of public utility easement (PUE) of 15 feet, is not available for the construction of permanent structures.
38. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

### **Sewer and Water Improvements**

39. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext. 143.
40. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext. 143.
41. A separate fire connection is required as per standard W-1, W-4, W-7, W-10 (Above ground) for the new construction with the following criteria: If a building exceeds 3600 square feet and/or has more than 100 seating area. Fire hydrants are required within 250 feet minimum from the closest building point to the hydrant. Pipe type c-900-CLS-200.

### **Engineering – General:**

42. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans.
43. 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. A separate submittal and approval to the AQMD agency is required on projects exceeding 10 acres.
44. 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. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
45. "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.

46. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. Contact the Engineering Department for plan check and submittal procedures at 760-398-5744 Ext.

**Development Services – Landscaping:**

47. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
48. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
49. 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.
50. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 22-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
51. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
52. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
53. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
54. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.

55. 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.
56. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative ground coating.

**Development Services – Project Design:**

57. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 22-12 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
58. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
59. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. The location of the trash enclosure shall be approved by both Burrtec Waste Management and the City Engineer.
60. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
61. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 48.

**Riverside County Fire Department:**

62. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.
63. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.
64. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1. *50% reduction has been applied for the proposed sprinklered building provision.*

For any building with public access, including all having one or two dwelling units of less than 3,600 square feet - provide or show a water system capable of delivering a fire flow of



1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. *\*50% reduction has been applied for the proposed sprinklered building provision*

65. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
66. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
67. Blue dot retro-reflectors pavement markers shall be provided on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org))
68. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 60,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
69. Any turn-around shall require a minimum 38-foot turning radius.
70. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
71. The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
72. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.
73. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

**Imperial Irrigation District:**

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

**Utilities:**

76. The applicant shall submit water and sewer plans for approval. The proposed project shall be required to connect to the City's public water and sewer system.
77. The project will require a Water Quality Management Plan (WQMP).
78. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
79. The applicant shall install above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
80. Backflow devices will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
81. A separate AMI 4-G metering system for each building shall be installed.
82. A separate AMI 4-G water service meter for the irrigation system shall be installed.
83. All facilities will be required to submit a source control survey.
84. Detailed plumbing and mechanical plans shall be submitted.
85. The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems.

**Fees:**

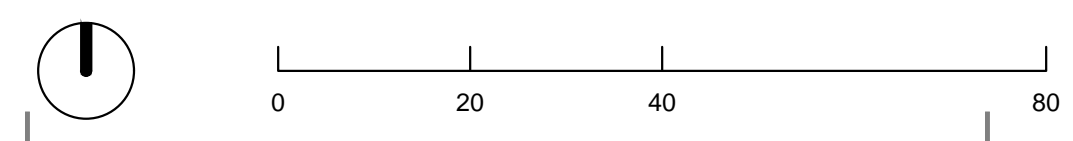
86. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
87. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
88. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
89. The applicant shall pay all required water connection fees.
90. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial and residential development prior to issuance of building permits.

91. The applicant shall comply with the City's Art in Public Places Ordinance. 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.
92. The project is subject to payment of all commercial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.
93. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of building permits for residential buildings.
94. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of action of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City. The applicant shall submit an indemnification agreement in a form acceptable to the City Attorney.
95. The owner or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry feature and median island planters, and retention basins, subject to review and approval by the City Engineer. The "purple pipe" water lines shall be installed within common area improvements in accordance with City standards.





**LEGEND:**  
 2 STORY: [Light Orange Box]  
 3 STORY: [Yellow-Orange Box]  
 DAY CARE: [Orange Box]  
 REC. BLDG.: [Dark Orange Box]



CONCEPTUAL SITE PLAN **A1.0**



Architecture + Planning  
 12555 West Jefferson Blvd.  
 Suite 100  
 Los Angeles, CA 90066  
 310.394.2623  
 ktgy.com

Raven Ridge Development  
 Coachella Village Partners, LLC  
 1014 S. Westlake Blvd.  
 Westlake Village, CA 91361

**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



**PROJECT SUMMARY:**

Parking Numbers	
Residential Parking Stall Required	514
Accessible Stalls Required ( Inclusive) 401-500	9
Daycare parking Required (1 per faculty, 1 per 10 kids)	10
<b>Total Parking Stalls Required(W/ 15% Reduction)</b>	<b>445</b>
Accessible Stalls Provided ( Inclusive) 2%	10
Daycare / Rec/Lobby/ Leasing Parking ( Inclusive)	25
<b>Total Parking Stalls Provided( 14.8% Reduction Applied)</b>	<b>445</b>

Parking For 1Bed	125.25	at 1.67	Covered	75
Parking For 2Bed+	389.11	at 2.32	Covered	167
<b>Total</b>	<b>514.36</b>		<b>Total</b>	<b>242</b>

Total Net Rentable	BLDG A (4)	BLDG B (5)	BLDG C (3)	BLDG D (1)	BLDG E (1)	BLDG E -2 (1)
5 Buildings Types	52,176	70,030	41,868	18,400	26,158	15,108
<b>Total SF</b>	<b>223,740</b>					

BLDGs	1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
	1	2	3	4	5	6	7	8	9	
<b>BLDG A (4 Buildings)</b>	0	0	3	4	0	8	4	0	0	40
<b>BLDG A Square Footages</b>	0	0	1224	1271	0	1435	1465	0	0	
<b>BLDG B (5 Buildings)</b>	15	15	20	0	10	0	0	15	15	90
<b>BLDG C (3 Buildings)</b>	9	24	15	6	0	0	0	0	0	54
<b>BLDG D (1 Building)</b>	0	12	8	0	0	2	0	3	0	25
<b>BLDG B, C &amp; D Square Footages</b>	527	725	925	975	1,025	1150	1300	1350	1500	
<b>BLDG E (1 Building)</b>	0	0	0	4	2	0	13	0	2	21
<b>BLDG E -2 (1 Building)</b>	0	0	0	0	4	0	6	0	2	12
<b>BLDG E &amp; E-2 Square Footages</b>	527	725	925	975	1,025	1150	1300	1350	1654	
<b>Total of Each SF Type Unit Provided</b>	24	51	59	22	16	10	23	18	19	
<b>Total No.of Units for All Buildings (15)</b>	<b>75</b>		<b>97</b>			<b>33</b>		<b>37</b>		<b>242</b>
<b>Percentage provided</b>	31%		40%			14%		15%		100%

BLDG A - 3 STORY TOWNHOME			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor		3,680	0	0	4	3	0	0	1	0	0
	2nd Floor	6,050	0	0	0	0	0	0	0	0	0	0
	3rd Floor	6,044	0	0	0	0	0	2	0	0	0	2
<b>Total No.of Units</b>	<b>Total:</b>	<b>15,774</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>10</b>
<b>Total No.of Buildings 4</b>			<b>0</b>	<b>0</b>	<b>28</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>
<b>Unit Mix</b>			0.0%		70.0%		30.0%		0.0%			100.0%
Unit Net Rentable Area			0	0	1224	1271	0	1435	1465	0	0	
			0	0	4,896	3,813	0	2,870	1,465	0	0	
<b>Total Net Rentable Area</b>			<b>0</b>	<b>0</b>	<b>8,709</b>	<b>4,335</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,044</b>
Average SF per Unit Type			0		1,244		0			1388		
<b>Overall Average Unit SF</b>			1304									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.1									

BLDG B			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor		4,141	1	1	0	0	0	0	0	1	1
	2nd Floor	7,608	1	1	2	0	1	0	0	1	1	7
	3rd Floor	7,608	1	1	2	0	1	0	0	1	1	7
<b>Total No.of Units</b>	<b>Total:</b>	<b>19,357</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>18</b>
<b>Total No.of Buildings 5</b>			<b>30</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>90</b>
<b>Unit Mix</b>			33.3%		33.3%		0.0%		33.3%			100.0%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1500	
			1,581	2,175	3,700	0	2,050	0	0	4,050	4,500	
<b>Total Net Rentable Area</b>			<b>3,756</b>	<b>5,750</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,500</b>	<b>0</b>	<b>14,006</b>
Average SF per Unit Type			626		958							
<b>Overall Average Unit SF</b>			778									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

\* Note: Stairs and Corridors Included in Gross Floor Area Calculations.

BLDG C			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor		2,785	1	3	0	0	0	0	0	0	0
	2nd Floor	6,965	1	3	3	1	0	0	0	0	0	8
	3rd Floor	5,290	1	2	2	1	0	0	0	0	0	6
<b>Total No.of Units</b>	<b>Total:</b>	<b>15,040</b>	<b>3</b>	<b>8</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>
<b>Total No.of Buildings 3</b>			<b>33</b>	<b>21</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>
<b>Unit Mix</b>			61.1%		38.9%		0.0%		0.0%			100.0%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1500	
			1,581	5,800	4,625	1,950	0	0	0	0	0	
<b>Total Net Rentable Area</b>			<b>7,381</b>	<b>6,575</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,956</b>
Average SF per Unit Type			671		939							
<b>Overall Average Unit SF</b>			775									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

BLDG D			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor		4,393	0	4	0	0	0	0	0	1	0
	2nd Floor	9,758	0	4	4	0	0	1	0	1	0	10
	3rd Floor	9,758	0	4	4	0	0	1	0	1	0	10
<b>Total No.of Units</b>	<b>Total:</b>	<b>23,909</b>	<b>0</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>25</b>
<b>Total No.of Buildings 1</b>			<b>12</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>
<b>Unit Mix</b>			48.0%		32.0%		8.0%		12.0%			100.0%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1500	
			0	8,700	7,400	0	0	2,300	0	4,050	0	
<b>Total Net Rentable Area</b>			<b>8,700</b>	<b>9,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,400</b>
Average SF per Unit Type			725		1,213							
<b>Overall Average Unit SF</b>			736									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			7.6									

BLDG E			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor		8,288	0	0	0	0	0	0	5	0	2
	2nd Floor	13,502	0	0	0	2	2	0	5	0	0	9
	3rd Floor	6,310	0	0	0	2	0	0	3	0	0	5
<b>Total No.of Units</b>	<b>Total:</b>	<b>28,100</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>13</b>	<b>13</b>	<b>2</b>	<b>2</b>	<b>21</b>
<b>Total No.of Buildings 1</b>			<b>0</b>	<b>0</b>	<b>6</b>	<b>13</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>21</b>
<b>Unit Mix</b>			0.0%		28.6%		61.9%		9.5%			90.5%
Unit Net Rentable Area			527	725	925	975	1,025	1150	1300	1350	1654	
			0	0	0	3,900	2,050	0	16,900	0	3,308	
<b>Total Net Rentable Area</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>22,850</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,308</b>	<b>26,158</b>
Average SF per Unit Type			0		3,808							
<b>Overall Average Unit SF</b>			1246									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			6.4									

BLDG E-2			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor		5,668	0	0	0	0	0	0	2	0	2
	2nd Floor	6,796	0	0	0	0	2	0	2	0	0	4
	3rd Floor	6,310	0	0	0	0	2	0	2	0	0	4
<b>Total No.of Units</b>	<b>Total:</b>	<b>18,774</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>12</b>
<b>Total No.of Buildings 1</b>			<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>12</b>
<b>Unit Mix</b>			0.0%		33.3%		50.0%		16.7%			83.3%
Unit Net Rentable Area			527	725	925	975	1,000	1150	1300	1350	1654	
			0	0	0	0	4,000	0	7,800	0	3,308	
<b>Total Net Rentable Area</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,308</b>	<b>15,108</b>
Average SF per Unit Type			0		2,950							
<b>Overall Average Unit SF</b>			1259									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.7									







# 83755 COACHELLA VILLAGE ENTITLEMENT SUBMISSION

PREPARED AUG 26th, 2017

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EXISTING  
VICINITY MAP

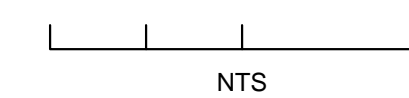
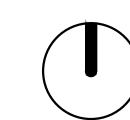


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**TITLE SHEET**  
 SHEET INFORMATION

# A100



**PROJECT SUMMARY:**

Parking Numbers	
Residential Parking Stall Required	514
Accessible Stalls Required ( Inclusive) 401-500	9
Daycare parking Required (1 per faculty, 1 per 10 kids)	10
<b>Total Parking Stalls Required(W/ 15% Reduction)</b>	<b>445</b>
Accessible Stalls Provided ( Inclusive) 2%	10
Daycare / Rec/Lobby/ Leasing Parking ( Inclusive)	25
<b>Total Parking Stalls Provided( 14.8% Reduction Applied)</b>	<b>445</b>

Parking For 1Bed	125.25	at 1.67	Covered	75
Parking For 2Bed+	389.11	at 2.32	Covered	167
<b>Total</b>	<b>514.36</b>		<b>Total</b>	<b>242</b>

Total Net Rentable	BLDG A (4)	BLDG B (5)	BLDG C (3)	BLDG D (1)	BLDG E (1)	BLDG E -2 (1)
5 Buildings Types	52,176	70,030	41,868	18,400	26,158	15,108
<b>Total SF</b>	<b>223,740</b>					

BLDGs	1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
	1	2	3	4	5	6	7	8	9	
<b>BLDG A (4 Buildings)</b>	0	0	3	4	0	8	4	0	0	40
<b>BLDG A Square Footages</b>	0	0	1224	1271	0	1435	1465	0	0	
<b>BLDG B (5 Buildings)</b>	15	15	20	0	10	0	0	15	15	90
<b>BLDG C (3 Buildings)</b>	9	24	15	6	0	0	0	0	0	54
<b>BLDG D (1 Building)</b>	0	12	8	0	0	2	0	3	0	25
<b>BLDG B, C &amp; D Square Footages</b>	527	725	925	975	1,025	1150	1300	1350	1500	
<b>BLDG E (1 Building)</b>	0	0	0	4	2	0	13	0	2	21
<b>BLDG E -2 (1 Building)</b>	0	0	0	0	4	0	6	0	2	12
<b>BLDG E &amp; E-2 Square Footages</b>	527	725	925	975	1,025	1150	1300	1350	1654	
<b>Total of Each SF Type Unit Provided</b>	24	51	59	22	16	10	23	18	19	
<b>Total No. of Units for All Buildings (15)</b>	<b>75</b>		<b>97</b>			<b>33</b>		<b>37</b>		<b>242</b>
<b>Percentage provided</b>	31%		40%			14%		15%		100%

BLDG A- 3 STORY TOWNHOME			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	3,680	0	0	4	3	0	0	1	0	0	8
	2nd Floor	6,050	0	0	0	0	0	0	0	0	0	0
	3rd Floor	6,044	0	0	0	0	0	2	0	0	0	2
<b>Total No. of Units</b>	<b>Total: 15,774</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>10</b>
<b>Total No. of Buildings 4</b>		<b>0</b>		<b>28</b>		<b>12</b>		<b>0</b>		<b>0</b>		<b>40</b>
<b>Unit Mix</b>		0.0%		70.0%		30.0%		0.0%				100.0%
Unit Net Rentable Area		0	0	1224	1271	0	1435	1465	0	0	0	
		0	0	4,896	3,813	0	2,870	1,465	0	0	0	
<b>Total Net Rentable Area</b>		<b>0</b>		<b>8,709</b>		<b>4,335</b>		<b>0</b>		<b>0</b>		<b>13,044</b>
Average SF per Unit Type		0		1,244		0		1388				
<b>Overall Average Unit SF</b>		<b>1304</b>										
<b>Lot Area (SF/AC)</b>		<b>142,629</b>	<b>3.27</b>									
<b>DU/AC</b>		<b>3.1</b>										

BLDG B			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	4,141	1	1	0	0	0	0	0	1	1	4
	2nd Floor	7,608	1	1	2	0	1	0	0	1	1	7
	3rd Floor	7,608	1	1	2	0	1	0	0	1	1	7
<b>Total No. of Units</b>	<b>Total: 19,357</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>18</b>
<b>Total No. of Buildings 5</b>		<b>30</b>		<b>30</b>		<b>30</b>		<b>30</b>		<b>30</b>		<b>90</b>
<b>Unit Mix</b>		33.3%		33.3%		0.0%		33.3%		33.3%		100.0%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1500		
		1,581	2,175	3,700	0	2,050	0	0	4,050	4,500		
<b>Total Net Rentable Area</b>		<b>3,756</b>		<b>5,750</b>		<b>4,500</b>		<b>14,006</b>				
Average SF per Unit Type		626		958								
<b>Overall Average Unit SF</b>		<b>778</b>										
<b>Lot Area (SF/AC)</b>		<b>142,629</b>	<b>3.27</b>									
<b>DU/AC</b>		<b>5.5</b>										

\* Note: Stairs and Corridors Included in Gross Floor Area Calculations.

BLDG C			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	2,785	1	3	0	0	0	0	0	0	0	4
	2nd Floor	6,965	1	3	3	1	0	0	0	0	0	8
	3rd Floor	5,290	1	2	2	1	0	0	0	0	0	6
<b>Total No. of Units</b>	<b>Total: 15,040</b>	<b>11</b>		<b>7</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>18</b>
<b>Total No. of Buildings 3</b>		<b>33</b>		<b>21</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>54</b>
<b>Unit Mix</b>		61.1%		38.9%		0.0%		0.0%				100.0%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1500		
		1,581	5,800	4,625	1,950	0	0	0	0	0		
<b>Total Net Rentable Area</b>		<b>7,381</b>		<b>6,575</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>13,956</b>
Average SF per Unit Type		671		939								
<b>Overall Average Unit SF</b>		<b>775</b>										
<b>Lot Area (SF/AC)</b>		<b>142,629</b>	<b>3.27</b>									
<b>DU/AC</b>		<b>5.5</b>										

BLDG D			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	4,393	0	4	0	0	0	0	0	1	0	5
	2nd Floor	9,758	0	4	4	0	0	1	0	1	0	10
	3rd Floor	9,758	0	4	4	0	0	1	0	1	0	10
<b>Total No. of Units</b>	<b>Total: 23,909</b>	<b>12</b>		<b>8</b>		<b>2</b>		<b>3</b>		<b>3</b>		<b>25</b>
<b>Total No. of Buildings 1</b>		<b>12</b>		<b>8</b>		<b>2</b>		<b>3</b>		<b>3</b>		<b>25</b>
<b>Unit Mix</b>		48.0%		32.0%		8.0%		12.0%				100.0%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1500		
		0	8,700	7,400	0	0	2,300	0	4,050	0		
<b>Total Net Rentable Area</b>		<b>8,700</b>		<b>9,700</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>18,400</b>
Average SF per Unit Type		725		1,213								
<b>Overall Average Unit SF</b>		<b>736</b>										
<b>Lot Area (SF/AC)</b>		<b>142,629</b>	<b>3.27</b>									
<b>DU/AC</b>		<b>7.6</b>										

BLDG E			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	8,288	0	0	0	0	0	0	5	0	2	7
	2nd Floor	13,502	0	0	0	2	2	0	5	0	0	9
	3rd Floor	6,310	0	0	0	2	0	0	3	0	0	5
<b>Total No. of Units</b>	<b>Total: 28,100</b>	<b>0</b>		<b>6</b>		<b>13</b>		<b>2</b>		<b>2</b>		<b>21</b>
<b>Total No. of Buildings 1</b>		<b>0</b>		<b>6</b>		<b>13</b>		<b>2</b>		<b>2</b>		<b>21</b>
<b>Unit Mix</b>		0.0%		28.6%		61.9%		9.5%				90.5%
Unit Net Rentable Area		527	725	925	975	1,025	1150	1300	1350	1654		
		0	0	0	3,900	2,050	0	16,900	0	3,308		
<b>Total Net Rentable Area</b>		<b>0</b>		<b>22,850</b>		<b>3,308</b>		<b>26,158</b>				
Average SF per Unit Type		0		3,808								
<b>Overall Average Unit SF</b>		<b>1246</b>										
<b>Lot Area (SF/AC)</b>		<b>142,629</b>	<b>3.27</b>									
<b>DU/AC</b>		<b>6.4</b>										

BLDG E-2			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level			A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	5,668	0	0	0	0	0	0	2	0	2	4
	2nd Floor	6,796	0	0	0	0	2	0	2	0	0	4
	3rd Floor	6,310	0	0	0	0	2	0	2	0	0	4
<b>Total No. of Units</b>	<b>Total: 18,774</b>	<b>0</b>		<b>4</b>		<b>6</b>		<b>2</b>		<b>2</b>		<b>12</b>
<b>Total No. of Buildings 1</b>		<b>0</b>		<b>4</b>		<b>6</b>		<b>2</b>		<b>2</b>		<b>12</b>
<b>Unit Mix</b>		0.0%		33.3%		50.0%		16.7%				83.3%
Unit Net Rentable Area		527	725	925	975	1,000	1150	1300	1350	1654		
		0	0	0	0	4,000	0	7,800	0	3,308		
<b>Total Net Rentable Area</b>		<b>0</b>		<b>11,800</b>		<b>3,308</b>		<b>15,108</b>				
Average SF per Unit Type		0		2,950								
<b>Overall Average Unit SF</b>		<b>1259</b>										
<b>Lot Area (SF/AC)</b>		<b>142,629</b>	<b>3.27</b>									
<b>DU/AC</b>		<b>3.7</b>										



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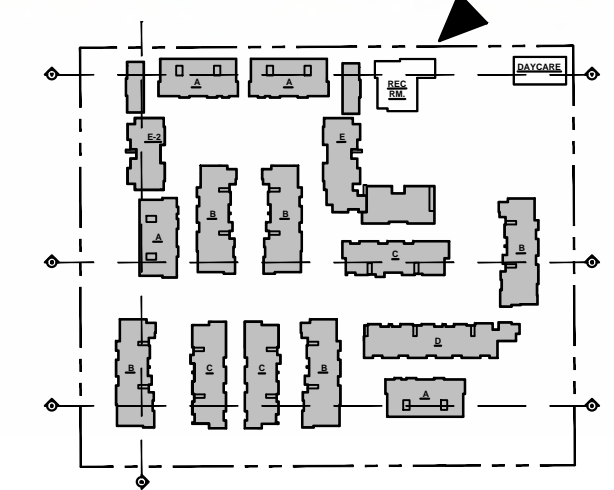
**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017

BUILDING SUMMARY

A202



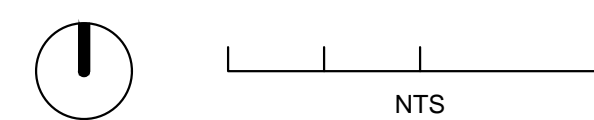


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

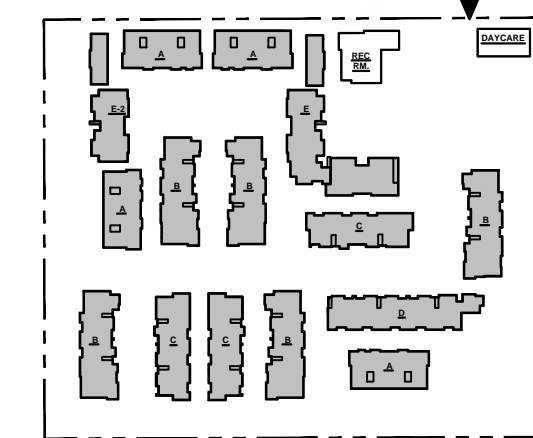
CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE  
 RECREATION BUILDING

A100



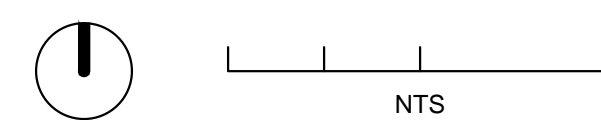


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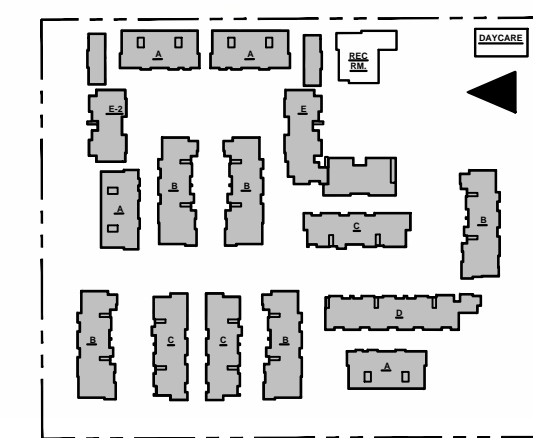
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 DAY CARE BUILDING

**A101**



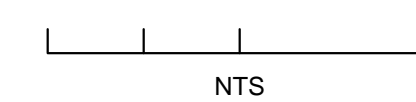
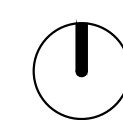


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 COACHELLA, CA # 170105

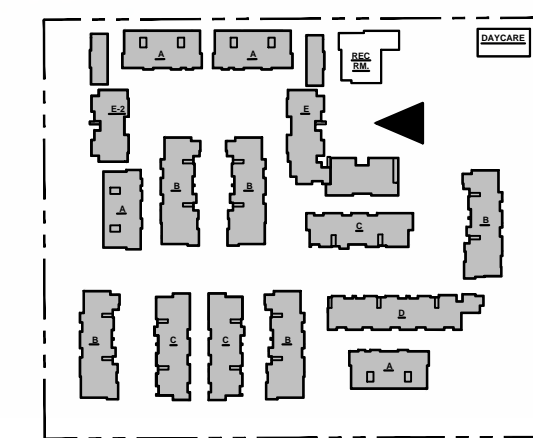
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 RECREATION BUILDING

**A102**



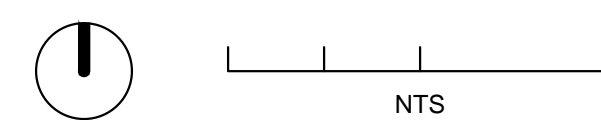


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 COACHELLA, CA # 170105

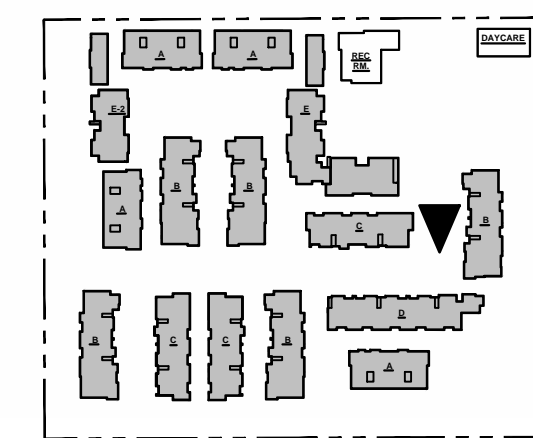
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 BUILDING-E COURTYARD

**A103**



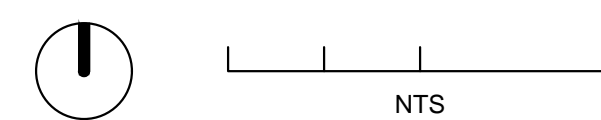


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 COACHELLA, CA # 170105

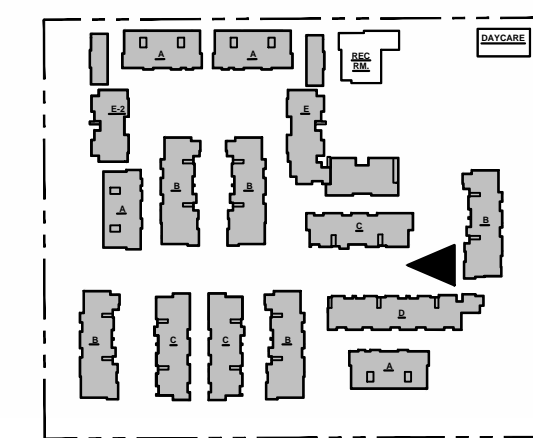
CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE  
 BUILDING-D STREET VIEW

A104



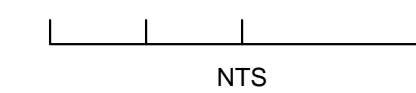
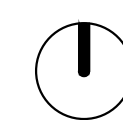


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 COACHELLA, CA # 170105

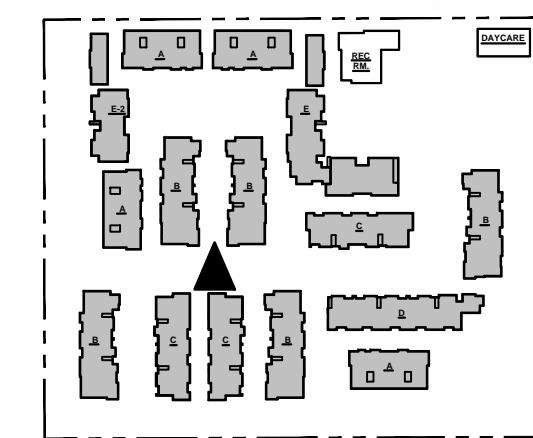
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 BUILDING-C STREET VIEW

**A105**



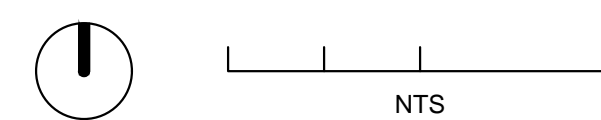


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 COACHELLA, CA # 170105

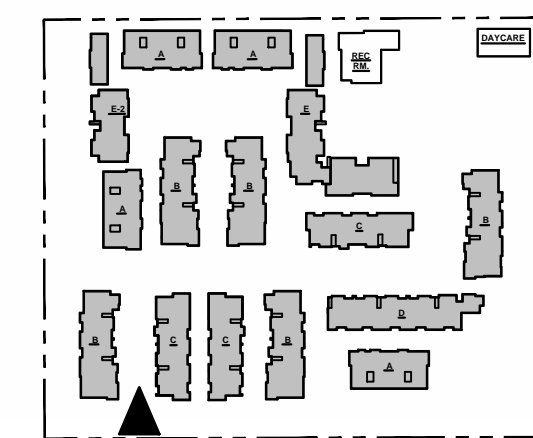
CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE  
 BUILDING-B COURTYARD

A106



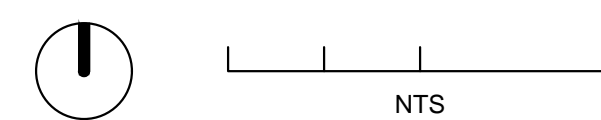


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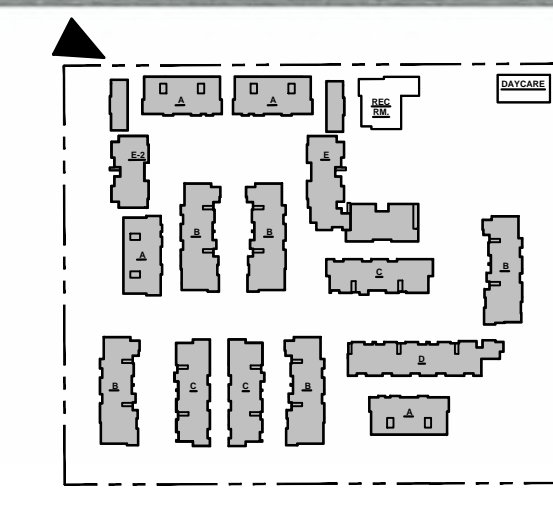
**CONCEPTUAL DESIGN**  
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**CONCEPTUAL PERSPECTIVE**  
 BUILDING-C COURTYARD

**A107**



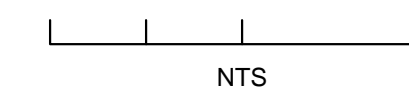
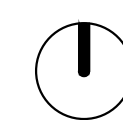


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 COACHELLA, CA # 170105

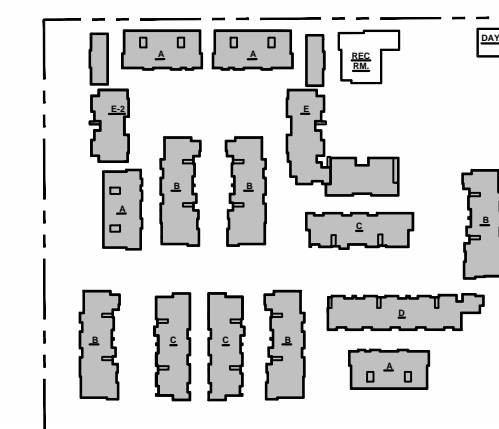
**CONCEPTUAL DESIGN**  
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**CONCEPTUAL PERSPECTIVE**  
 BUILDING-A ALONG 48TH AVE

**A108**



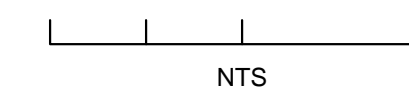
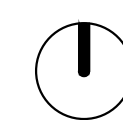


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
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**CONCEPTUAL PERSPECTIVE**  
 BUILDING-A STREET VIEW

**A109**



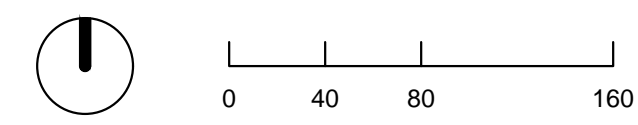


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL SITE PLAN

A200





- LEGEND:**
- 2 STORY:
  - 3 STORY:
  - DAY CARE:
  - REC. BLDG.:



FIRST FLOOR PLAN **A200.1**



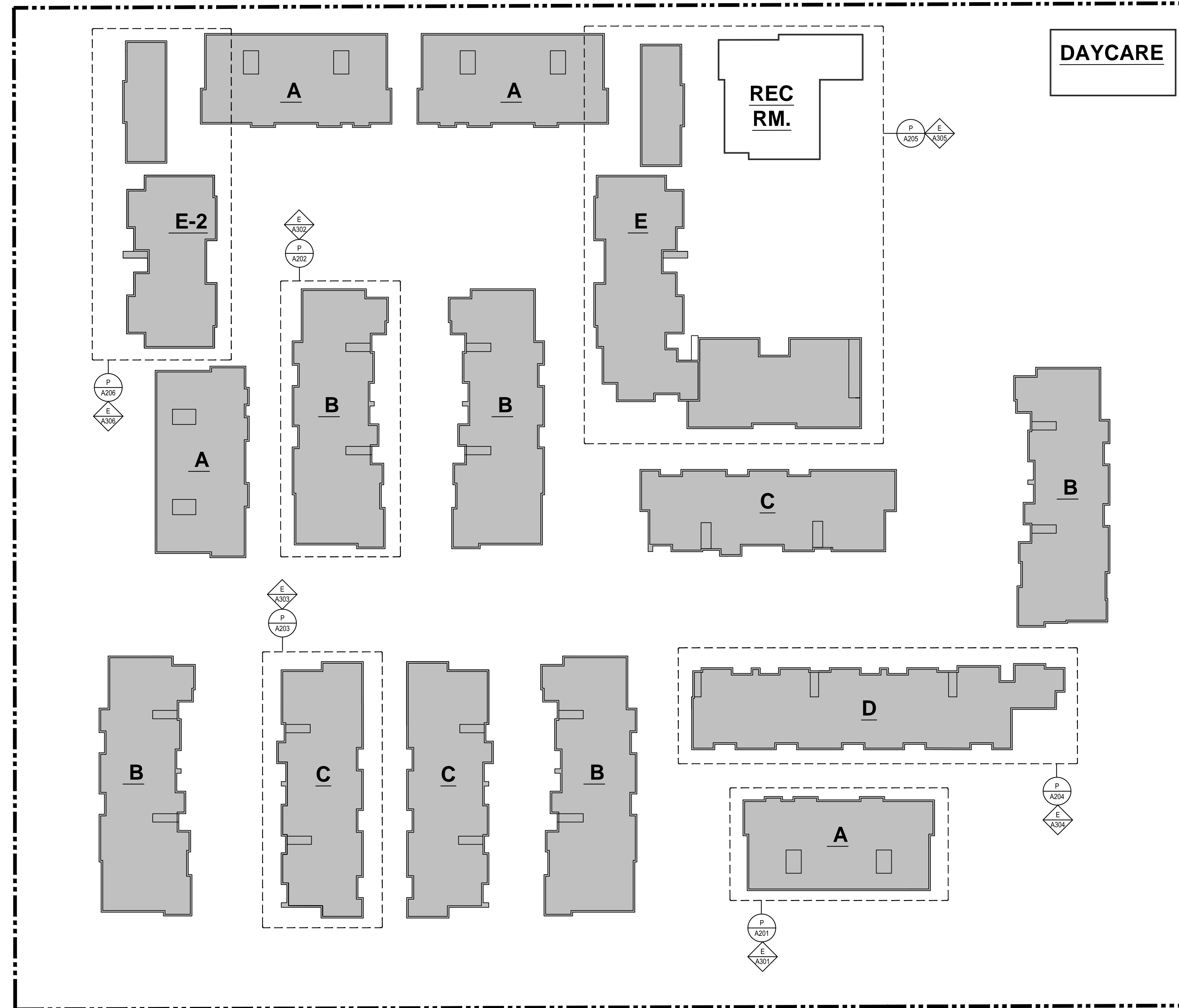
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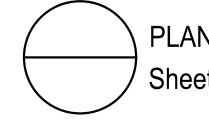
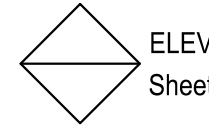
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017





**LEGEND:**

-  PLAN  
Sheet\_Number
-  ELEVATION  
Sheet\_Number

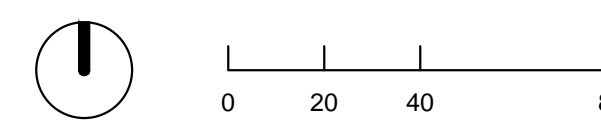


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

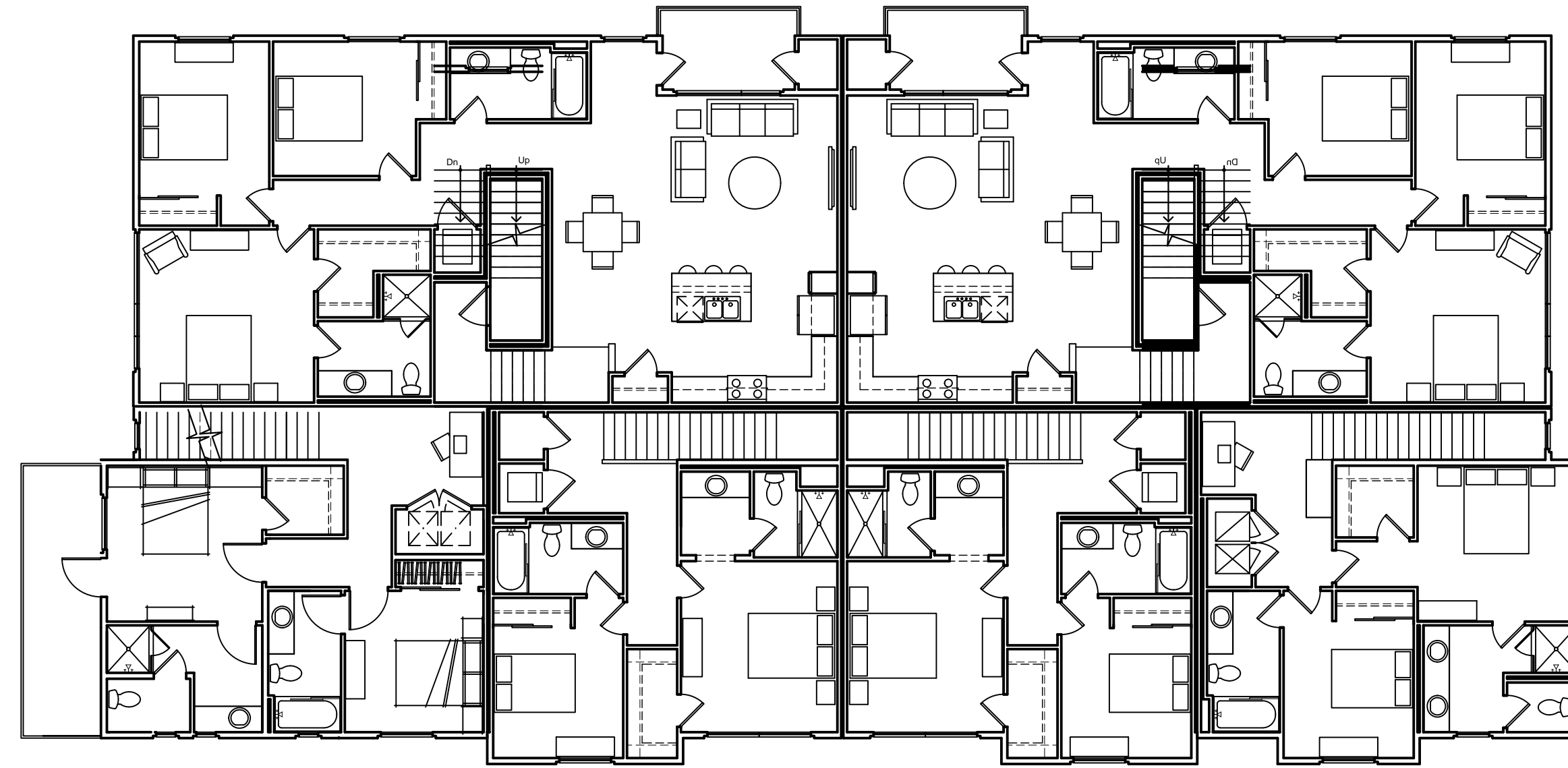
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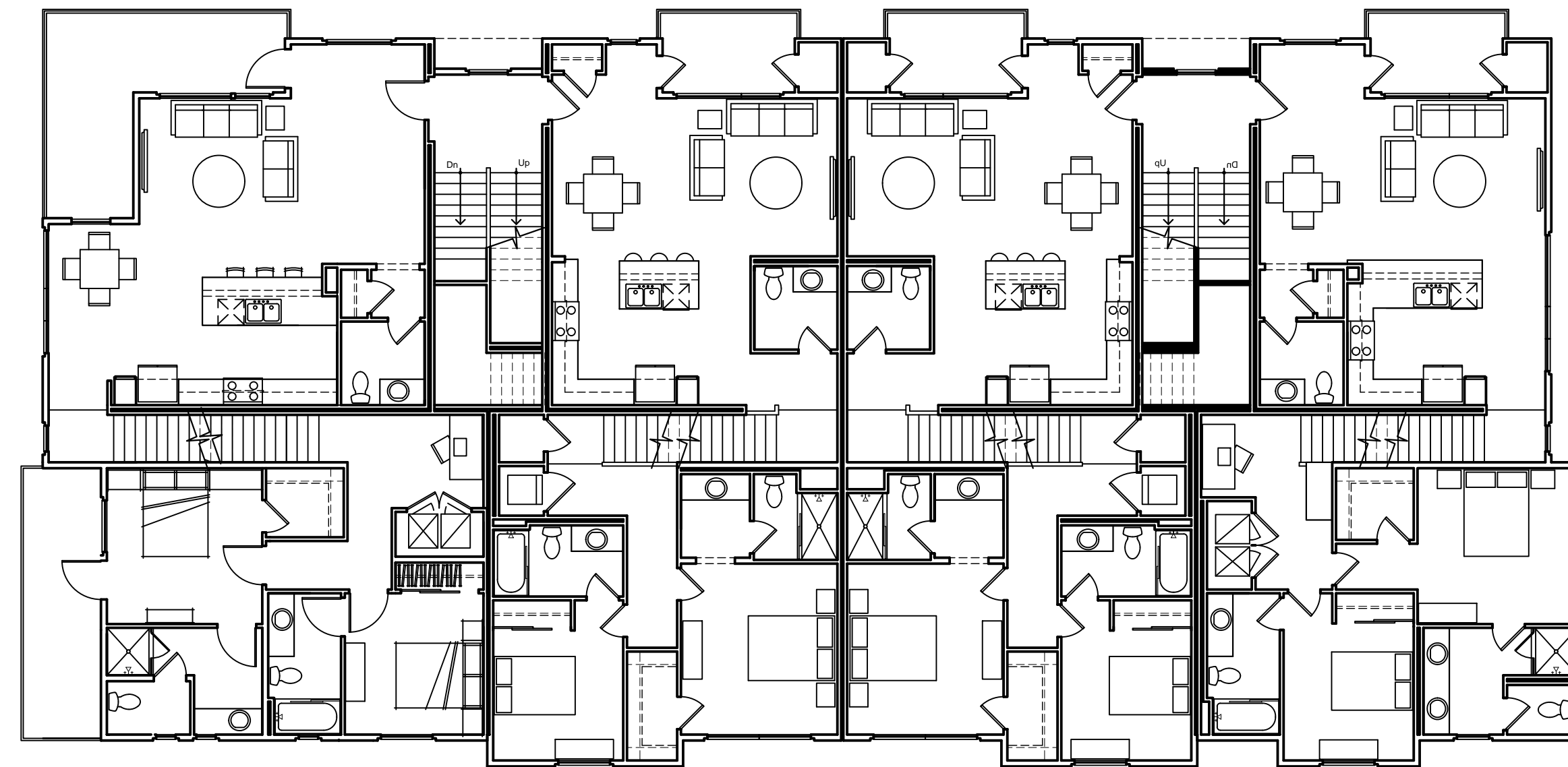
**KEY FLOOR PLAN**  
 SHEET INFORMATION

**A200.2**

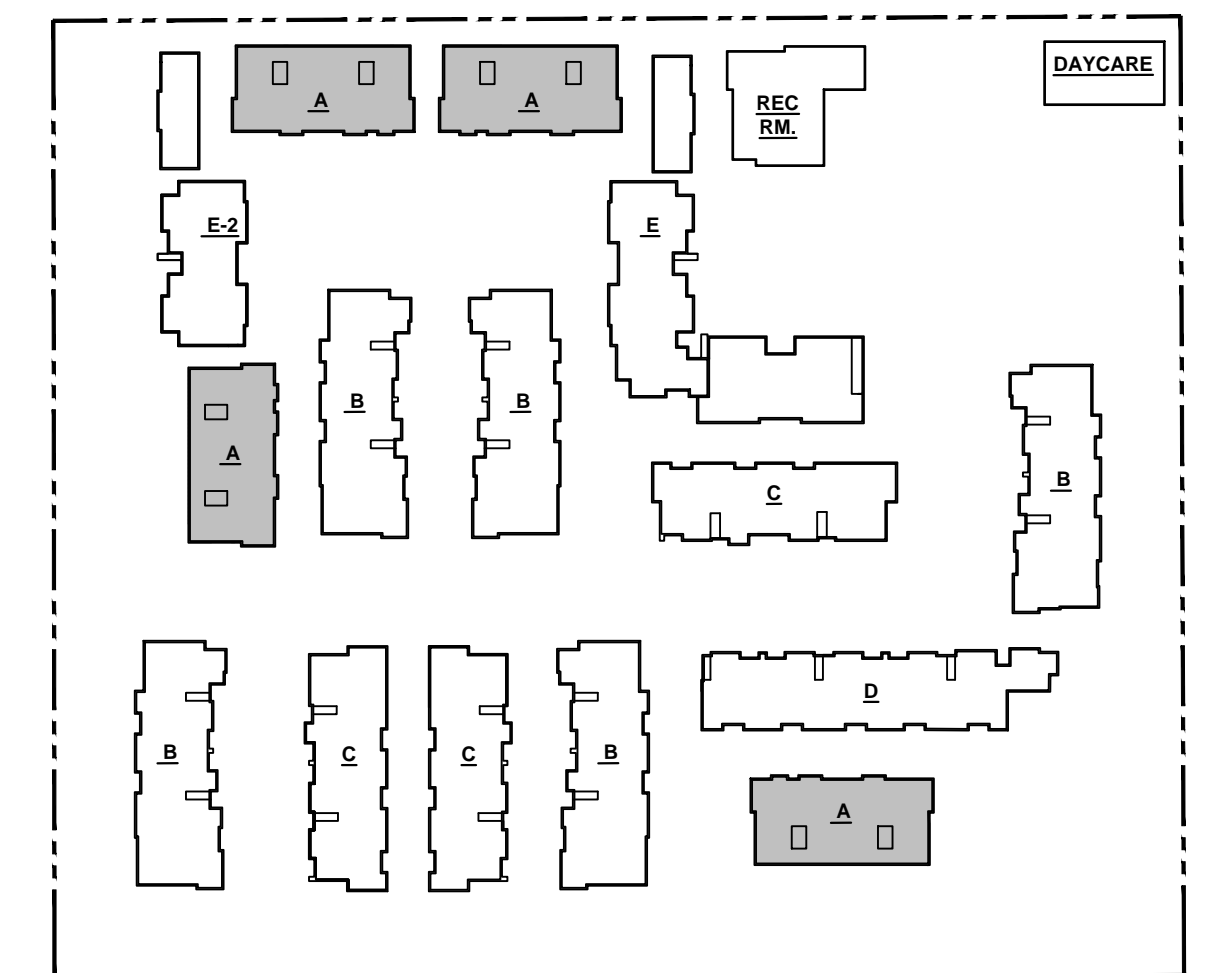
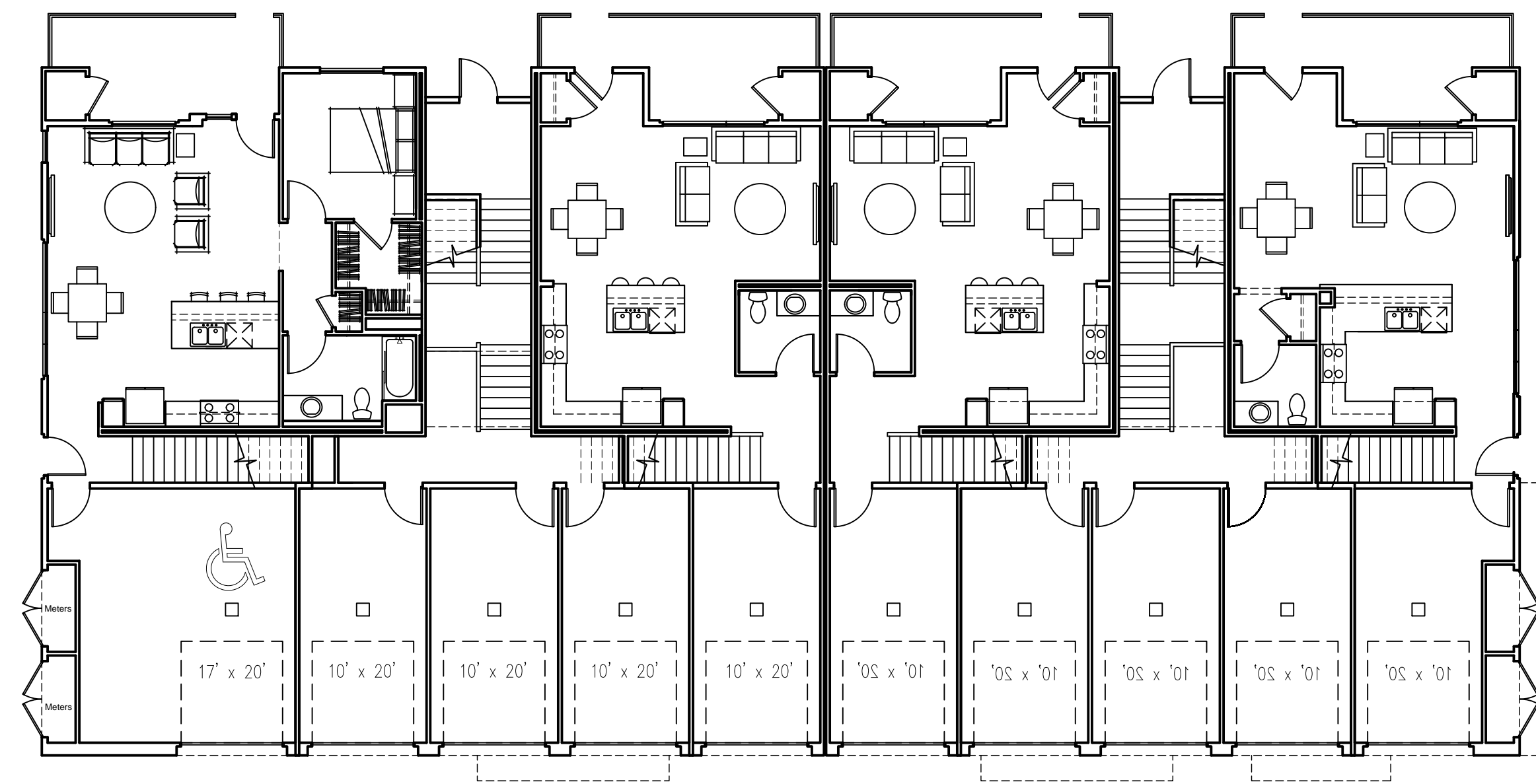
3RD FLOOR



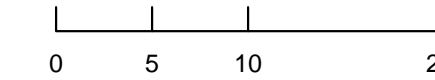
2ND FLOOR



1ST FLOOR



\*NOTE: For Elevations Refer to Sheet A301



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
AUGUST 28, 2017

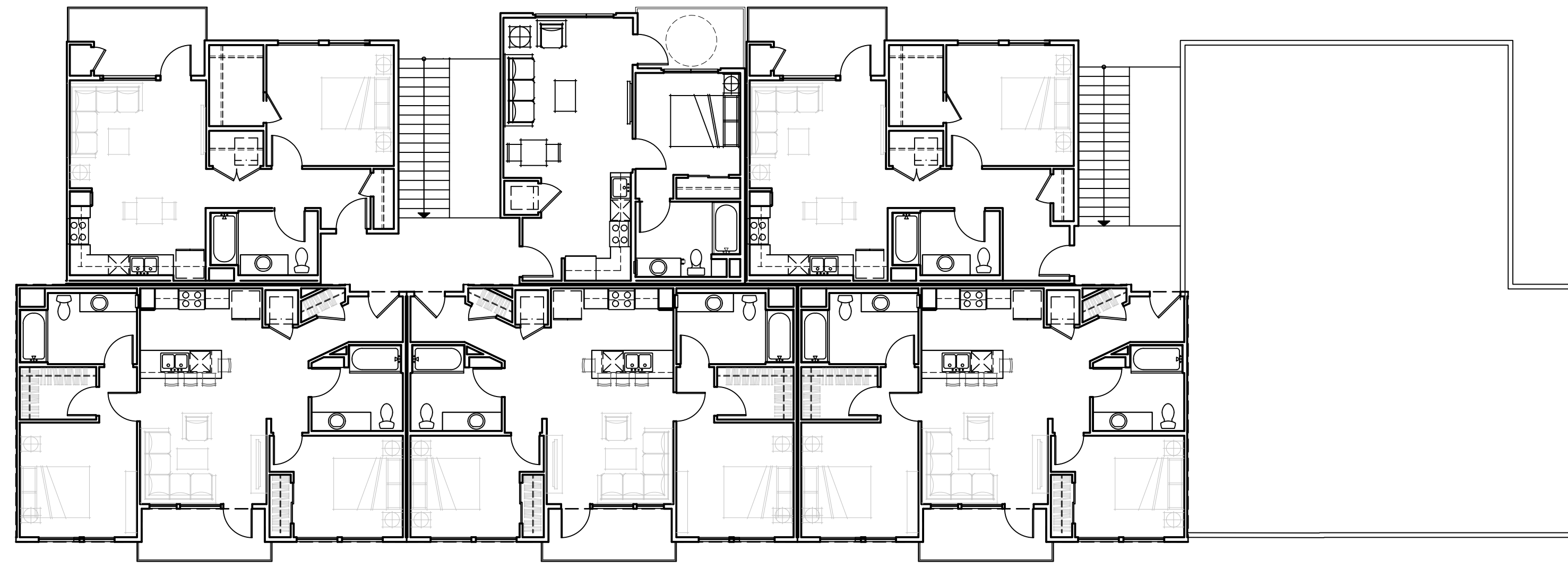
**BUILDING A PLANS**  
SHEET INFORMATION

**A201**

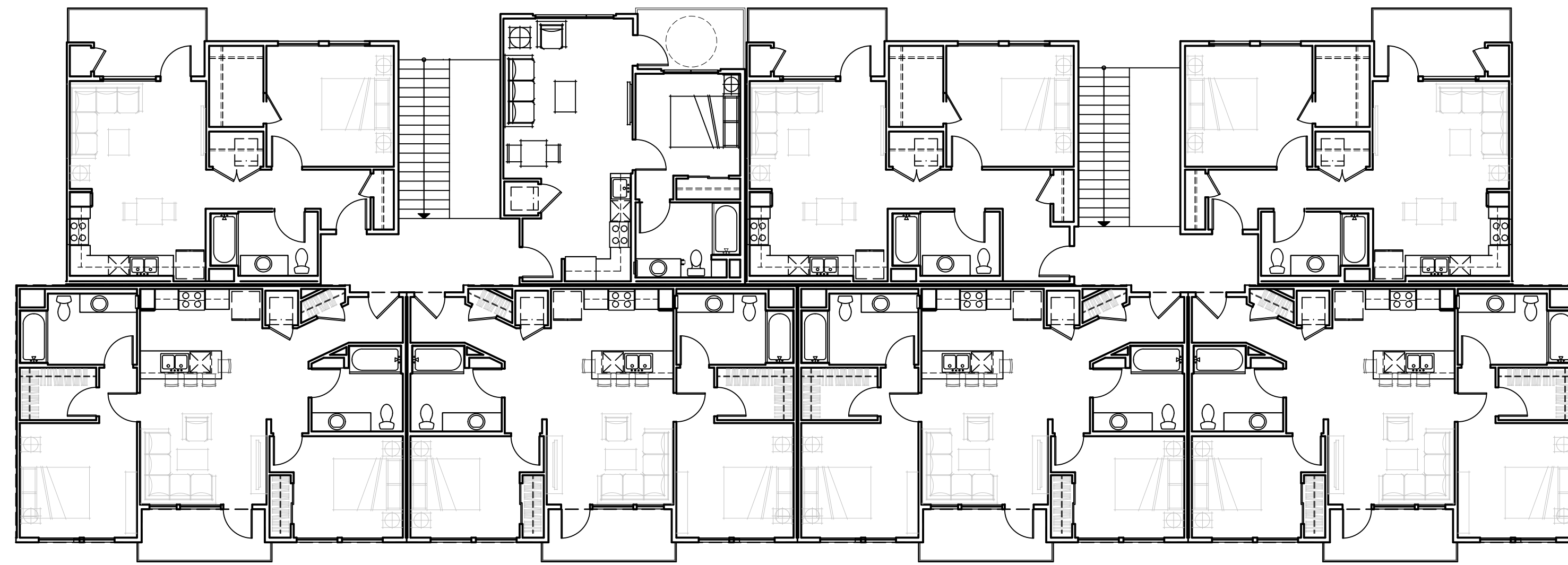




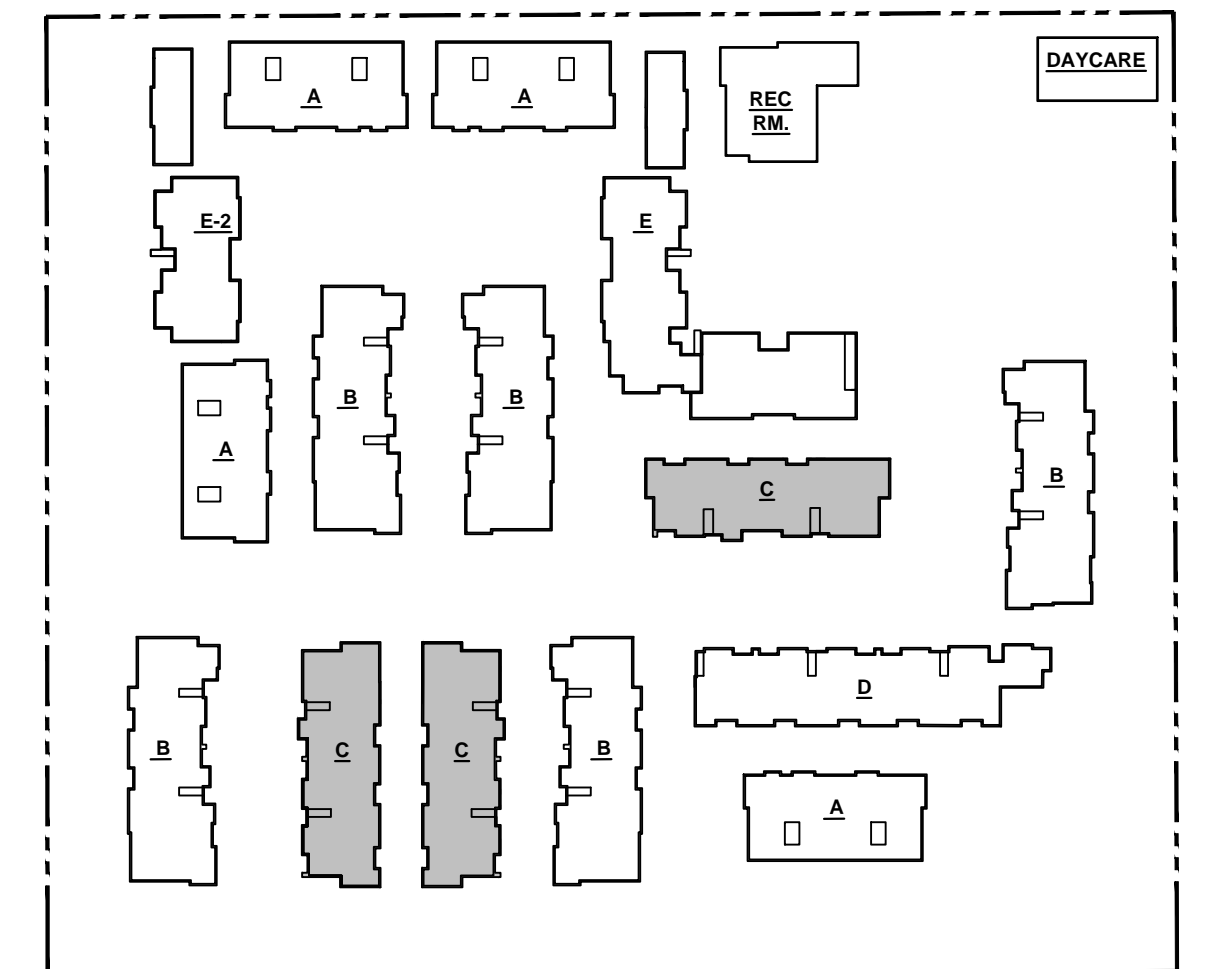
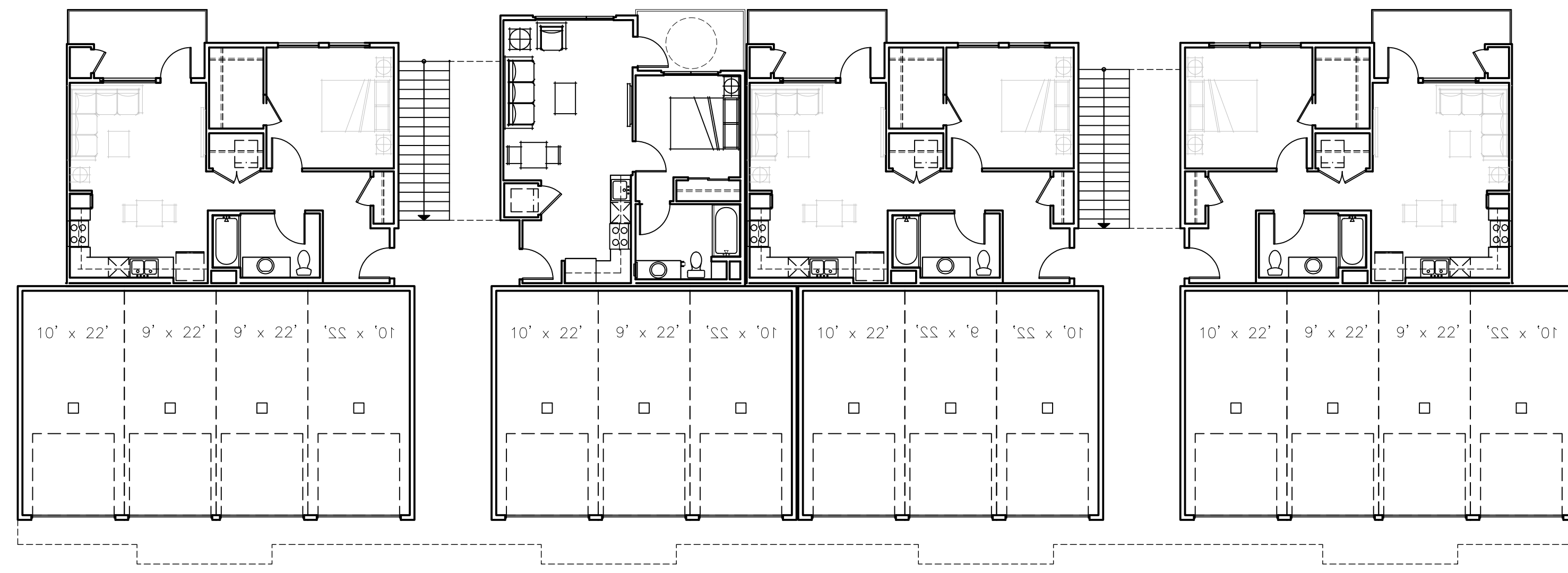
3RD FLOOR



2ND FLOOR



1ST FLOOR



\*NOTE: For Elevations Refer to Sheet A303

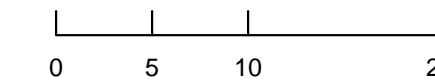


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

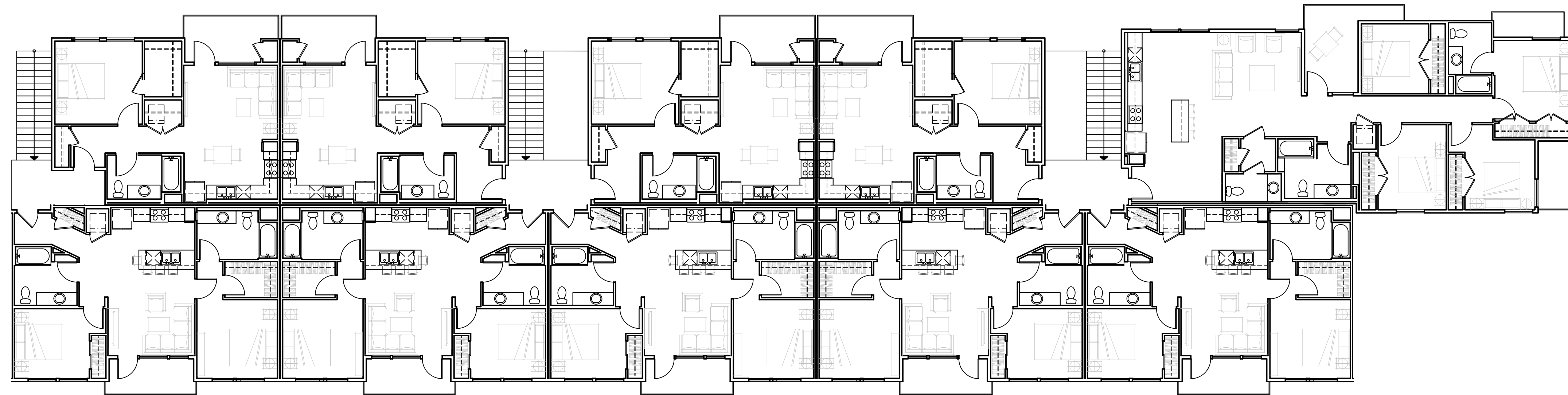
**CONCEPTUAL DESIGN**  
AUGUST 28, 2017



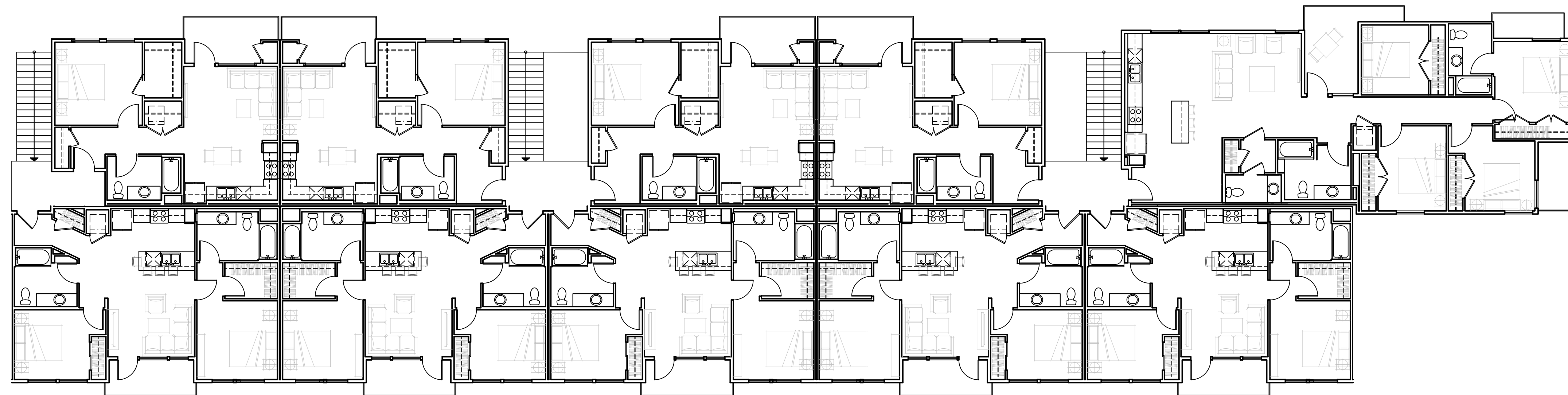
**BUILDING C PLANS**  
SHEET INFORMATION

**A203**

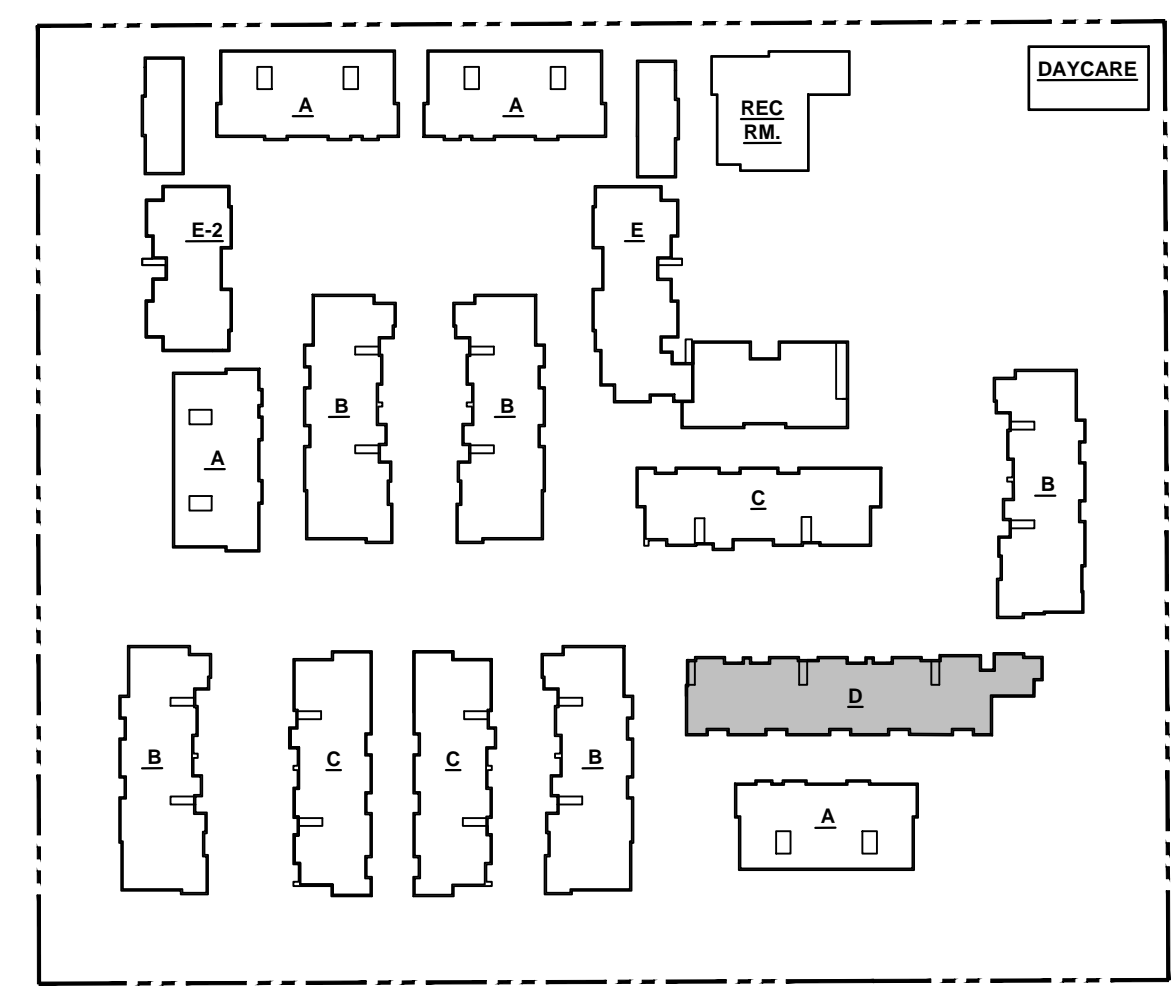
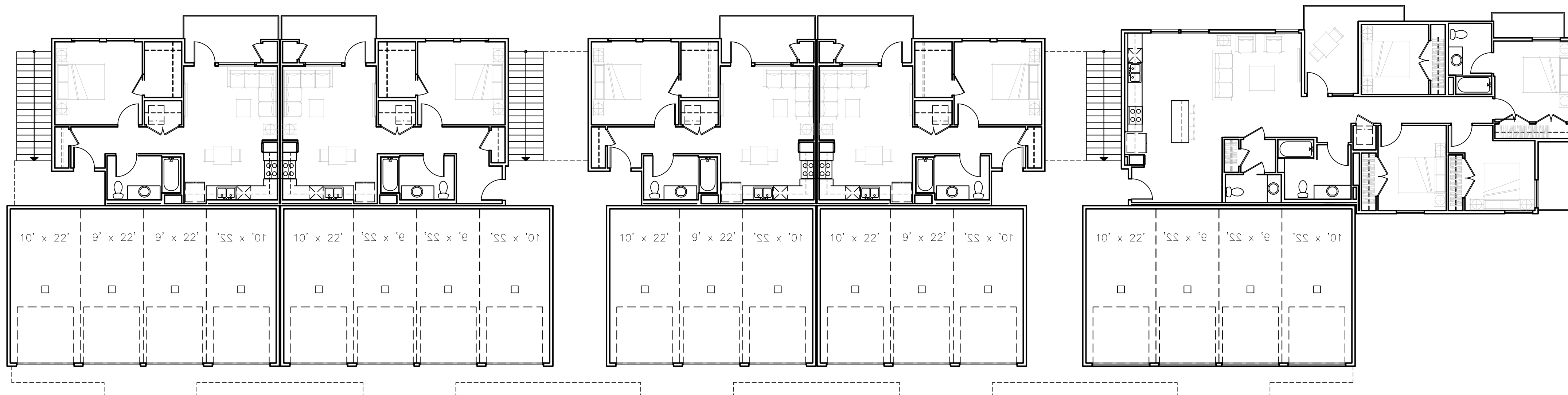
3RD FLOOR



2ND FLOOR



1ST FLOOR



\*NOTE: For Elevations Refer to Sheet A304/A305

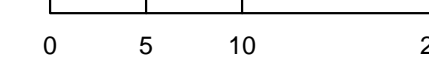


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

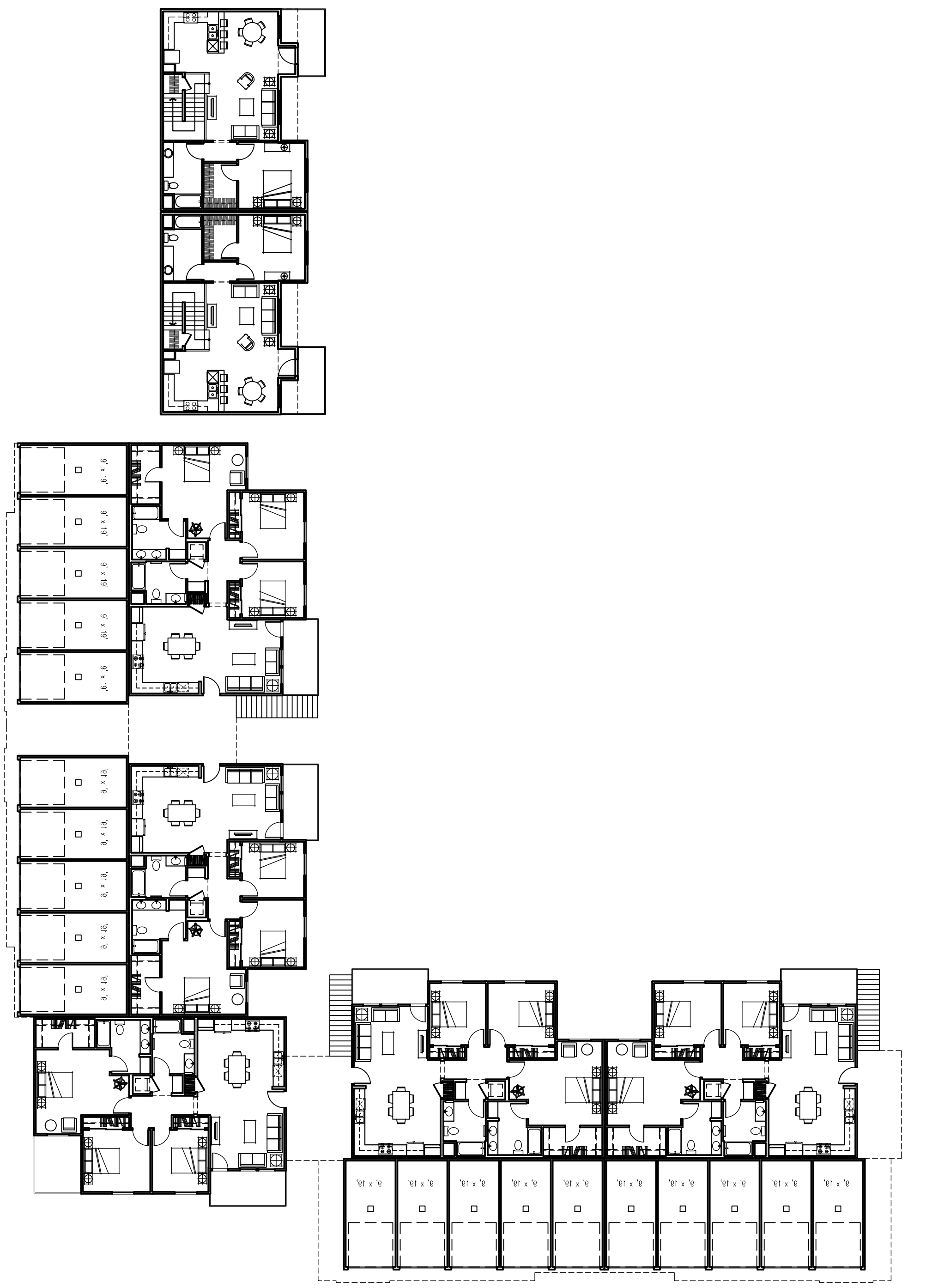
CONCEPTUAL DESIGN  
AUGUST 28, 2017



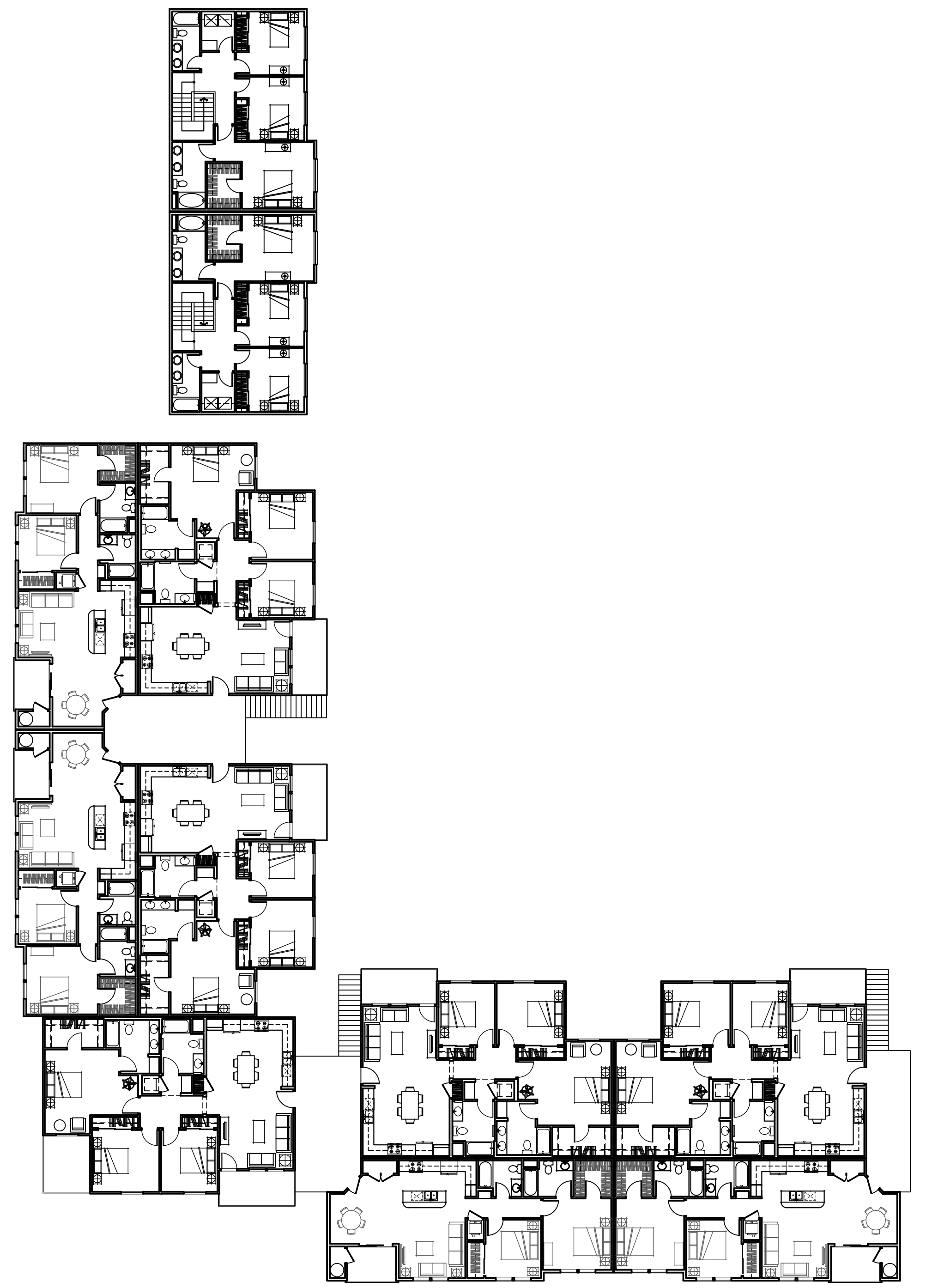
BUILDING D PLANS  
SHEET INFORMATION

A204

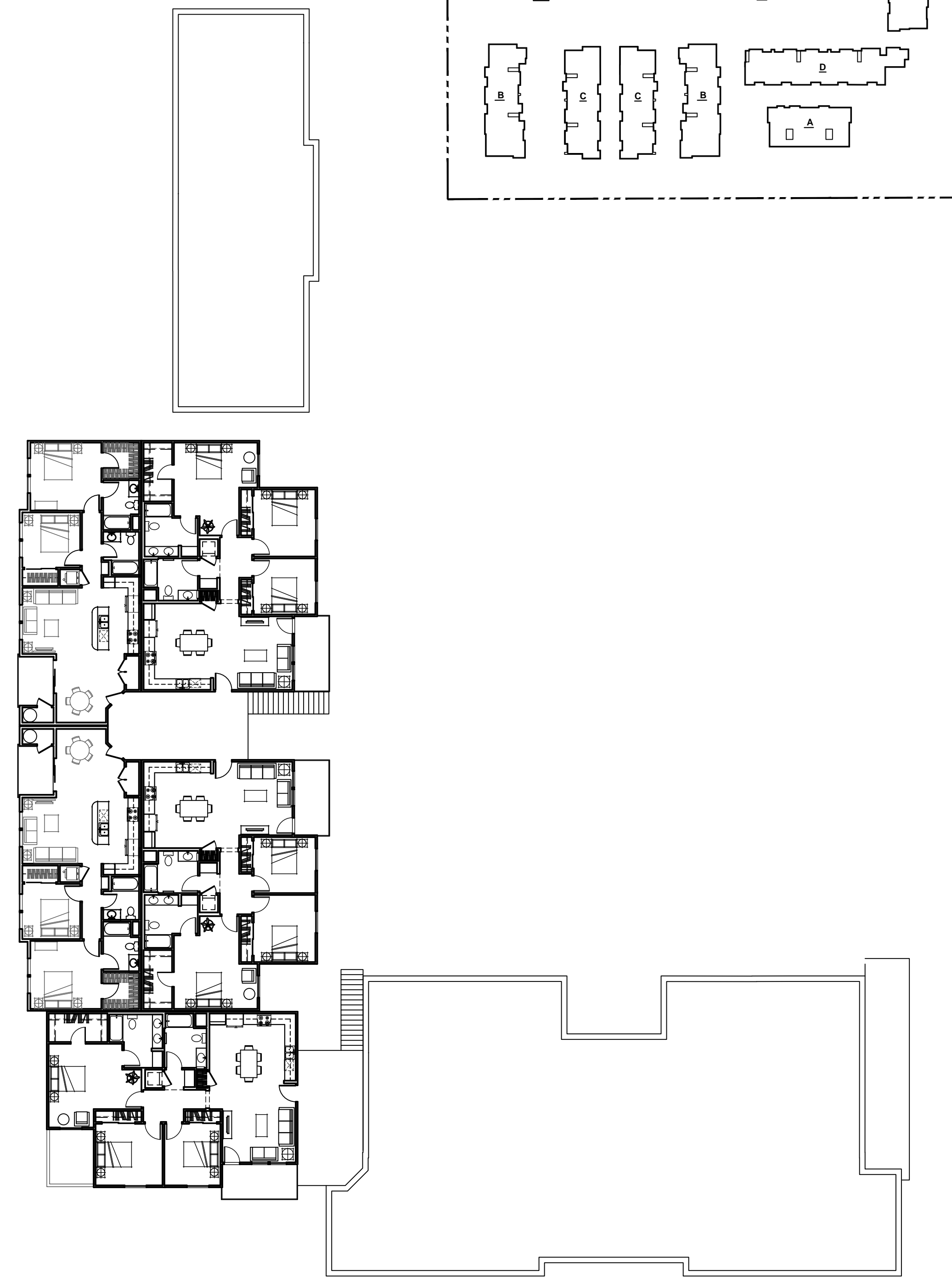




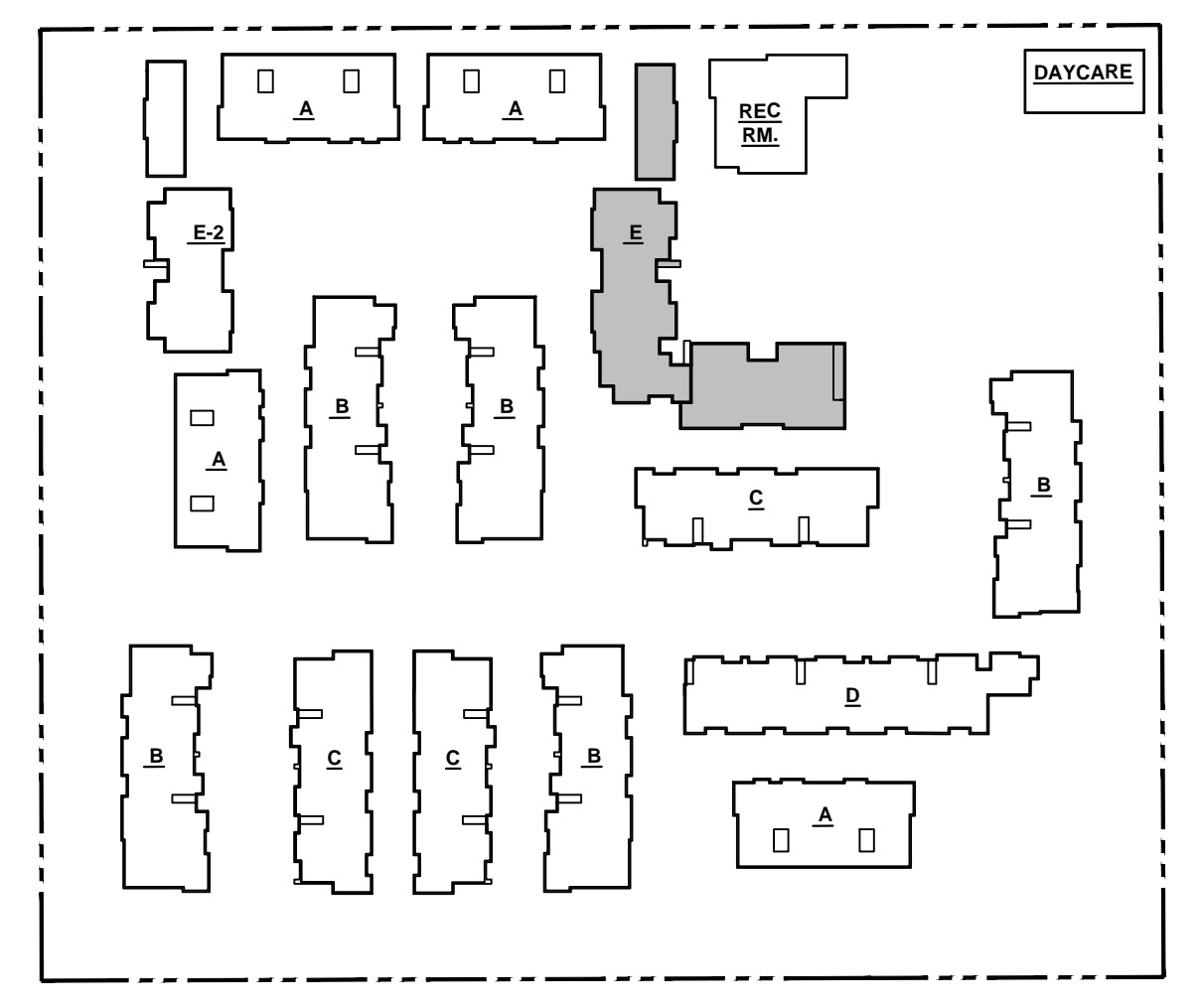
1ST FLOOR



2ND FLOOR



3RD FLOOR



\*NOTE: For Elevations Refer to Sheet A306/A307

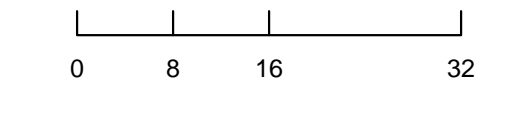


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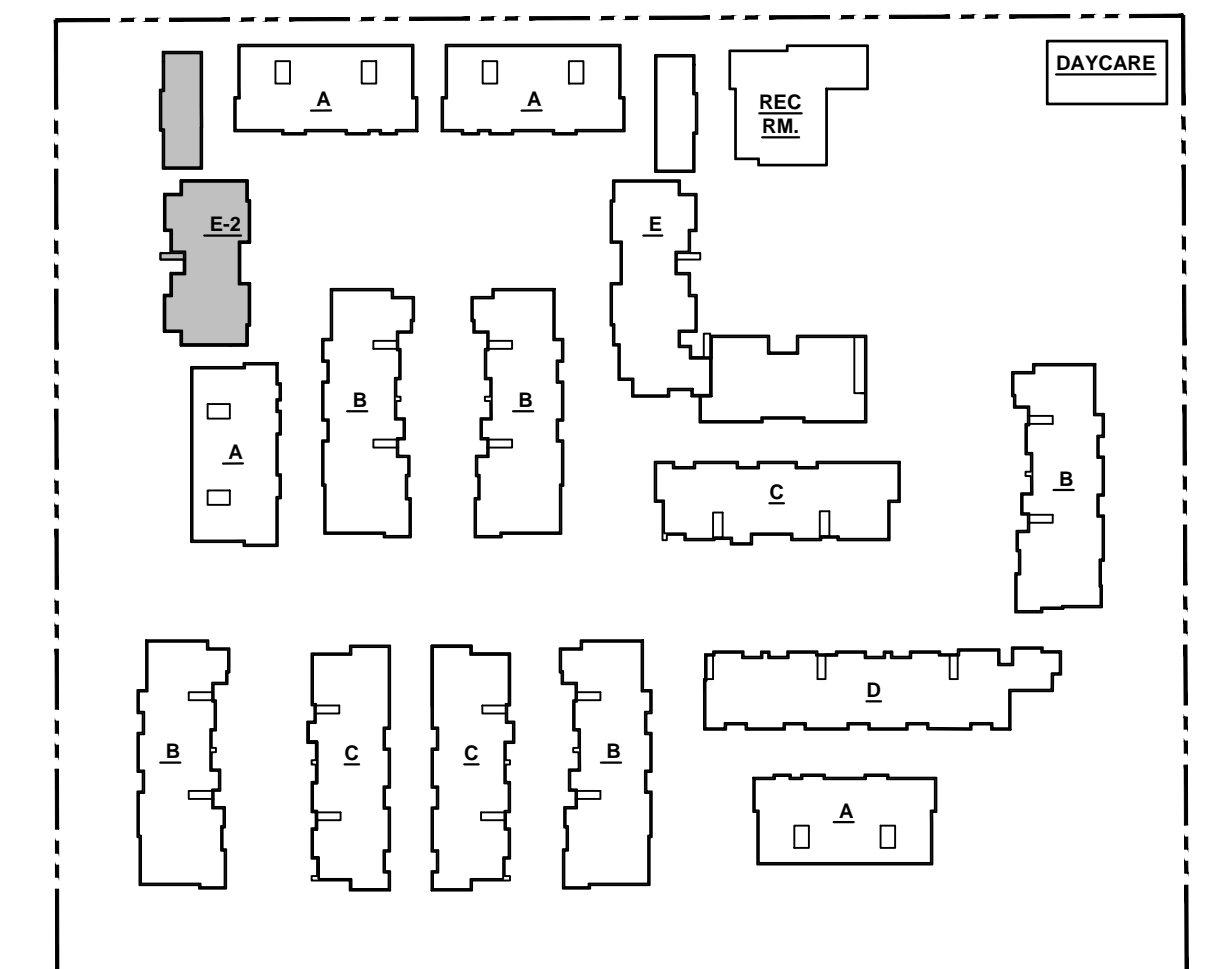
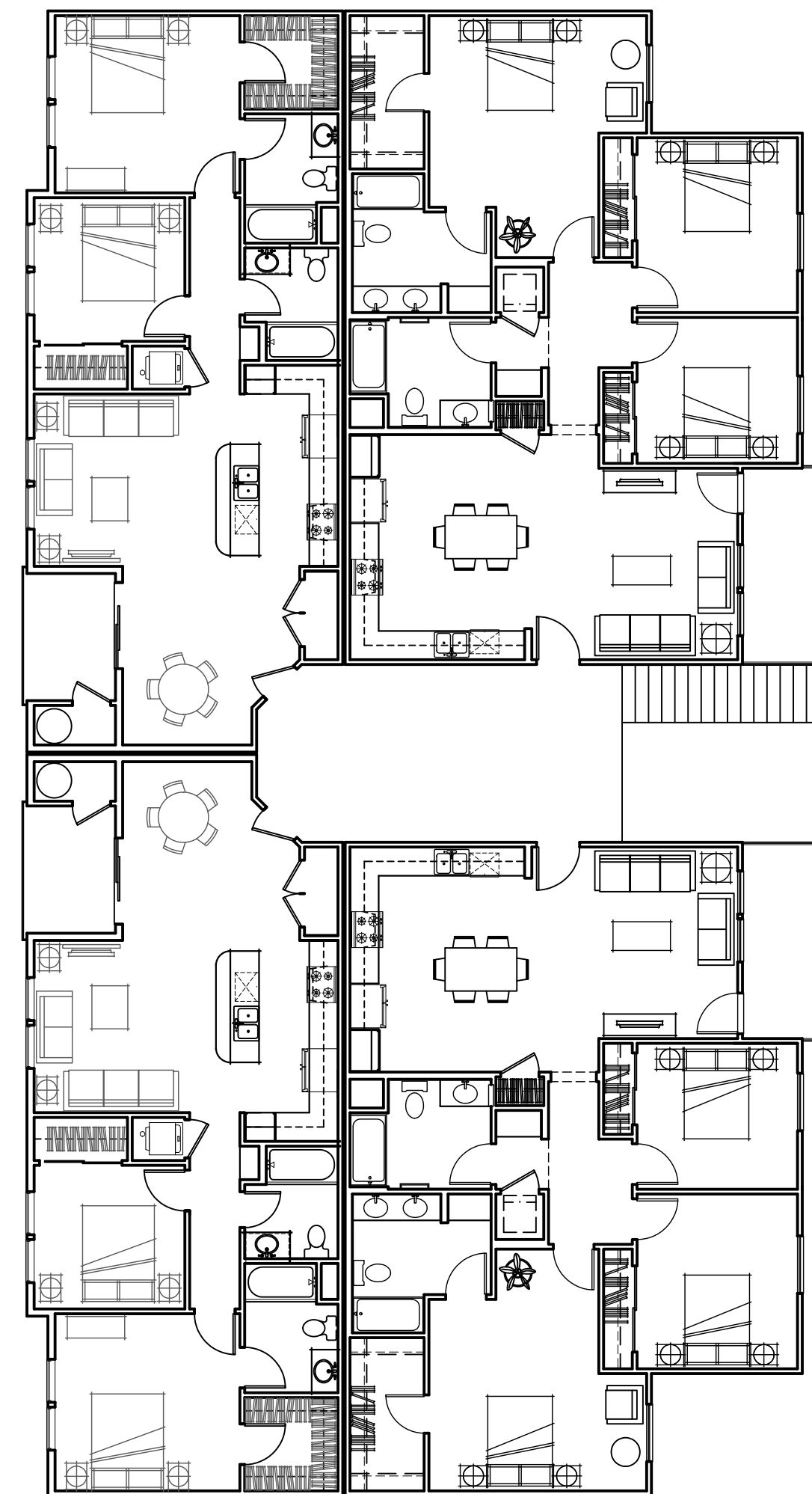
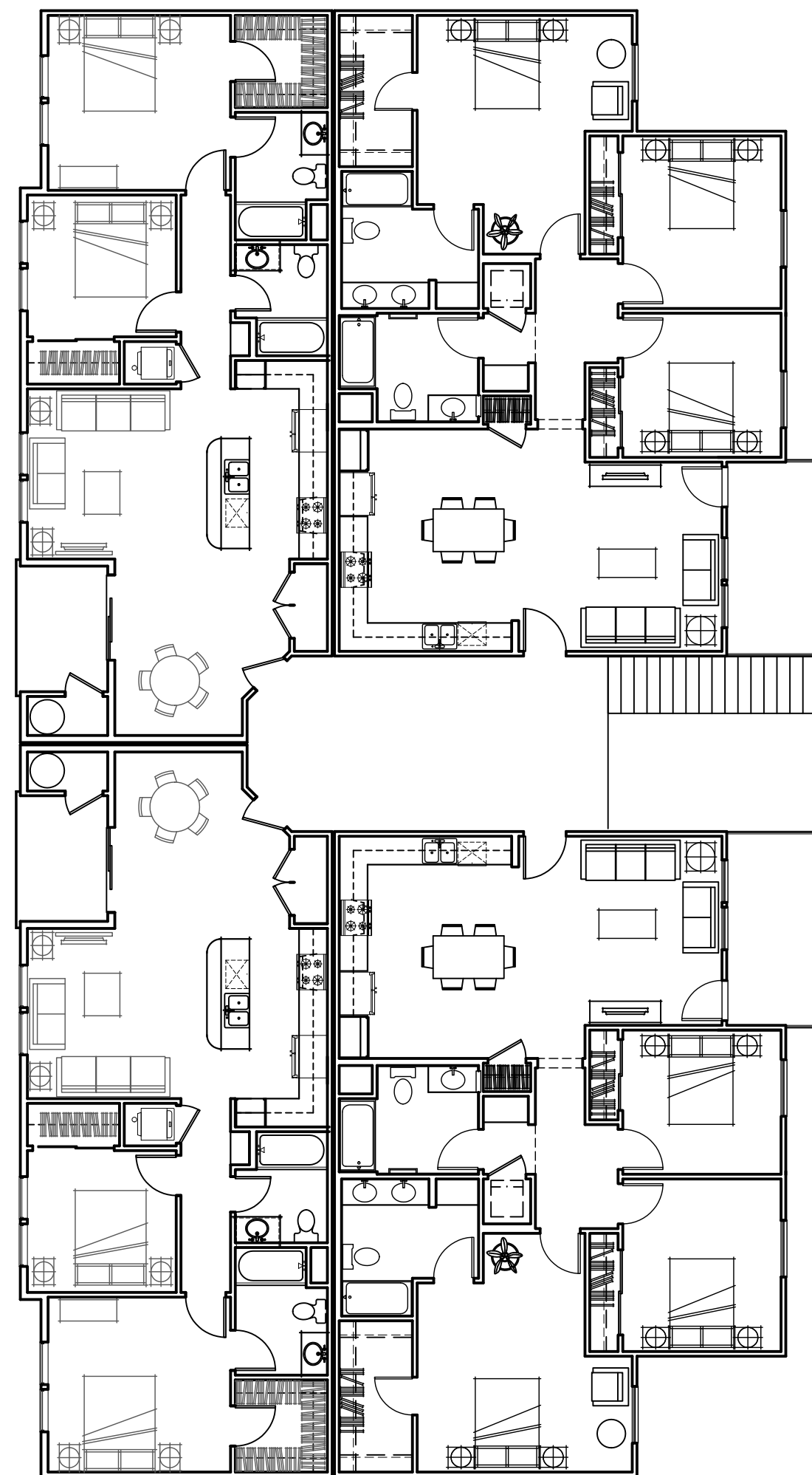
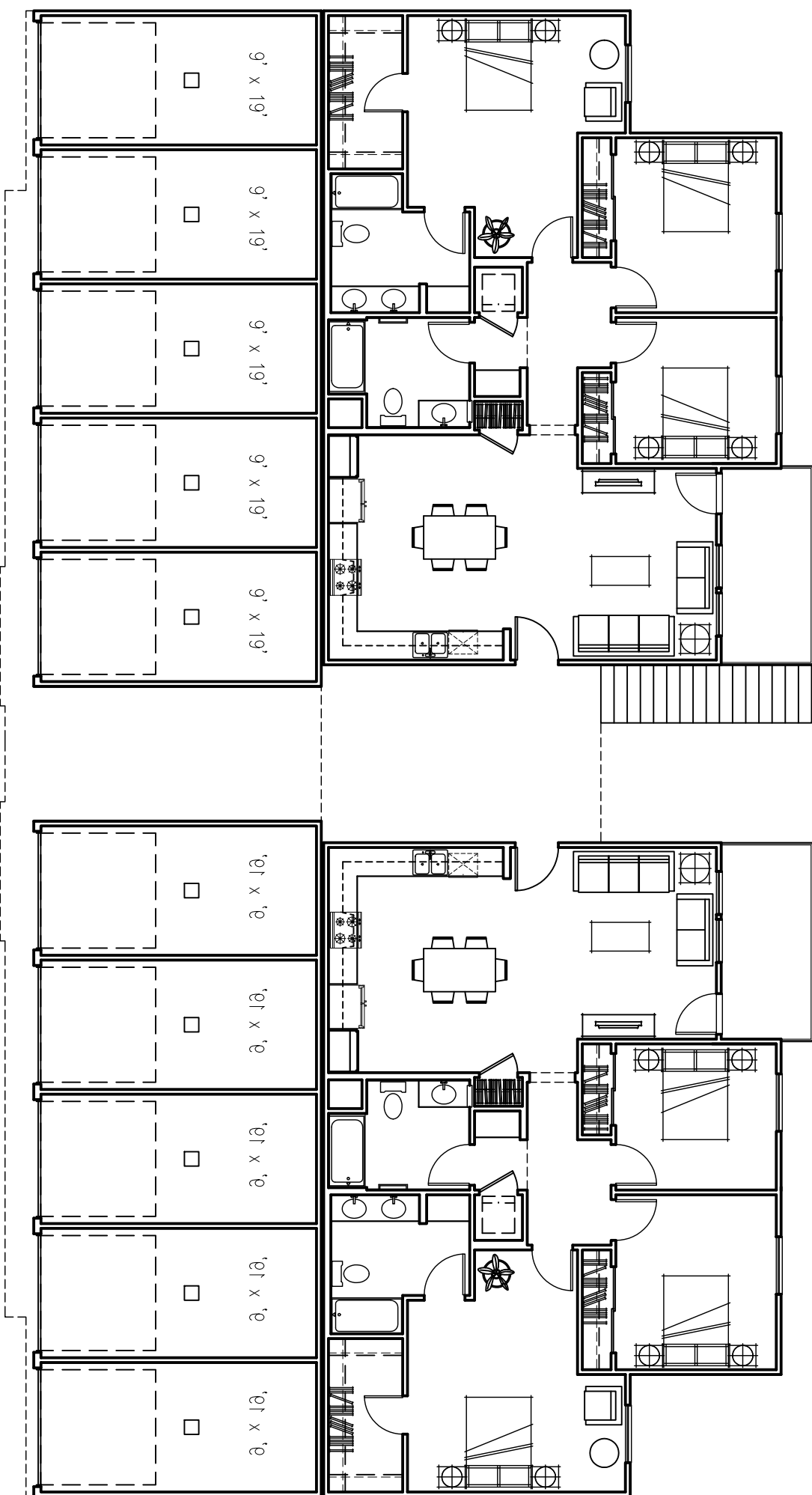
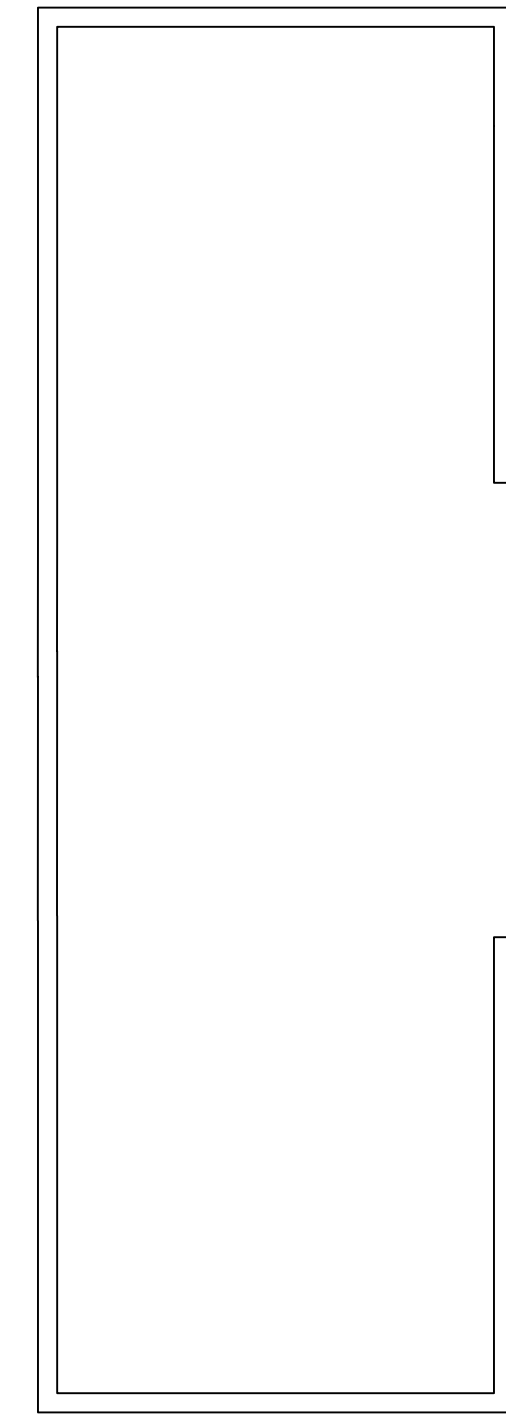
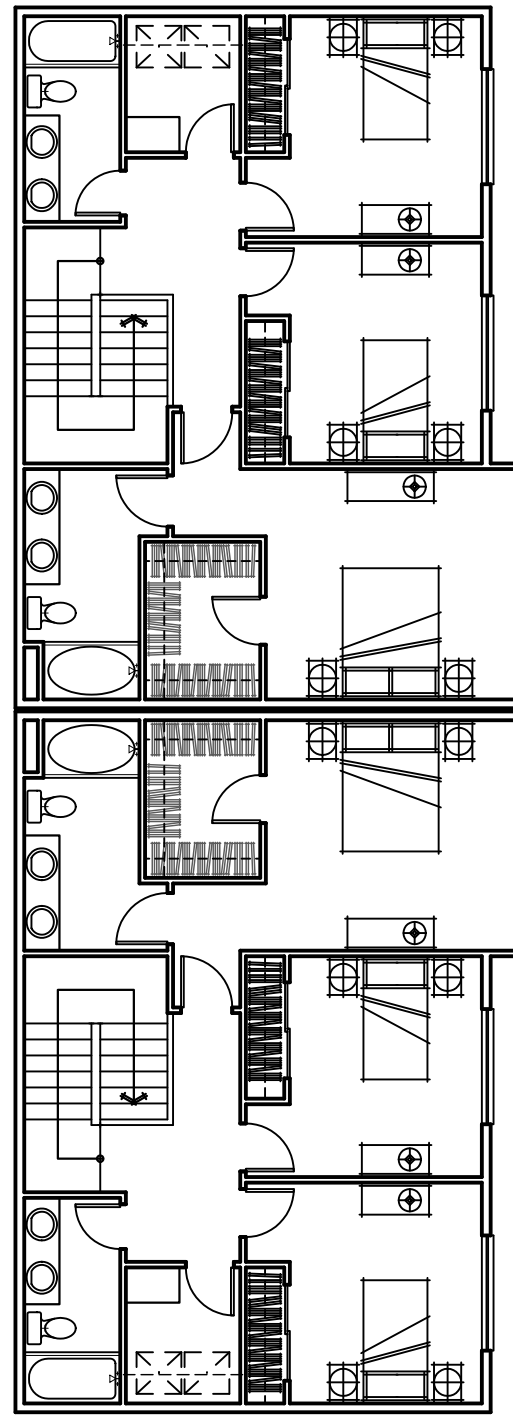
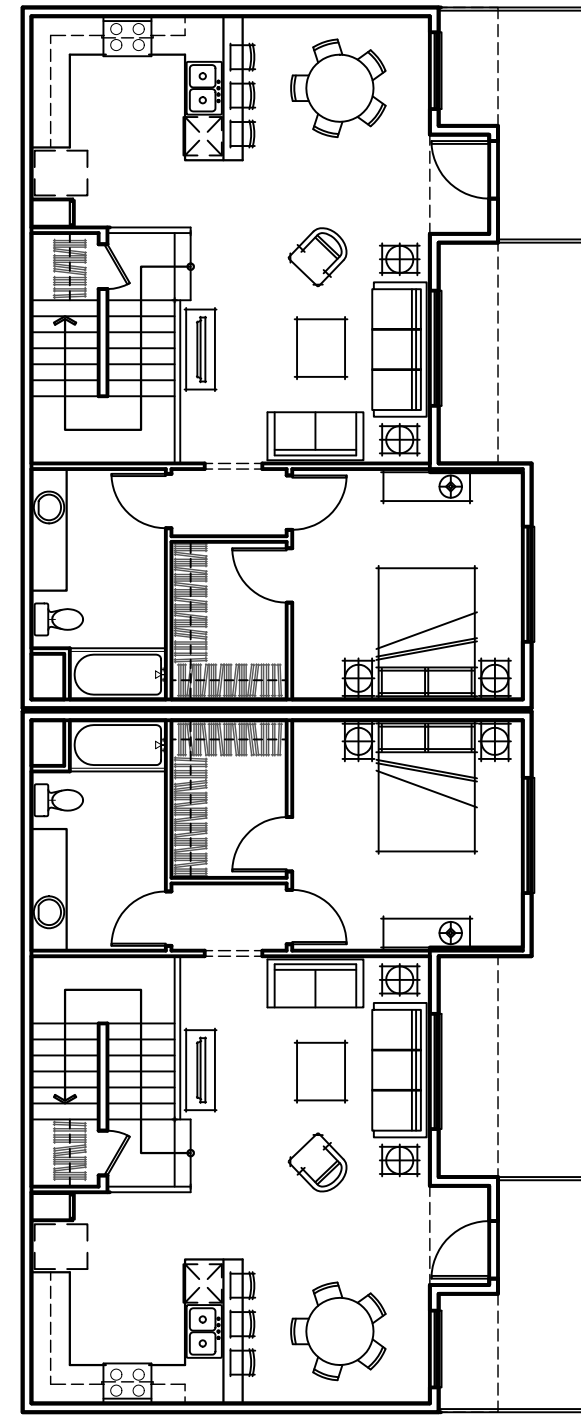
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



**BUILDING E PLANS**  
 SHEET INFORMATION

**A205**



1ST FLOOR

2ND FLOOR

3RD FLOOR

\*NOTE: For Elevations Refer to Sheet A308/A309

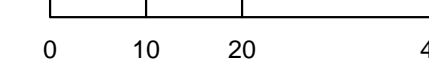


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

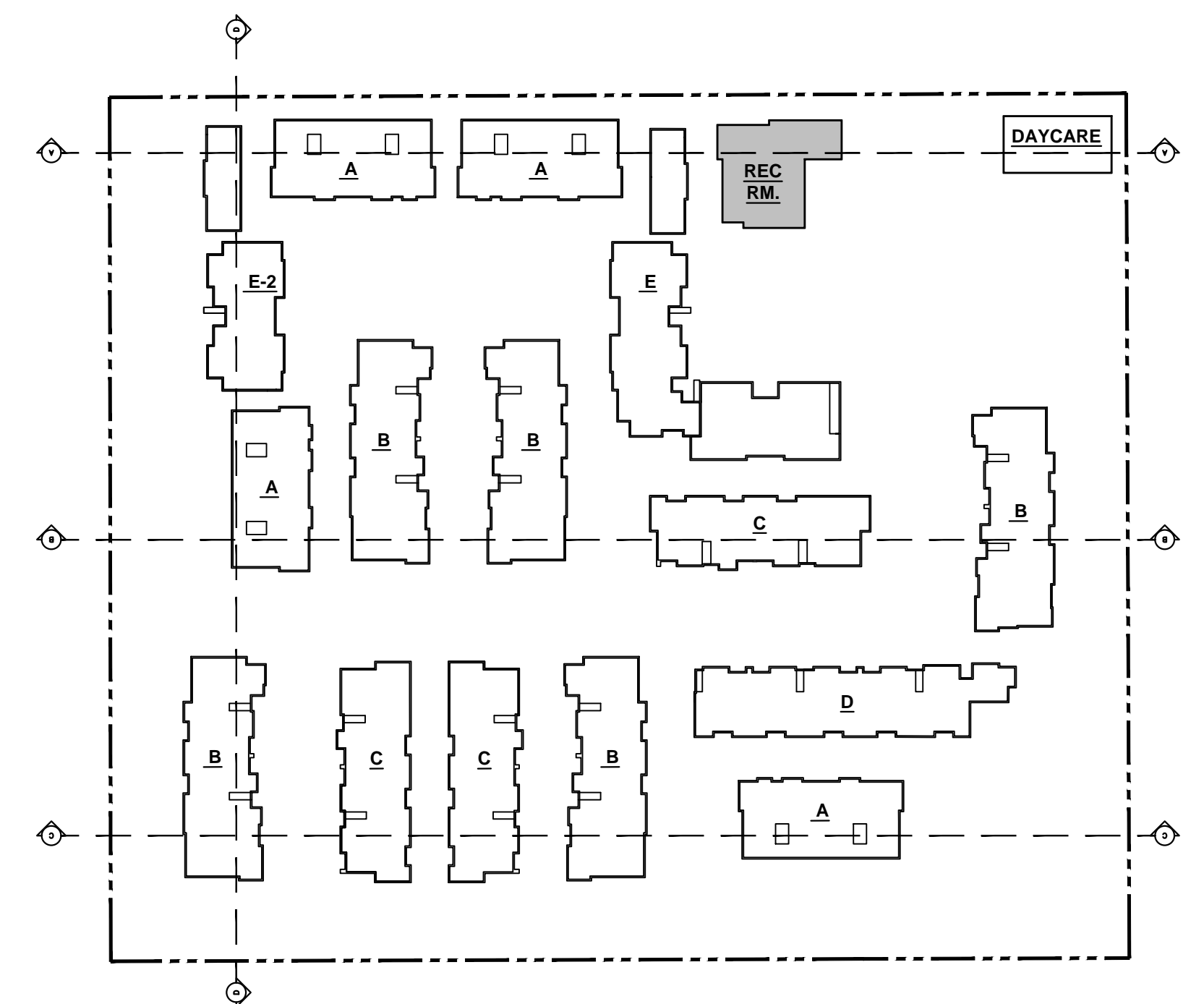
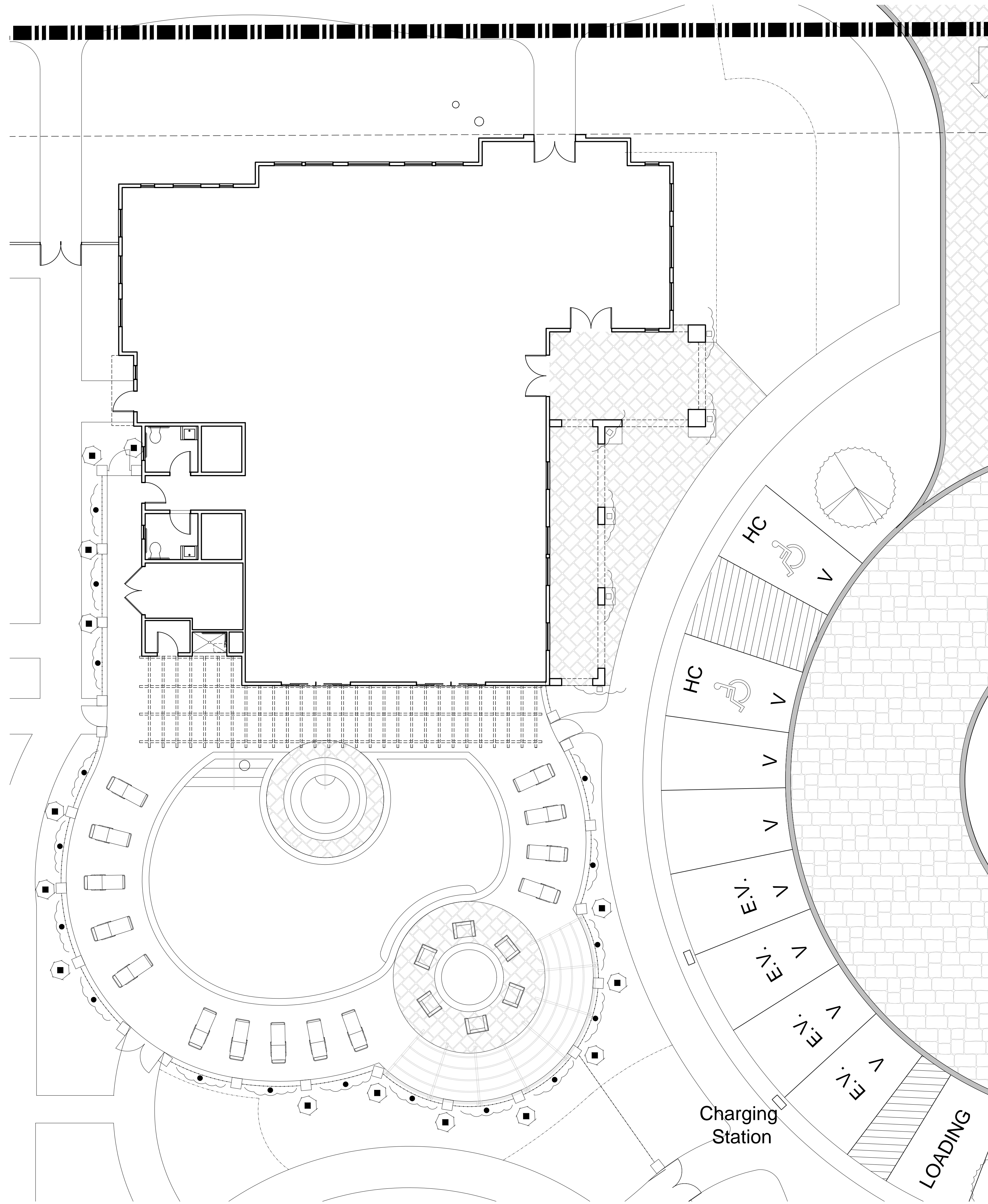
**CONCEPTUAL DESIGN**  
AUGUST 28, 2017



**BUILDING E-2 PLANS**  
SHEET INFORMATION

**A206**





\*NOTE: For Elevations  
Refer to Sheet A310

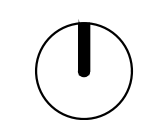


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

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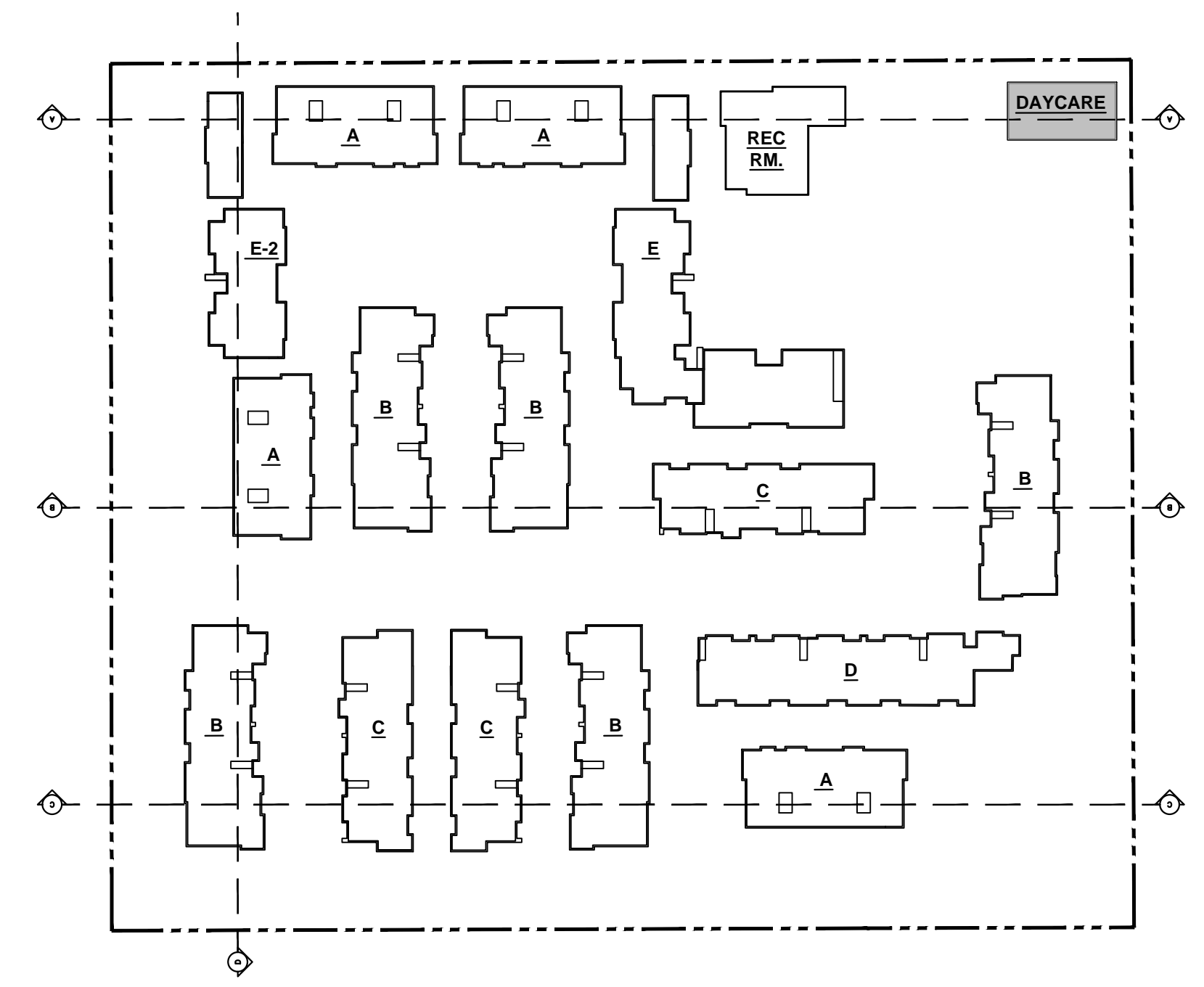
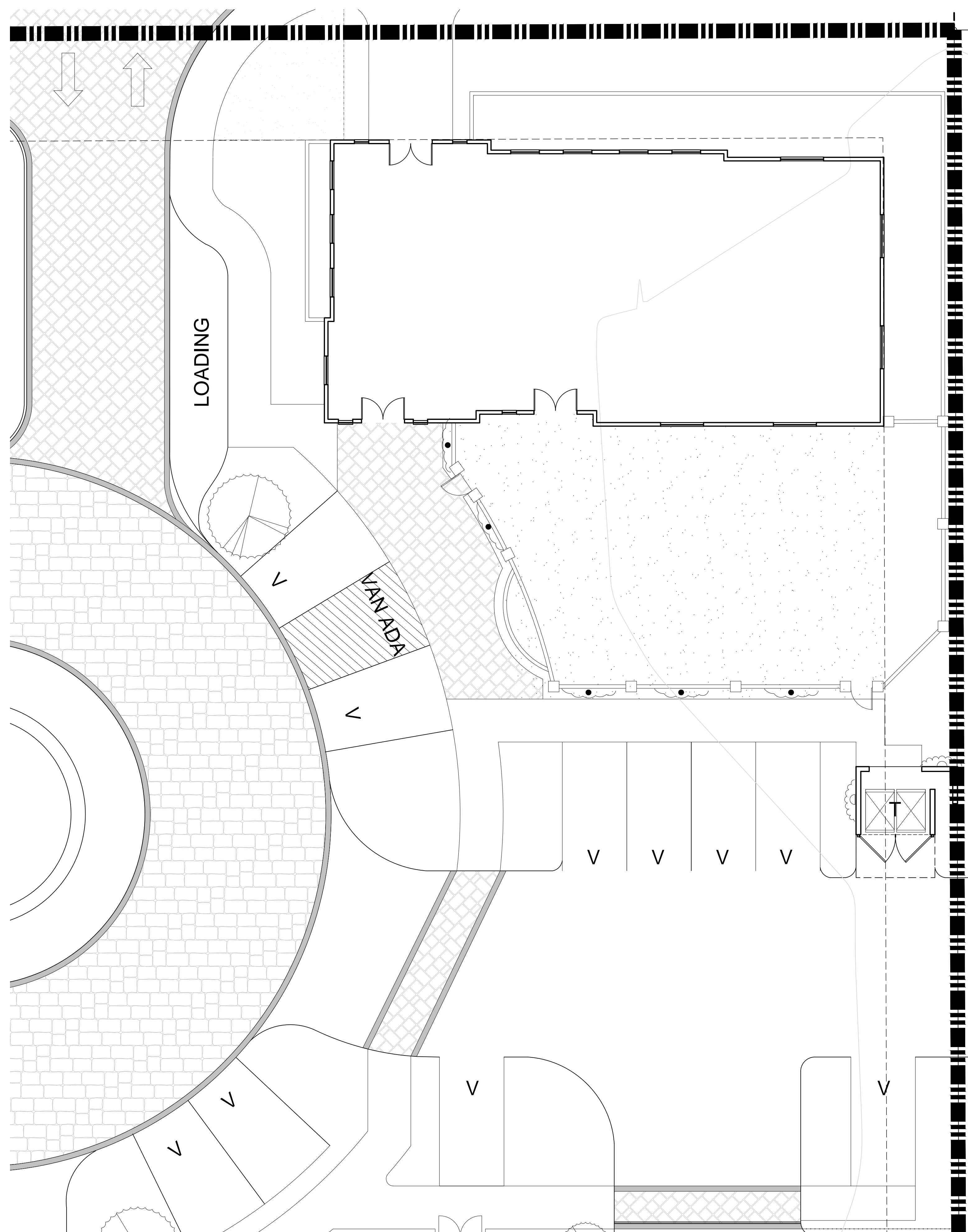


0 50 100 200

**RECREATION BUILDING PLAN**  
SHEET INFORMATION

**A207**





\* NOTE: For Elevations Refer to Sheet A311

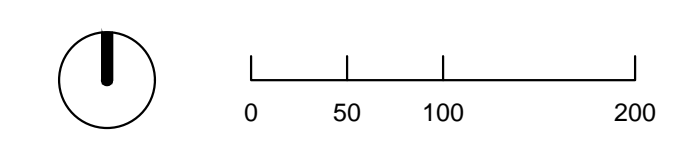


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
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DAY CARE PLAN  
SHEET INFORMATION

A208





LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



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 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-A

**A301**





LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

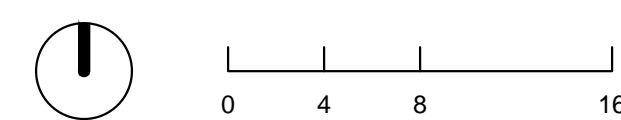


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 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
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CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-B

**A302**





LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

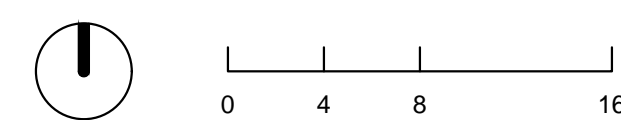


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 COACHELLA, CA # 170105

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CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-C

**A303**





FRONT ELEVATION



REAR ELEVATION



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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-D

**A304**





LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

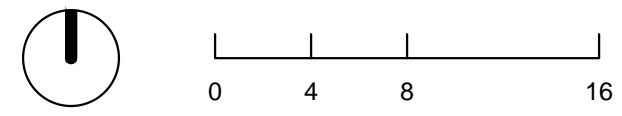


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 COACHELLA, CA # 170105

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**CONCEPTUAL ELEVATIONS**  
 BUILDING TYPE-D

**A305**





FRONT ELEVATION



REAR ELEVATION



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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
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CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-E

**A306**





LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-E

A307





FRONT ELEVATION



REAR ELEVATION

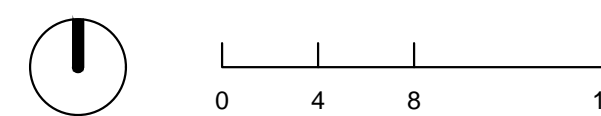


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
 BUILDING TYPE - E2

A308





LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

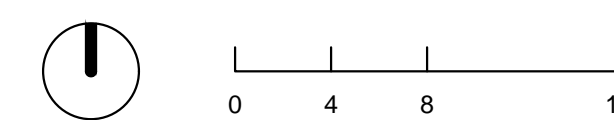


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL ELEVATIONS**  
 BUILDING TYPE-E2

**A309**





LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

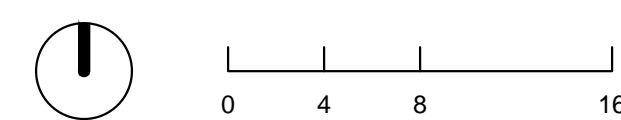


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
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RECREATION BUILDING ELEVATIONS  
 BUILDING TYPE - REC BUILDING

A310





LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

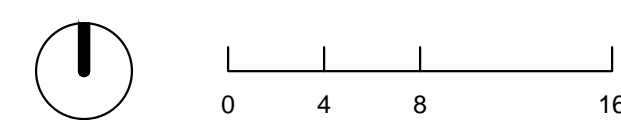


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 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
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DAY CARE ELEVATION  
 BUILDING TYPE - DAYCARE BLDG

A311





RIGHT ELEVATION



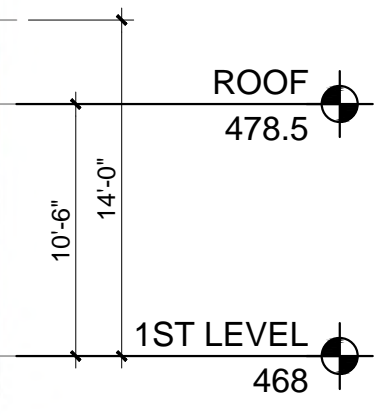
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



MAIL ROOM ELEVATIONS



RIGHT ELEVATION



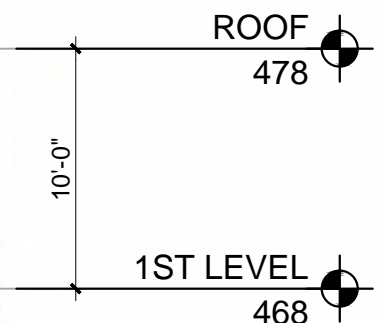
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



TRASH ENCLOSURE ELEVATIONS



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COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
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**MAIL ROOM ELEVATIONS**  
BUILDING TYPE - MAIL ROOM, TRASH ENCLOSURES

**A312**





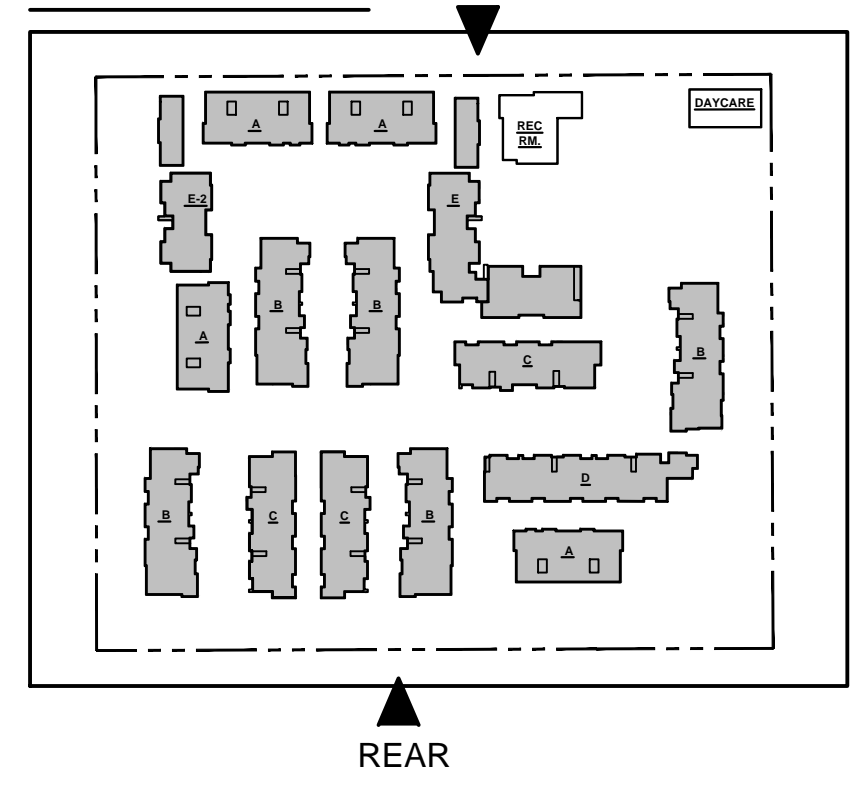
FRONT ELEVATION



REAR ELEVATION



LEGEND:



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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



48 AVE BUILDING ELEVATION  
 SHEET INFORMATION

**A300**





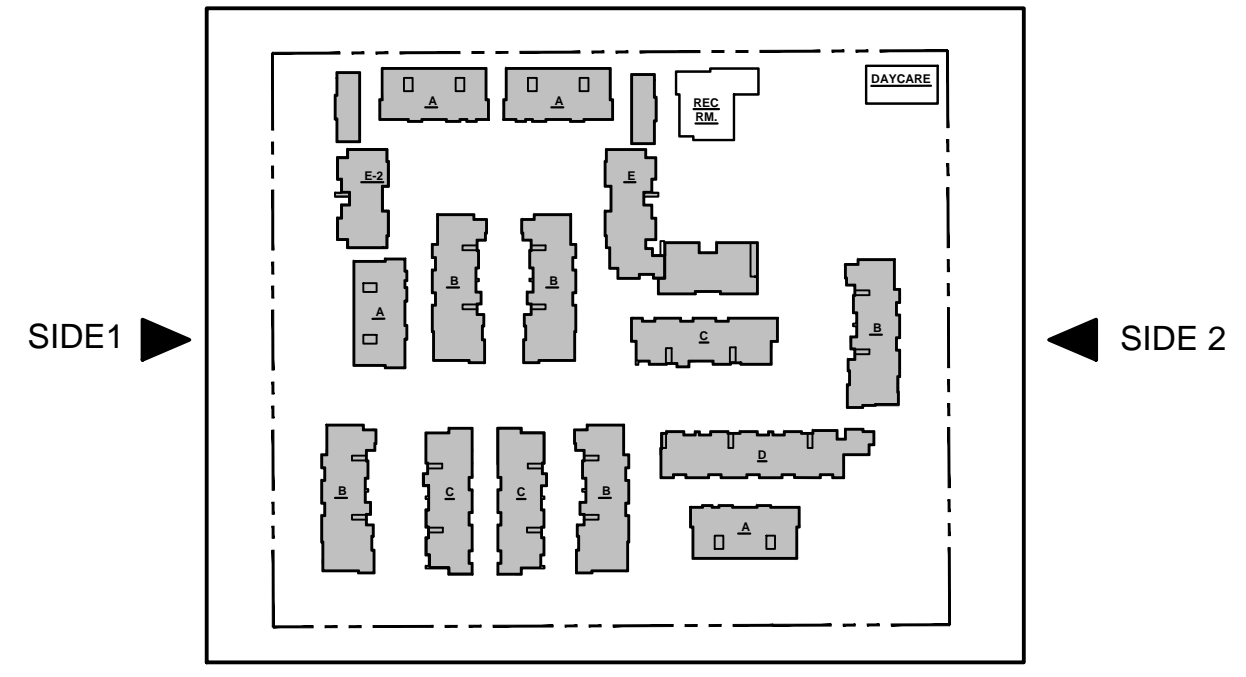
SIDE 1 ELEVATION



SIDE 2 ELEVATION



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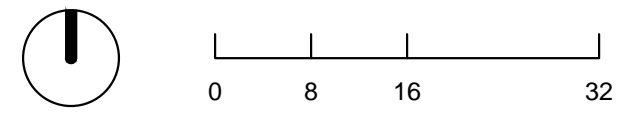


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 COACHELLA, CA # 170105

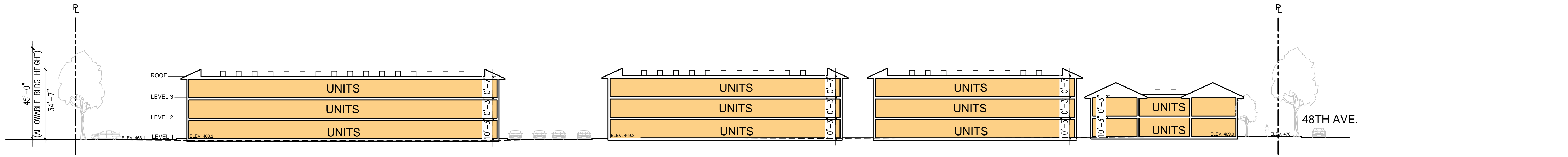
CONCEPTUAL DESIGN  
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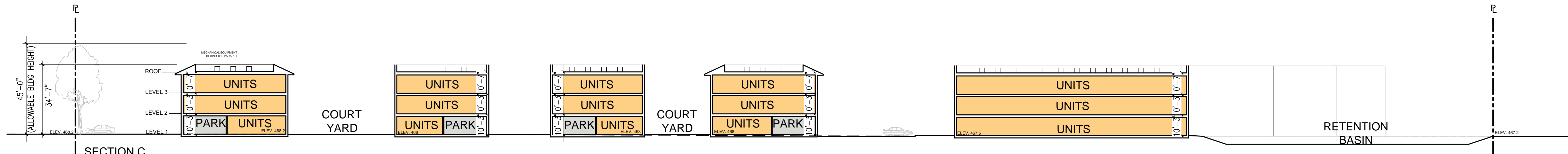
BUILDING SIDE ELEVATIONS  
 SHEET INFORMATION

**A300.1**

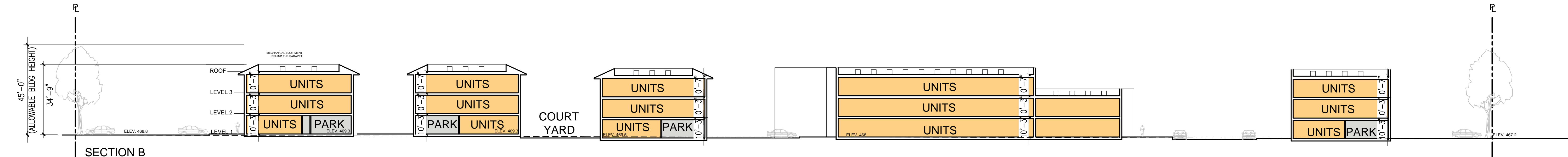




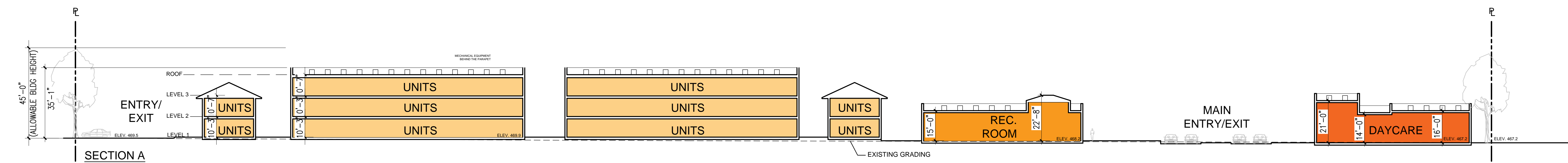
SECTION D



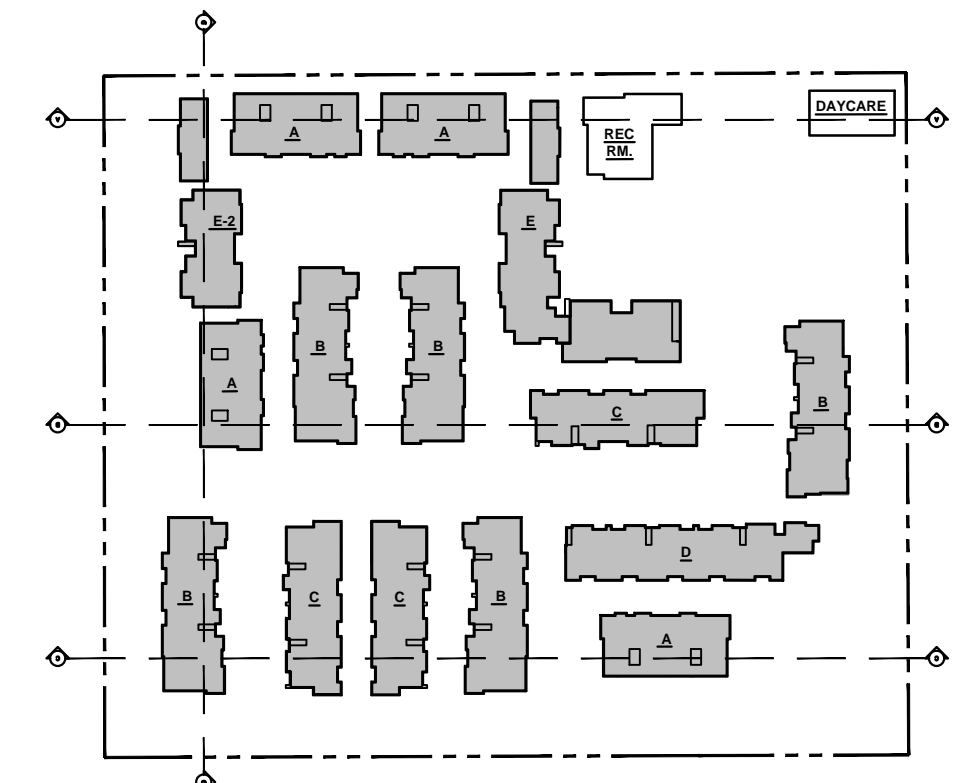
SECTION C



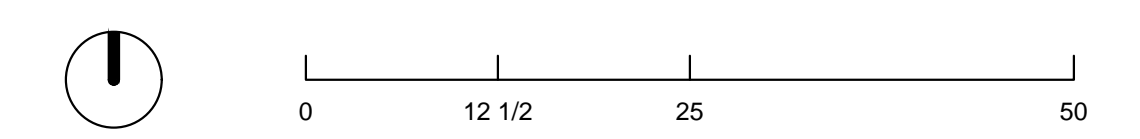
SECTION B



SECTION A



- LEGEND:**
- 2 STORY:
  - 3 STORY:
  - DAY CARE:
  - REC. BLDG.:



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 COACHELLA, CA # 170105

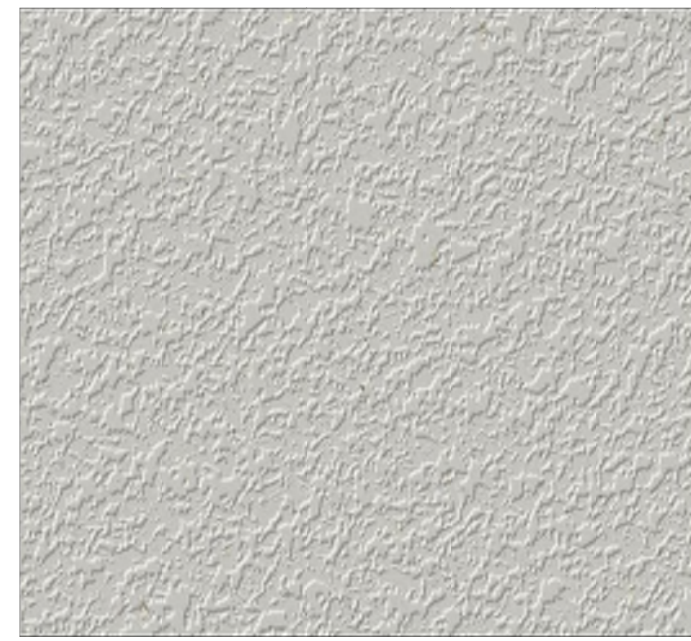
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017

SECTIONS

A401



1A



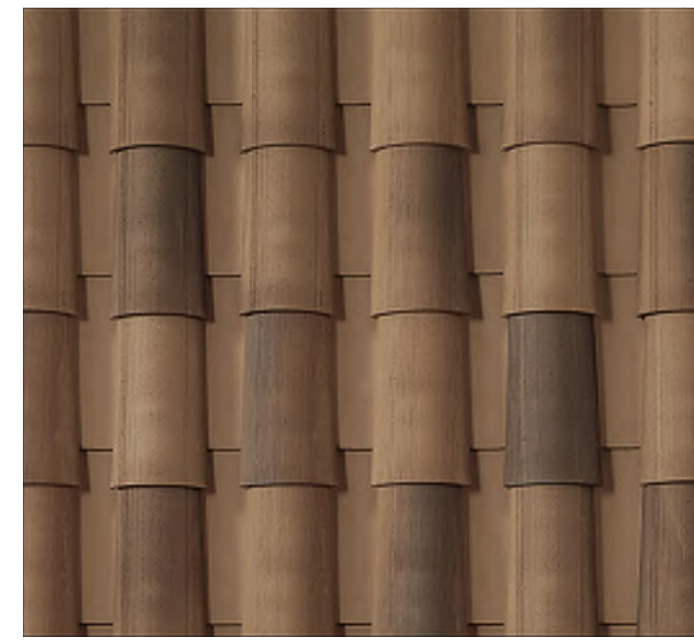
**20/30 SAND FINISH STUCCO**  
BM: CLOUD WHITE #967

2



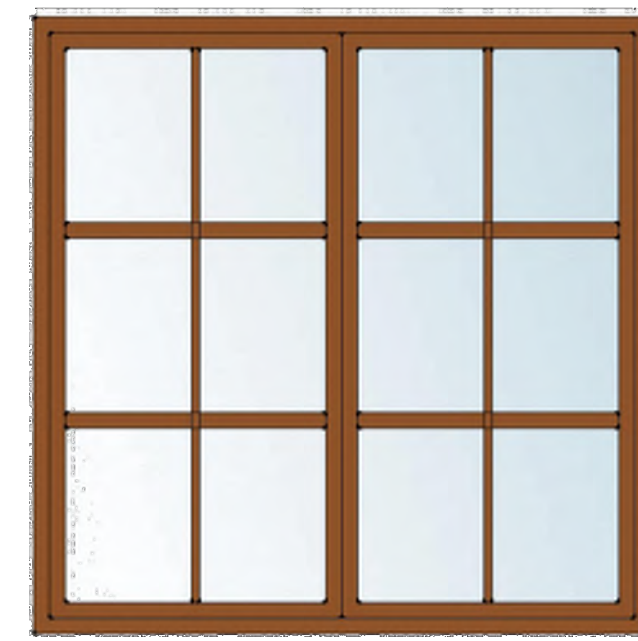
**SMOOTH TROVEL STUCCO**  
BM: 2137-10 OTTER BROWN

3



**CLAY TILE ROOFING**  
BORAL MISSION - RUSTIC CARMEL

4



**VINYL WINDOWS**  
VINYL FRAMEED CLEAR DUAL PANE

5



**METAL RAILING SYSTEM**  
42" HIGH METAL FRAMED EXTRUDED STL. ROD ASSEMBLY

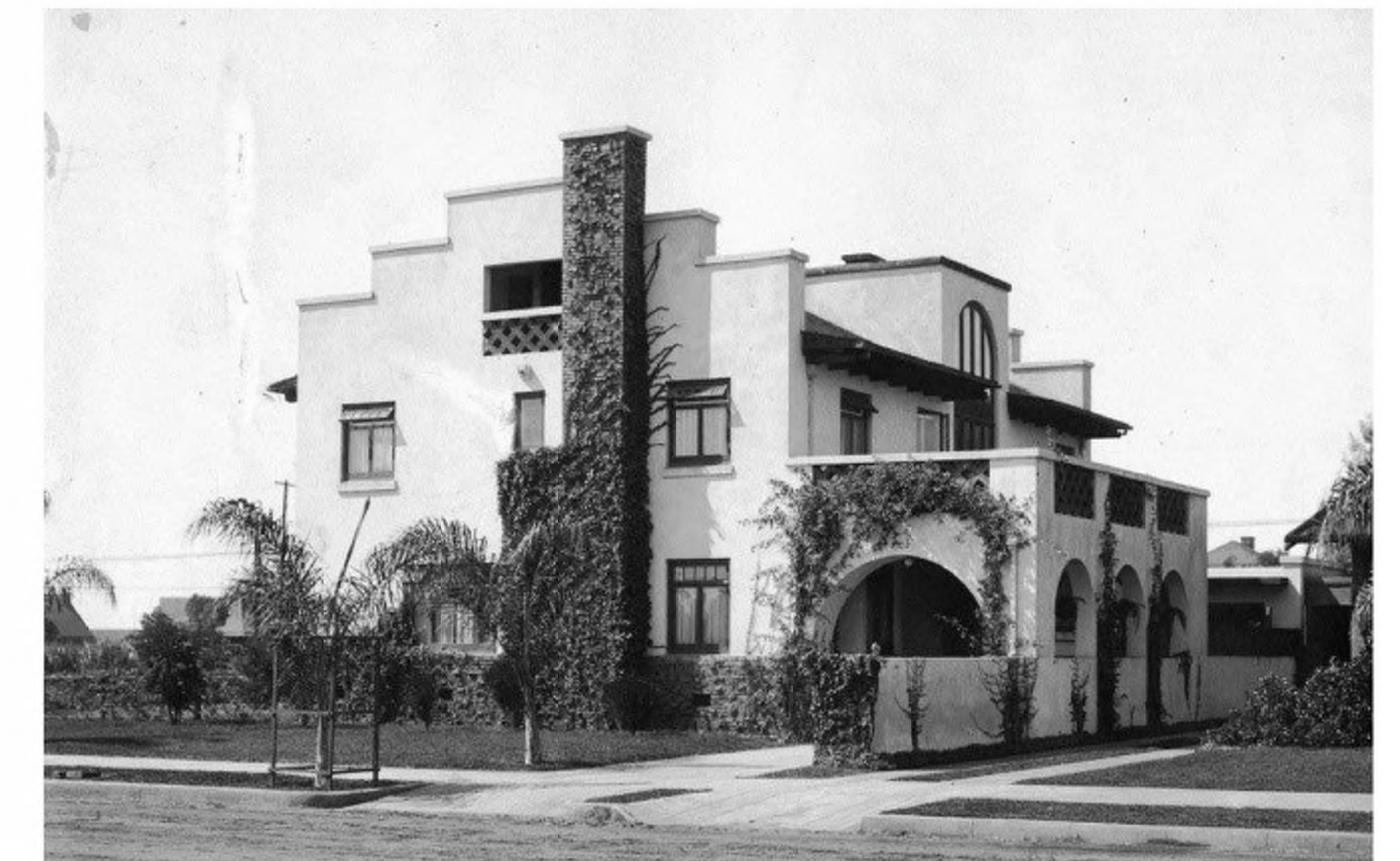
6



**EXT. LIGHT FIXTURES**  
HUBBARDTON FORGE LIGHTING  
MERIDIAN SCNCE





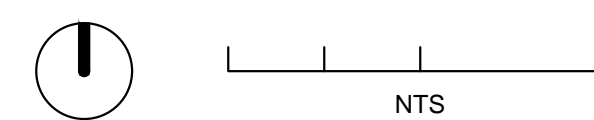


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



REFERENCE IMAGERY

A600





### PLANT LIST

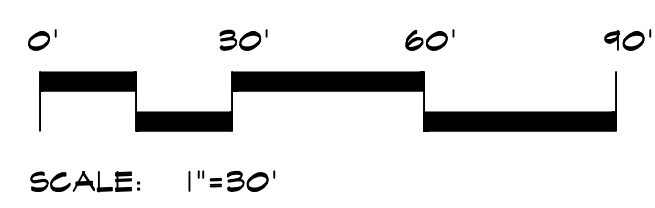
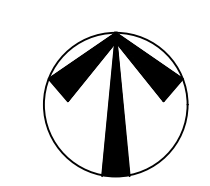
SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
<b>TREES &amp; PALMS</b>				
	-	PHOENIX DACTYLIFERA 'ZAHIDI'	18" BTH DIAMOND CUT	0.5 MOD
	-	GEIJER PARVIFLORA 'AUSTRALIA WILLOW'	36" BOX SINGLE TRK. STND.	0.5 MOD
	-	TIPUANA TIPU 'TIPU TREE'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	OLEA EUROPAEA 'SWAN HILL'	36" BOX MULTI-TRK.	0.5 MOD
	-	ACACIA STENOPHYLLA 'SHOESTRING ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA SALICINA 'WILLOW ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	PARKINSONIA PRAECOX 'PALO BREA'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA WULLARDIANA 'PALO BLANCO'	24" BOX MULTI-TRK.	0.2 LOW
	-	CHAMAEROPS HUMULIS 'MEDITERRAN FAN PALM'	24" BOX MULTI-TRK.	0.5 MOD
	-	BEAUCARNEA NOLINA 'ELEPHANT'S FOOT PALM'	36" BOX SPECIMEN	0.5 MOD
<b>DESERT ACCENTS</b>				
	-	AGAVE DESMETTIANA 'VARIEGATA'	15 GAL.	0.2 LOW
	-	AGAVE SISLANA 'SISAL AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE ANGUSTIFOLIA 'CARIBBEAN AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE GEMINIFLORA 'TWIN-FLOWERING AGAVE'	5 GAL.	0.2 LOW
	-	ALOE 'BLUE ELF'	5 GAL.	0.2 LOW
	-	AGAVE FILIFERA 'THREAD LEAF AGAVE'	10" DIA.	0.2 LOW
	-	OPUNTIA SANTA-RITA 'TUBAC'	5 GAL.	0.2 LOW
	-	HESPERALOE PARVIFLORA 'BRAKE LIGHT'	5 GAL.	0.2 LOW
	-	ECHINOCACTUS GRISONII 'GOLDEN BARREL CACTUS'	10" DIA.	0.2 LOW
<b>SHRUBS</b>				
	-	SENNA NEMOPHILA 'DESERT CASSIA'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUINOSUM 'SIERRA BOUQUET'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD'	5 GAL.	0.2 LOW
	-	EREMOPHILA MACULATA 'VALENTINE BUSH'	5 GAL.	0.2 LOW
	-	TECOMA STANS 'YELLOW BELLS'	5 GAL.	0.5 MOD
	-	LEUCOPHYLLUM REVOLUTUM 'LITTLE LEAF TEXAS RANGER'	5 GAL.	0.2 LOW
	-	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	0.5 MOD
	-	ROSA FLORIBUNDA 'ICEBERG'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'ROSEKAT'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'LA JOLLA'	5 GAL.	0.5 MOD
	-	CARISSA 'BOXWOOD BEAUTY'	5 GAL.	0.5 MOD
	-	CALLISTEMON VIMALIS 'LITTLE JOHN'	5 GAL.	0.5 MOD
<b>GRASSES</b>				
	-	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	0.5 MOD
	-	STIPA TENUISSIMA 'MEXICAN FEATHER GRASS'	5 GAL.	0.5 MOD
	-	DIANELLA TASMANICA 'VARIEGATA'	5 GAL.	0.5 MOD
<b>GROUNDCOVER &amp; VINES</b>				
	-	DALEA GREGGII 'TRAILING INDIGO BUSH'	5 GAL.	0.2 LOW
	-	CARISSA 'GREEN CARPET'	5 GAL.	0.5 MOD
	-	LANTANA 'NEW GOLD'	5 GAL.	0.5 MOD
	-	LANTANA 'WHITE'	5 GAL.	0.5 MOD
	-	LANTANA 'RED DALLAS'	5 GAL.	0.5 MOD
	-	EVOLVULUS GLOMERATUS 'HAWAIIAN BLUE EYES'	5 GAL.	0.5 MOD
	-	CHRYSACTINIA MEXICANA 'DAMIANITA'	5 GAL.	0.2 LOW
	-	RUPELLIA BRITTONIANA 'LITTLE KATIE'	5 GAL.	0.2 LOW
	-	DURANTA REPENS 'SKY FLOWER'	5 GAL. STK.	0.5 MOD
	-	CALLIANDRA HAEMATOCEPHALA 'PINK POWDER PUFF'	5 GAL. STK.	0.5 MOD
	-	BOUGAINVILLEA 'MARY PALMER'S ENCHANTMENT'	5 GAL. STK.	0.5 MOD
	-	MACFADYENA UNGUIS-CATI 'CAT'S CLAW VINE'	5 GAL. STK.	0.2 LOW
	-	TECOMA STANS 'YELLOW BELLS'	5 GAL. STK.	0.5 MOD

### PAVING, STONE, & GRAVEL MATERIALS

	-	SHREDDED BARK MULCH LAID 2" THICK		-	3/8" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK
	-	6" MINUS 'BAJA CRESTA' RUBBLE, PROVIDE COMPLETE COVERAGE IN DESIGNATED AREAS		-	LAWN TO BE 'TIFGREEN 328' sod, OVERSEEDED W/ BERTUDA (OCTOBER-MAY INSTALLATION)
	-	3/4" DIA. 'CHAMOIS BEIGE' CRUSHED ROCK, LAID 2" THICK		-	'HICKORY CREEK' BOULDERS 2' & 3' DIA.

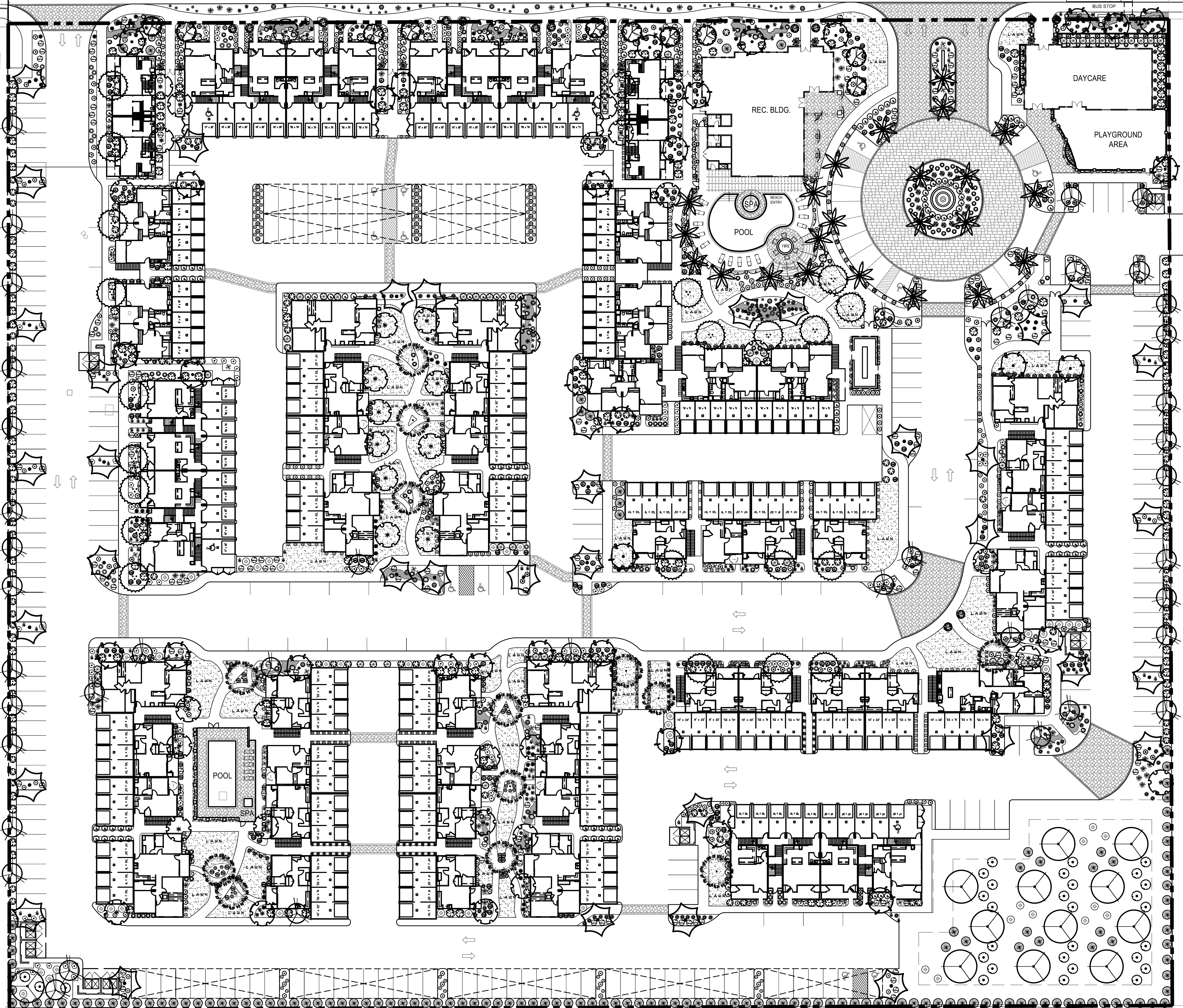
**COACHELLA VILLAGE**  
**RAVEN RIDGE DEVELOPMENT**  
 COACHELLA, CA

# L-1.1 RENDERED PRELIMINARY



**HERMANN DESIGN GROUP**  
 77-899 WOLF RD.  
 SUITE 102  
 PALM DESERT, CA 92211  
 LIC# 2754, EXP 04/30/18  
 PH. (760) 777-9131  
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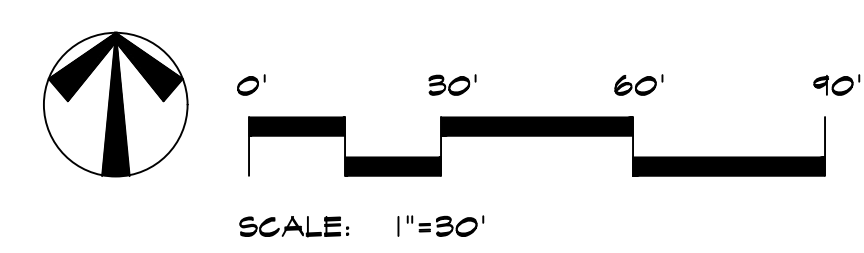
SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
<b>TREES &amp; PALMS</b>				
	-	PHOENIX DACTYLIFERA 'ZAHIDI'	18" BTH DIAMOND CUT	0.5 MOD
	-	GEIJER PARVIFLORA 'AUSTRALIA WILLOW'	36" BOX SINGLE TRK. STND.	0.5 MOD
	-	TIPJANA TIPU 'TIPU TREE'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	OLEA EUROPAEA 'SWAN HILL'	36" BOX MULTI-TRK.	0.5 MOD
	-	ACACIA STENOPHYLLA 'SHOESTRING ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA SALICINA 'WILLOW ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	PARKINSONIA PRAECOX 'PALO BREA'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA WULLARDIANA 'PALO BLANCO'	24" BOX MULTI-TRK.	0.2 LOW
	-	CHAMAEROPS HUMULIS 'MEDITERRAN FAN PALM'	24" BOX MULTI-TRK.	0.5 MOD
	-	BEAUCARNEA NOLINA 'ELEPHANT'S FOOT PALM'	36" BOX SPECIMEN	0.5 MOD
<b>DESERT ACCENTS</b>				
	-	AGAVE DESMETTIANA 'VARIEGATA'	15 GAL.	0.2 LOW
	-	AGAVE SISLANA 'SISAL AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE ANGUSTIFOLIA 'CARIBBEAN AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE GEMINIFLORA 'TWIN-FLOWERING AGAVE'	5 GAL.	0.2 LOW
	-	ALOE 'BLUE ELF'	5 GAL.	0.2 LOW
	-	AGAVE FILIFERA 'THREAD LEAF AGAVE'	10" DIA.	0.2 LOW
	-	OPUNTIA SANTA-RITA 'TUBAC'	5 GAL.	0.2 LOW
	-	HESPERALOE PARVIFLORA 'BRAKE LIGHT'	5 GAL.	0.2 LOW
	-	ECHINOCACTUS GRISONII 'GOLDEN BARREL CACTUS'	10" DIA.	0.2 LOW
<b>SHRUBS</b>				
	-	SENNA NEMOPHILA 'DESERT CASSIA'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUINOSUM 'SIERRA BOUQUET'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD'	5 GAL.	0.2 LOW
	-	ERENTHOPHILA MACULATA 'VALENTINE BUSH'	5 GAL.	0.2 LOW
	-	TECOMA STANS 'YELLOW BELLS'	5 GAL.	0.5 MOD
	-	LEUCOPHYLLUM REVOLUTUM 'LITTLE LEAF TEXAS RANGER'	5 GAL.	0.2 LOW
	-	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	0.5 MOD
	-	ROSA FLORIBUNDA 'ICEBERG'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'ROSEKAT'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'LA JOLLA'	5 GAL.	0.5 MOD
	-	CARISSA 'BOXWOOD BEAUTY'	5 GAL.	0.5 MOD
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	-	LANTANA 'WHITE'	5 GAL.	0.5 MOD
	-	LANTANA 'RED DALLAS'	5 GAL.	0.5 MOD
	-	EVOLVULUS GLOMERATUS 'HAWAIIAN BLUE EYES'	5 GAL.	0.5 MOD
	-	CHRYSACTINIA MEXICANA 'DAMIANITA'	5 GAL.	0.2 LOW
	-	RUELLIA BRITTONIANA 'LITTLE KATIE'	5 GAL.	0.2 LOW
	-	DURANTA REPENS 'SKY FLOWER'	5 GAL. STK.	0.5 MOD
	-	CALLIANDRA HAEMATOCEPHALA 'PINK POWDER PUFF'	5 GAL. STK.	0.5 MOD
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- 3" DIA. 'CHAMOIS BEIGE' CRUSHED ROCK, LAID 2" THICK
- 3" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK
- LAWN TO BE 'TIFGREEN 328' SOD, OVERSEEDED W/ BERTUDA (OCTOBER-MAY INSTALLATION)
- 'HICKORY CREEK' BOULDERS 2' & 3' DIA.

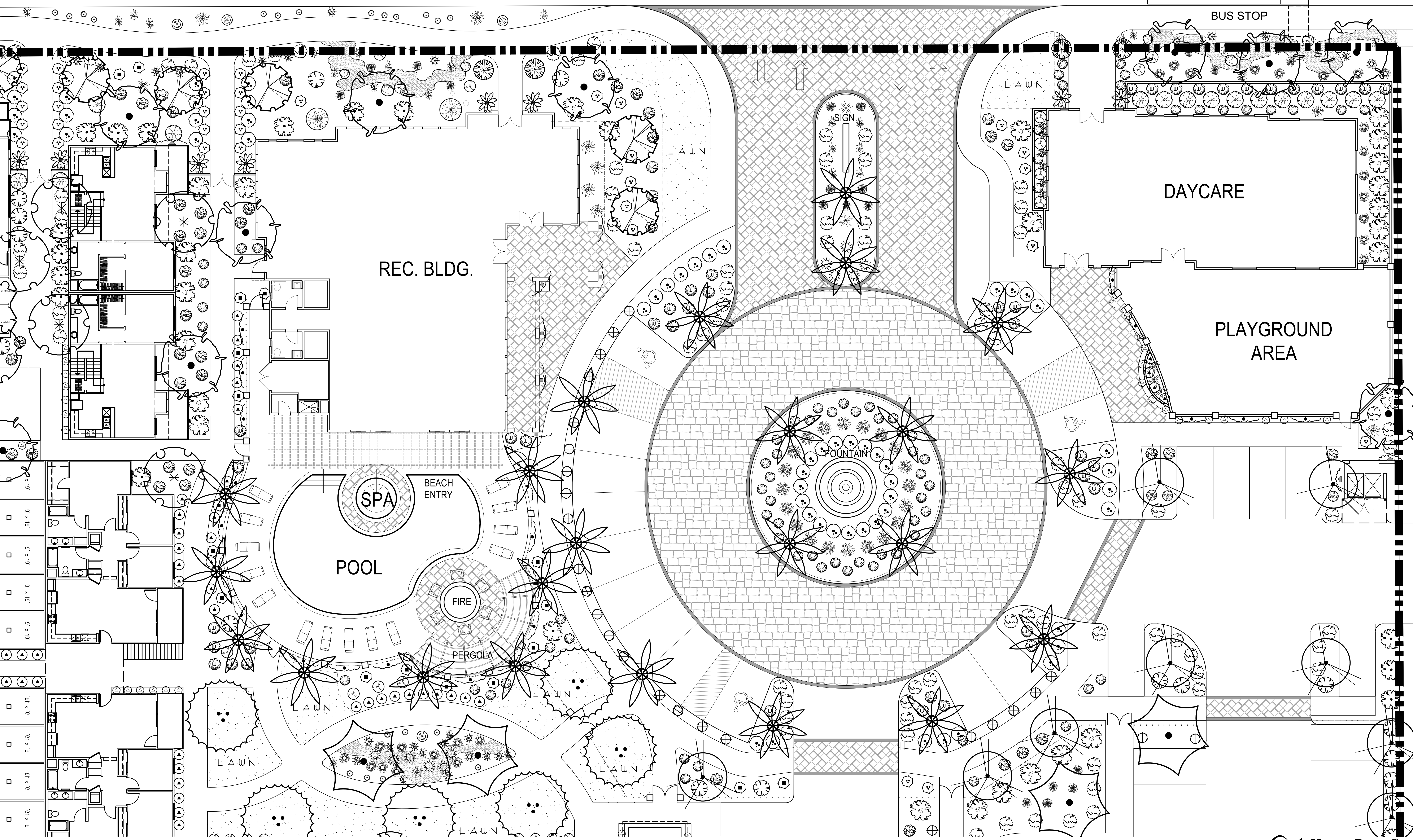
**COACHELLA VILLAGE**  
**RAVEN RIDGE DEVELOPMENT**  
 COACHELLA, CA

**L-1 PRELIMINARY DESIGN**



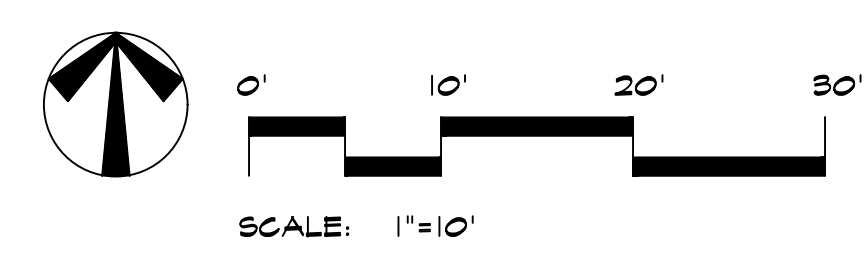
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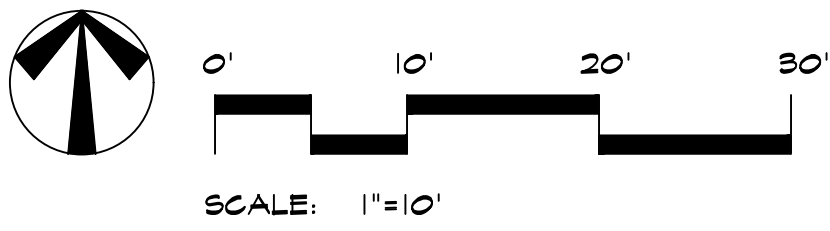
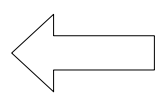
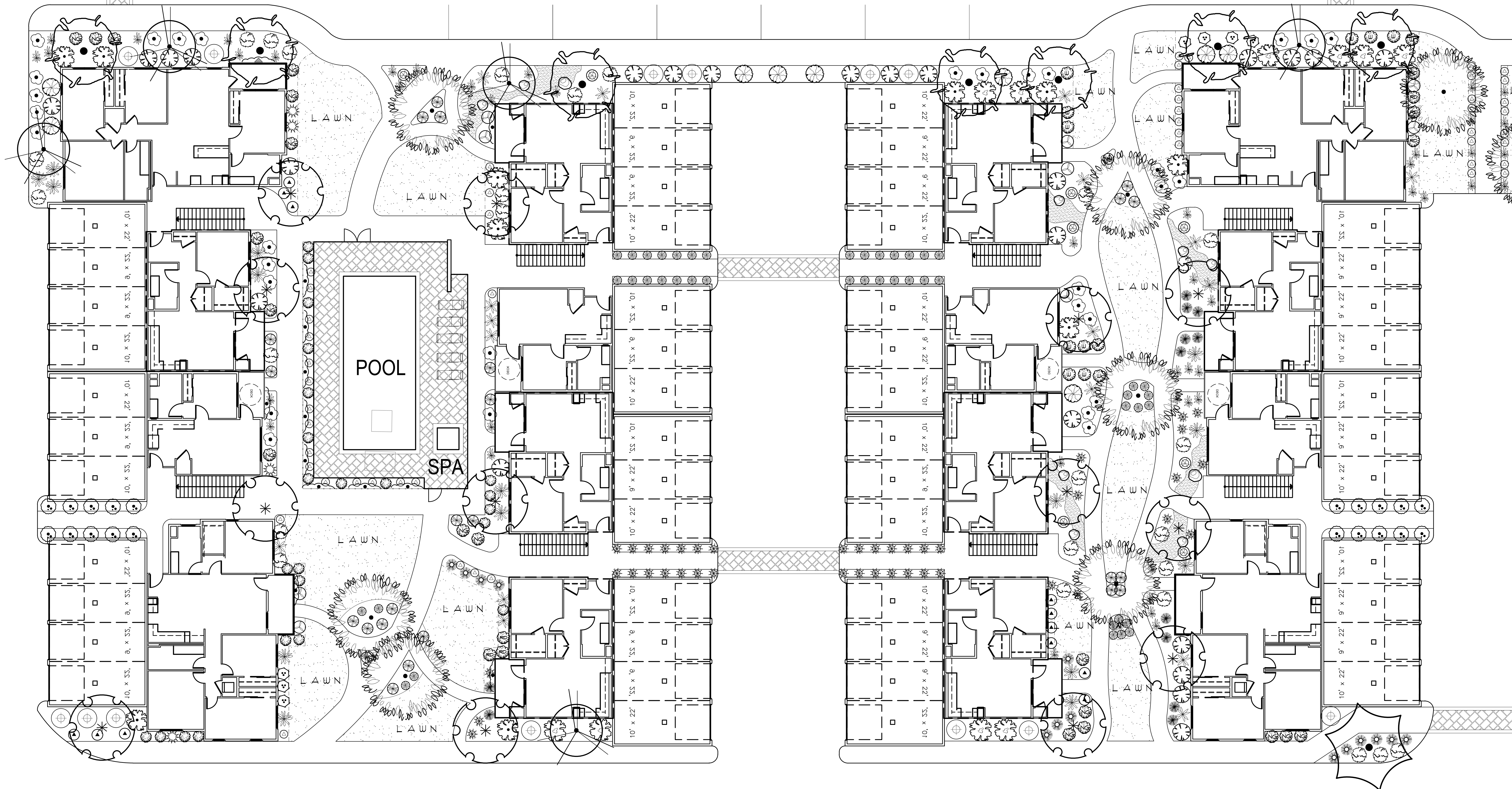
**COACHELLA VILLAGE**  
**RAVEN RIDGE DEVELOPMENT**  
 COACHELLA, CA

**L-2 PROJECT ENTRY**



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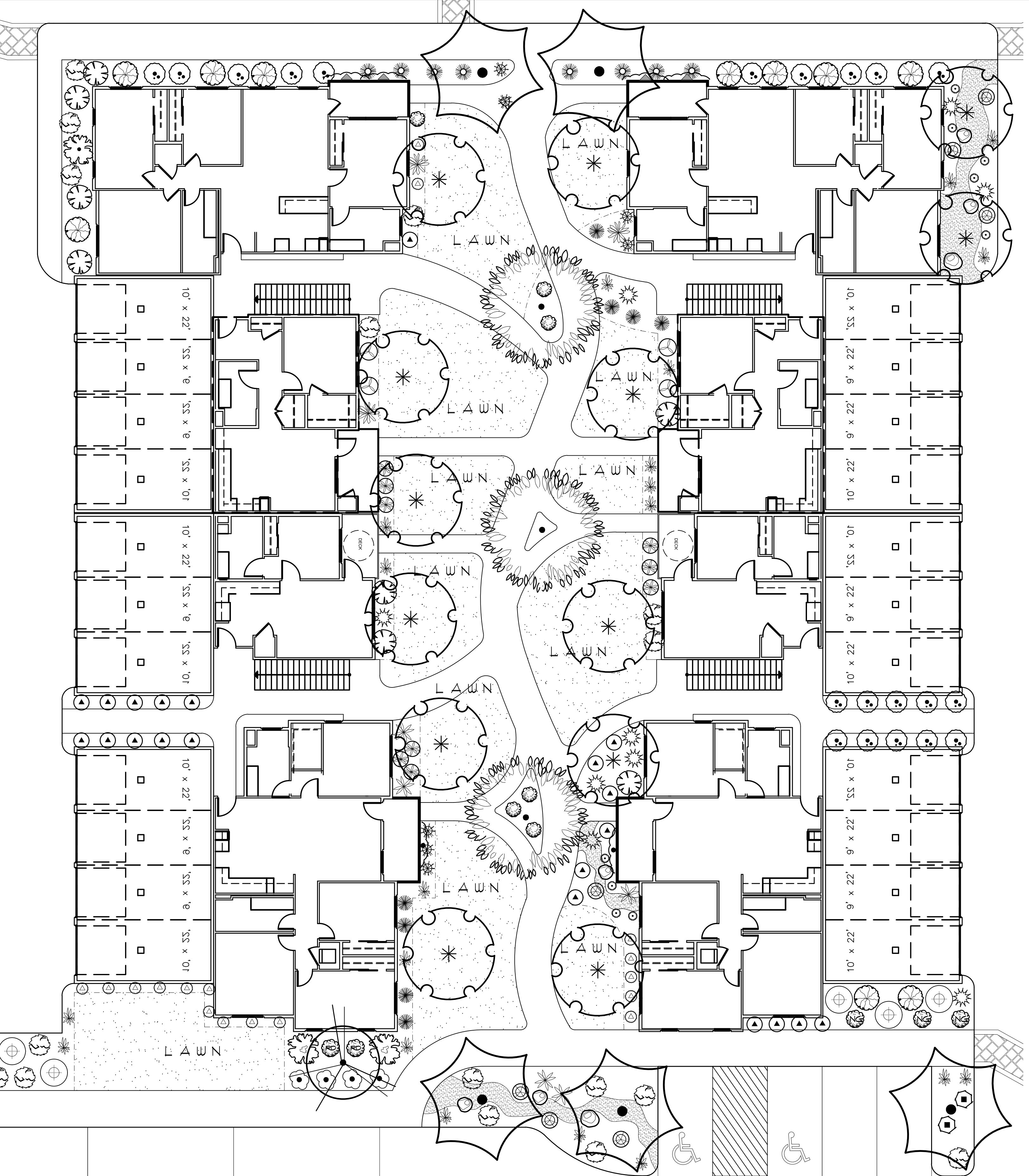


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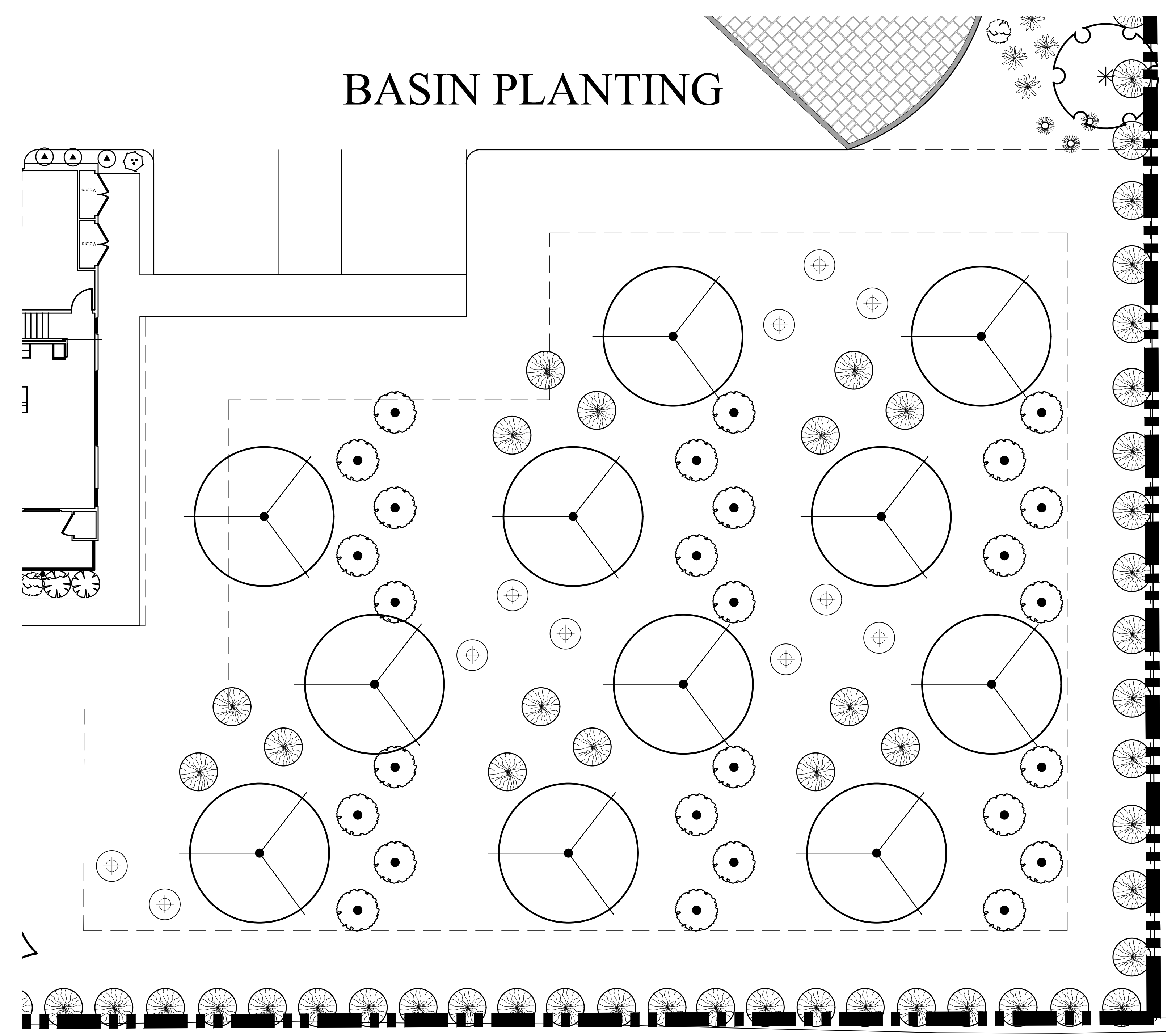
**COACHELLA VILLAGE**  
**RAVEN RIDGE DEVELOPMENT**  
 COACHELLA, CA

**L-3 APARTMENT PLANTING**





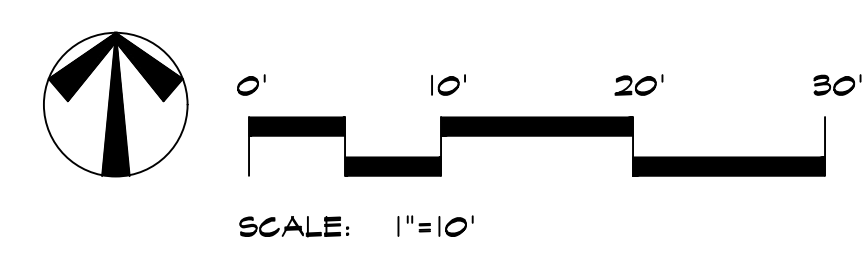
APARTMENT COURTYARD  
PLANTING



BASIN PLANTING

COACHELLA VILLAGE  
RAVEN RIDGE DEVELOPMENT  
COACHELLA, CA

L-4 APARTMENT &  
BASIN PLANTING



HERMANN DESIGN GROUP  
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 SUITE 102  
 PALM DESERT, CA  
 92211  
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 FAX (760) 777-9132





ACACIA WILLARDIANA  
"PALO BLANCO"



ACACIA ANEURA  
"MULGA"



ACACIA STENOPHYLLA  
"SHOESTRING ACACIA"



TIPUANA TIPU  
"TIPU TREE"



LYSILOMA WATSONII  
"FEATHER BUSH"



PARKINSONIA X  
"DESERT MUSEUM"



WASHINGTONIA ROBUSTA  
"MEXICAN FAN PALM"



BEAUCARNEA NOLINA  
"ELEPHANT FOOT PALM"



YUCCA ROSTRA  
"BEAKED BLUE YUCCA"



LEUCOPHYLLUM PRUINATUM  
"SIERRA BOUQUET"



LEUCOPHYLLUM FRUTESCENS  
"WHITE CLOUD"



BOUGAINVILLEA  
"ROSENKA"



CALLISTEMON VIMINALIS  
"LITTLE JOHN"



CARISSA  
"BOXWOOD BEAUTY"



MUHLENBERGIA LINDHEIMERI  
"AUTUMN GLOW"



STIPA TENUISSIMA  
"MEXICAN FEATHER  
GRASS"



CHRYSACTINIA MEXICANA  
"DAMIANITA"



LANTANA  
"WHITE FLOWERS"



OLEA EUROPAEA  
"LITTLE OLLIE"



AGAVE SISLANA  
"SISAL AGAVE"



AGAVE AMERICANA  
"CENTURY PLANT"



AGAVE DESMETTIANA



WATER FOUNTAIN



'BAJA CRESTA' RUBBLE



'CHAMOIS BIEGE' CRUSHED



'ADOBE SUNSET' FINES



'HICKORY CREEK' BOULDER

# COACHELLA VILLAGE RAVEN RIDGE DEVELOPMENT COACHELLA, CA

## PLANT MATERIAL

**HERMANN DESIGN GROUP**  
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