



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

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**March 15, 2023**  
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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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:**

**SPECIAL ORDER OF BUSINESS:**

Selection of Planning Commission Chair and Vice-Chair.

**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 February 15, 2023

**WRITTEN COMMUNICATIONS:**

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

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

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

2. Coachella Wireless Telecommunications Facilities Inventory and Status Update

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

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

**INFORMATIONAL:**

**ADJOURNMENT:**

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

**15 de Marzo, 2023**  
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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**Código de acceso: 380084**

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

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 – 15, de Febrero 2023.

**COMUNICACIONES ESCRITAS:**

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

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

**INFORMES Y SOLICITUDES:**

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

2. [Inventario y Actualización de las Instalaciones de Telecomunicaciones Inalámbricas de Coachella](#)

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

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

**INFORMATIVO:**

**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

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OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**February 15, 2023**  
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IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

**CALL TO ORDER: 6:02 P.M.**

**PLEDGE OF ALLEGIANCE:**

Commissioner Miguel Leal

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Adrian Moreno, Associate Planner.  
\*Jason Stevens, Information Technology Manager.  
\*Jesus Medina, Information Technology Technician.

**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 GONZALEZ AND SECONDED BY COMMISSIONER LEAL TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – January 18, 2023.

IT WAS MOVED BY ALTERNATE ACTING CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**WRITTEN COMMUNICATIONS:**

None.

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

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**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

None.

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

2. Taco Shop 760 – Alcohol Sales and Entertainment Establishment Permit

Conditional Use Permit (CUP) No. 360 (Modification) to change the hours of operations related to the on-sale, service and consumption of beer, wine, and distilled spirits (Type 47) and Entertainment Permit No. 23-01 to permit limited entertainment within a 2,756 square-foot restaurant located at 48975 Grapefruit Blvd, Suite #3. Applicant: Alejandra Barcelo.

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 6:21 pm by Acting Chair Navarrete

Graciela Green, Applicant Representative, made herself available and provided comments.

Public Hearing Closed at 6:22 pm by Acting Chair Navarrete.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ RECOMMENDED THAT THE COUNCIL APPROVE CONDITIONAL USE PERMIT (CUP) NO. 360 WITH MODIFICATIONS TO CONDITIONS OF APPROVAL AS FOLLOWS:

- Condition 14 modified as follows: Management shall patrol the business premises, parking lot, and the surrounding vicinity, during the entertainment venue operation and until patrons have left the parking area after operation hours. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the property. **Management shall also ensure that spillover parking does not occur on surrounding private property.**
- Condition 22 is added as follows: **A minimum of one licensed security officer will be required for Friday and Saturday after 10 p.m. when any entertainment events occur (musicians, karaoke, or similar related entertainment activities).**

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Tripoli Mixed-Use Project (**Proposed Revisions**)

Second proposed amendment to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation.

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 7:08 pm by Acting Chair Navarrete

Colleen Edwards, project director, made herself available and provided comments.

Public Hearing Closed at 7:13 pm by Acting Chair Navarrete

IT WAS MOVED BY ACTING CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ STAFF RECOMMENDED APPROVAL TO COUNCIL WITH THE FOLLOWING MODIFICATIONS:

- Condition 9 modified as follows: The applicant shall accommodate an elevator for Building B.
- Condition 81 added as follows: Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Staff, subject to a minimum construction cost of \$350,000 and half the elevator cost. The applicant shall increase funding for park improvements above the construction cost of this condition with any savings achieved by the developer on project costs to be used to increase expenditures in park improvements.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. Conditional Use Permit No. 361 (Mr. Clamato) to allow liquor sales (ABC Type 41, On-Sale Beer and Wine – Eating Place) within a 1,843 square-foot restaurant located at 51557 Cesar Chavez Street.

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

Public Hearing Opened at 7:45 pm by Acting Chair Navarrete

Erick Aguilar owner of Mr. Clamato made himself available and provided comments.

Public Hearing Closed at 7:51 pm by Acting Chair Navarrete.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY ACTING COMMISSIONER LEAL TO APPROVE CONDITIONAL USE PERMIT NO. 361 TO ALLOW ON-SALE BEER AND WINE SERVICE FOR THE 1,843 SQUARE FOOT RESTAURANT LOCATED AT 51557 CESAR CHAVEZ STREET, WITH THE FOLLOWING MODIFICATION:

- Condition 5 modified as follows: Hours of operation of the restaurant may be from 10:00 a.m. to ~~7:00 p.m.~~ 8:30 p.m. Monday through Sunday. The applicant may request a change to the restaurant operating hours for administrative approval by the Development Services Director.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Acting Chair Navarrete.

NOES: Alternate Commissioner Gutierrez.

ABSTAIN: None.

ABSENT: None.

**INFORMATIONAL:**

5. Council is interested in posting a Design session with Henry Lenny, AIA at City Hall with a presentation and a walk through downtown.

**ADJOURNMENT:** 7:56 P.M.

Respectfully Submitted by,

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

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Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

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**STAFF REPORT**  
**3/15/2023**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Anahi Fernandez, Management Analyst

**SUBJECT:** Coachella Wireless Telecommunications Facilities Inventory and Status Update

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Wireless telecommunication facilities are governed by the requirements of the Coachella Municipal Code Chapter 17.86, Wireless Telecommunication Facilities. New facilities require approval of a conditional use permit (CUP) by the Planning Commission and additions to existing facilities require a site plan review from the planning director. In the City of Coachella, wireless telecommunication facilities were first approved in the late 1990s, but the City did not have an established a monitoring program to ensure these facilities were in compliance with their CUP. This is the City of Coachella's first wireless telecommunication facilities status report intended to update the Planning Commission of the visual survey results and identify options to ensure compliance.

A total of 11 wireless facilities were constructed and are currently operational (Attachment 1). Staff conducted a visual survey on February 16, 2023 of the facility locations and reviewed the condition of the facilities for compliance with conditions of approval. These facilities may be subject to revocation or modification by the Planning Commission if the operation of the facilities is inconsistent with the conditions of approval. A total of 8 were observed to be out of compliance with their CUP conditions of approval due to the following reasons:

- General maintenance issues
- Unmaintained landscaping
- Deterioration of wireless telecommunication facilities
- Inability to mitigate visual effects of wireless telecommunication facilities

A summary of the status of the 11 wireless facilities is provided in the table below as well as a detailed table in Attachment 2. This report will be prepared for the Planning Commission on an annual basis.

Staff is available to answer questions during the study session.

Attachments:

1. Map of Coachella Wireless Telecommunication Facilities
2. Detailed Status of Existing Wireless Telecommunication Facilities

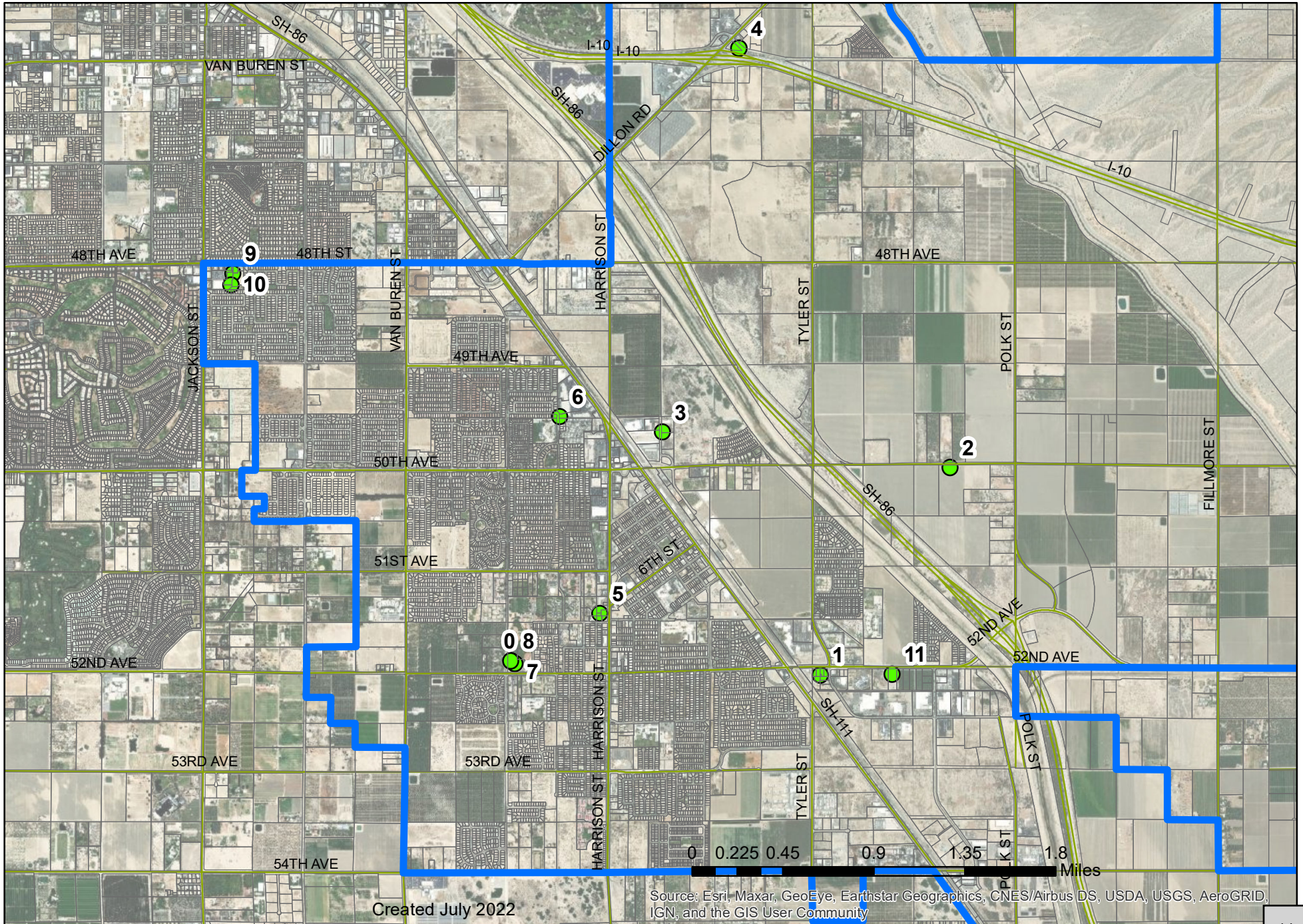
<b>Approved Coachella Wireless Telecommunication Facilities</b>							
<b>No.</b>	<b>Case No.</b>	<b>Company</b>	<b>Address</b>	<b>Approval Date</b>	<b>Contact</b>	<b>Type</b>	<b>Facility Condition</b>
1	CUP 179	Nextel Communications, Inc.	86-045 Avenue 52	October 13, 1999	Barbara Saito 17275 Derian Ave Irvine, CA 92614 949-862-2342	Tower	<b>In Compliance</b>
2	CUP 182	Sprint	86-275 Avenue 50	January 12, 2000	Julie Rizzo 3151 Airway Avenue Suite L-3 Costa Mesa, CA 92626 714-557-6052	Tower	<b>In Compliance</b>
3	CUP 184	AT&T	49-600 Oates Lane	September 09, 2000	David Leonard 3050 Chicago Ave, Suite 100 Riverside, CA 92507 909-782-9868	Tower	<b>Not in Compliance</b>
4	CUP 192	SpectraSite Communications	45-800 Dillon Road	July 17, 2002	Justin Garcia 2301 Dupont Drive, Suite 200 Irvine, CA 92612 949-255-2300	Tower	<b>Not in Compliance</b>
5	CUP 240	Royal Street Communications, LLC	51-335 Harrison Street	February 03, 2010	Veronica Arvizu 350 Commerce, Suite #200 Irvine, CA 92602 858-602-6380	Monopalm	<b>Not in Compliance</b>
6	CUP 243	T-Mobile	49-251 Harrison St	June 02, 2010	Harwood for T-Mobile West Corp 3257 E. Guasti Rd Suite 200 Ontario, CA 847-571-2738	Monopalm	<b>Not in Compliance</b>



<b>No.</b>	<b>Case No.</b>	<b>Company</b>	<b>Address</b>	<b>Approval Date</b>	<b>Contact</b>	<b>Type</b>	<b>Facility Condition</b>
7	CUP 292	Verizon Wireless	51-711 Douma Street	January 31, 2018	Bryce Novak 7711 Normal Avenue La Mesa, CA 91941 619-672-2066	Monopalm	<b>Not in Compliance</b>
8	CUP 301	AT&T	51-711 Douma Street	September 19, 2018	Melissa Francisco 19519 Jacob Ave. Cerritos, CA 91941 562-972-5161	Monoecal yptus	<b>Not in Compliance</b>
9	CUP 302	AT&T	Jackson Square	September 19, 2018	Melissa Francisco 19519 Jacob Ave. Cerritos, CA 91941 562-972-5161	Monopalm	<b>Not in Compliance</b>
10	CUP 317	Verizon Wireless	Jackson Square	February 05, 2020	Garrett Hawthorne - Verizon 949-286-700 Ext. 024	Monopalm	<b>Not in Compliance</b>
11	CUP 309	Verizon Wireless	86-351 Avenue 52	January 30, 2019	Allen Alejandro 27-130 Paseo Espada, Suite A1426 San Juan Capistrano, CA 92675 714-768-9413	Tower	<b>In Compliance</b>

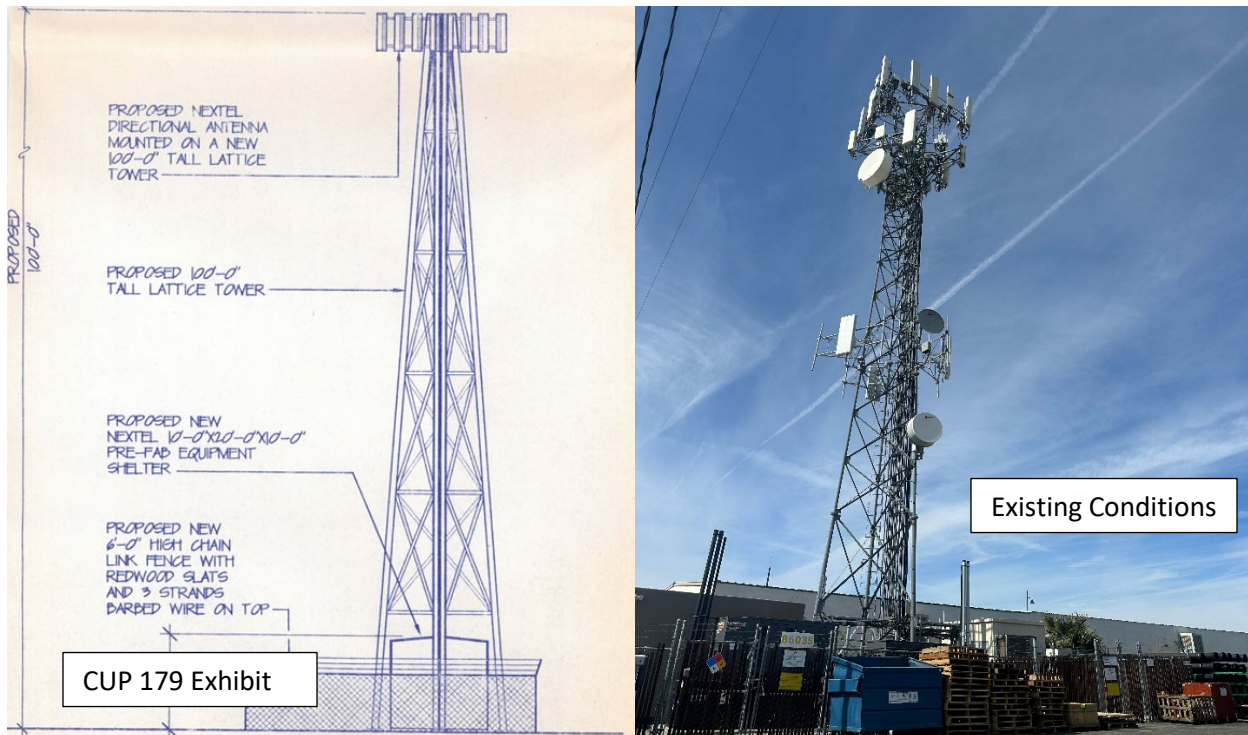


# Map of Coachella Wireless Telecommunications Facilities 2023





## Site 1



**Planning Case no:** CUP 179

**Approval date:** October 13, 1999

**Location:** 86-045 Avenue 52

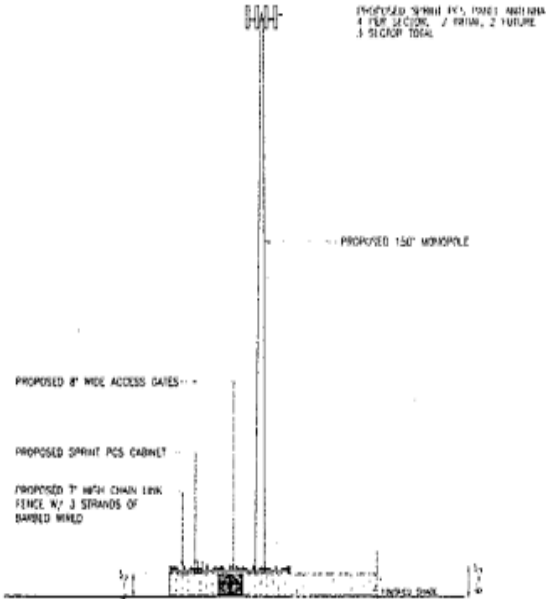
**Type:** Tower

**Facility Height:** 100'

**Status:** Consistent with Conditions of Approval for CUP. Building permits were approved to install new microwave dishes to existing tower. Needs general maintenance. **In Compliance**

**Last Known Provider:** Nextel Communications

# Site 2



CUP 182 Exhibit



**Planning Case no:** CUP 182

**Approval date:** January 12, 2000

**Location:** 86-275 Avenue 50

**Type:** Tower

**Facility Height:** 150'

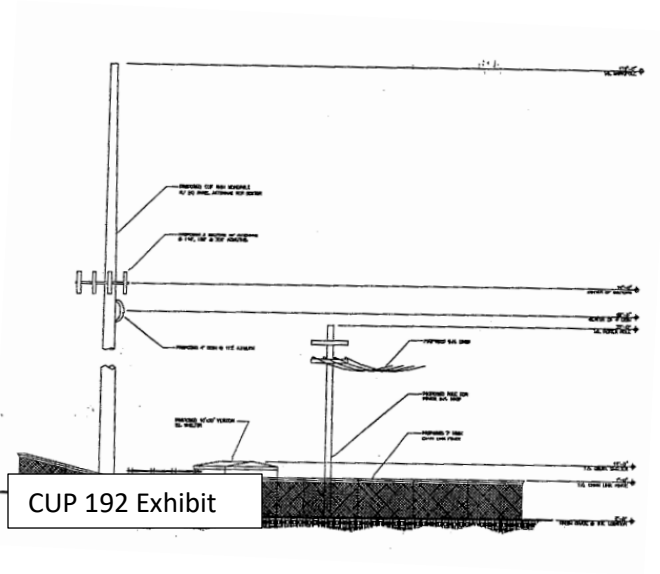
**Status:** Construction is in conformance with the plans submitted and conditions imposed. The site is designed to co-locate multiple additional communication carriers on the tower in the future. **In Compliance**

**Last Known Provider:** Sprint



**Last Known Provider:** AT&T Wireless Services

## Site 4



Existing Conditions

**Planning Case no:** CUP 192

**Approval date:** July 17, 2002

**Location:** 45-800 Dillon Road

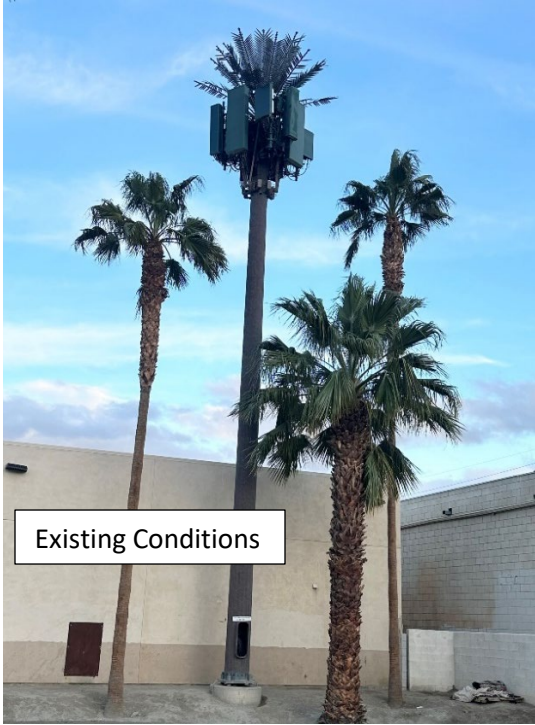
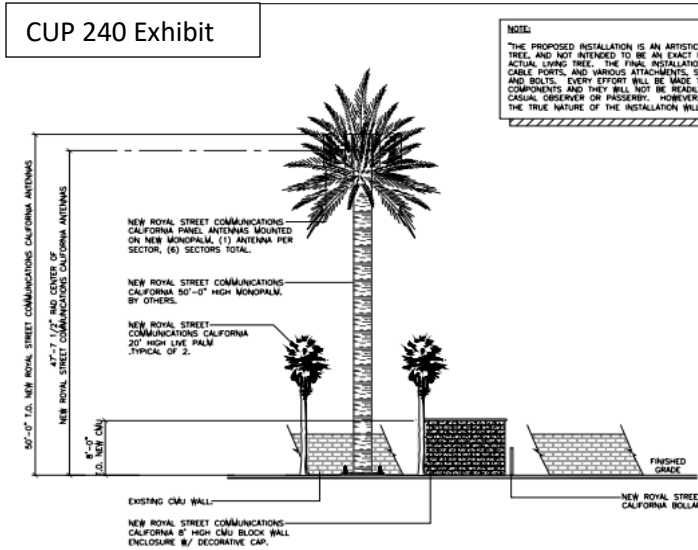
**Type:** Tower

**Facility Height:** 110'

**Status:** A permit request for the replacement of 12 antennas was conditionally granted on January 20, 2016. Condition 12 requires the installment of appropriate view obscuring landscaping in conjunction with the chain link fence to establish a "living fence." No visible living fence. Landscaping and general maintenance needed. **Not in Compliance**

**Last Known Provider:** SpectraSite Communications

# Site 5



**Planning Case no:** CUP 240

**Approval date:** February 03, 2010

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

**Type:** Monopalm

**Facility Height:** 50'

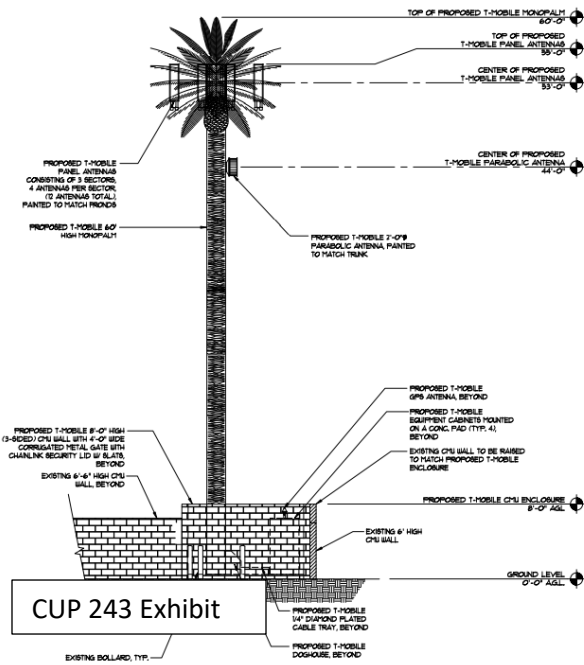
**Status:** Two Washingtonia Robusta palm trees were required to be planted adjacent to the monopole wireless tower. Live palm trees were observed. Synthetic palm materials have not been maintained. Needs general maintenance.

**Not in Compliance**

**Last Known Provider:** Royal Street Communications



# Site 6



**Planning Case no:** CUP 243

**Approval date:** June 02, 2010

**Location:** 49-251 Harrison Street

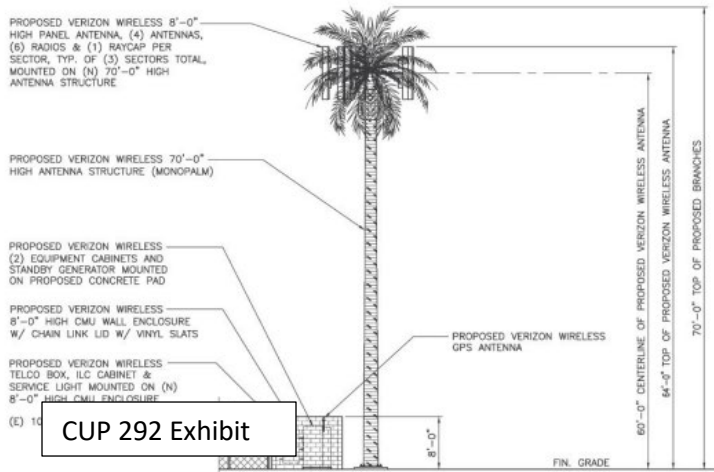
**Type:** Monopalm

**Facility Height:** 60'

**Status:** Two Washingtonia Robusta palm trees with minimum height of 15' were required to be planted adjacent to the monopalm wireless tower. No palm trees were observed. Live palm trees need to be replaced. **Not in Compliance**

**Last Known Provider:** T-Mobile

# Site 7



**Planning Case no:** CUP 292

**Approval date:** January 31, 2018

**Location:** 51-711 Douma Street

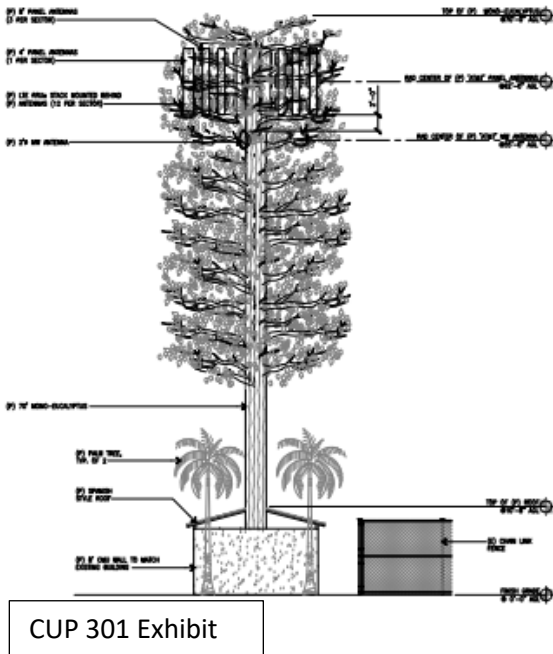
**Type:** Monopalm

**Facility Height:** 70'

**Status:** Two date palm trees of a minimum 20' to 30' were required to be planted near monopalm wireless tower. No date palm trees were observed. Contact information for owner is posted at site location. Site is well maintained. **Not in Compliance**

**Last Known Provider:** Verizon Wireless

## Site 8



**Planning Case no:** CUP 301

**Approval date:** September 19, 2018

**Location:** 51-711 Douma Street

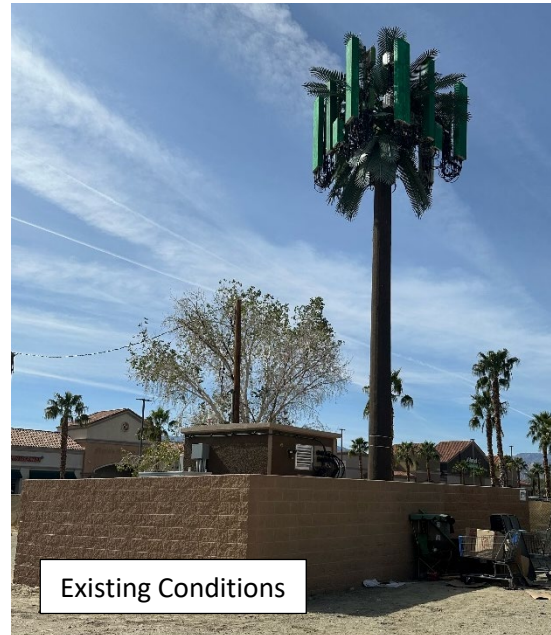
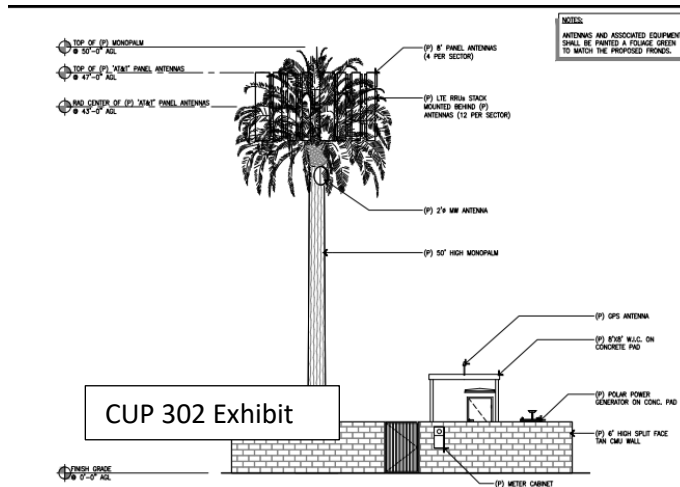
**Type:** Monoecalyptus

**Facility Height:** 70'

**Status:** Two date palm trees were required to be installed at a height of 20' to 30' to mitigate adverse visual effects of the mono-ecalyptus wireless tower. Two live palm trees are present at the site. Site has an existing irrigation leak and broken synthetic tree fronds. Needs maintenance. **Not in Compliance**

**Last Known Provider:** AT&T

## Site 9



**Planning Case no:** CUP 302

**Approval date:** September 19, 2018

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

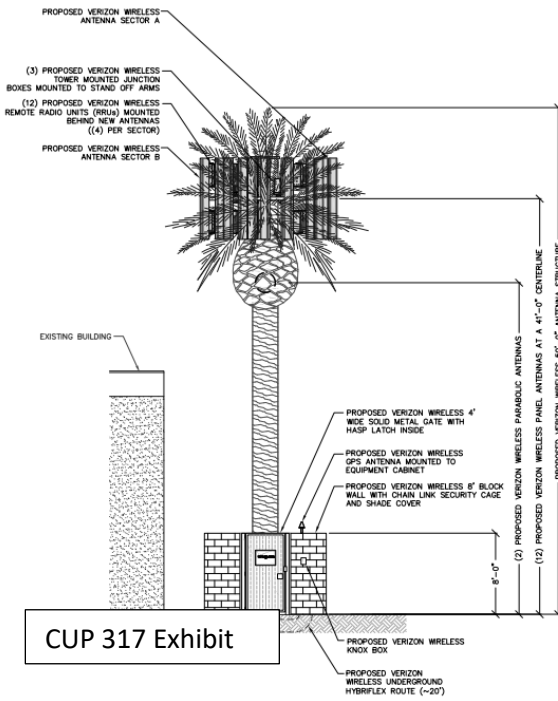
**Type:** Monopalm

**Facility Height:** 50'

**Status:** Condition 2 requires two date palm trees of a minimum of 20' to 30' in height to be planted adjacent to monopalm tower. No date palm trees were observed. Construction is not in conformance with the plans submitted and conditions imposed, specifically not complying with sizing of synthetic palm fronds and colors. Has not been finalized and needs general maintenance. **Not in Compliance**

**Last Known Provider:** AT&T

# Site 10



Existing Conditions

**Planning Case no:** CUP 317

**Approval date:** March 18, 2020

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

**Type:** Monopalm

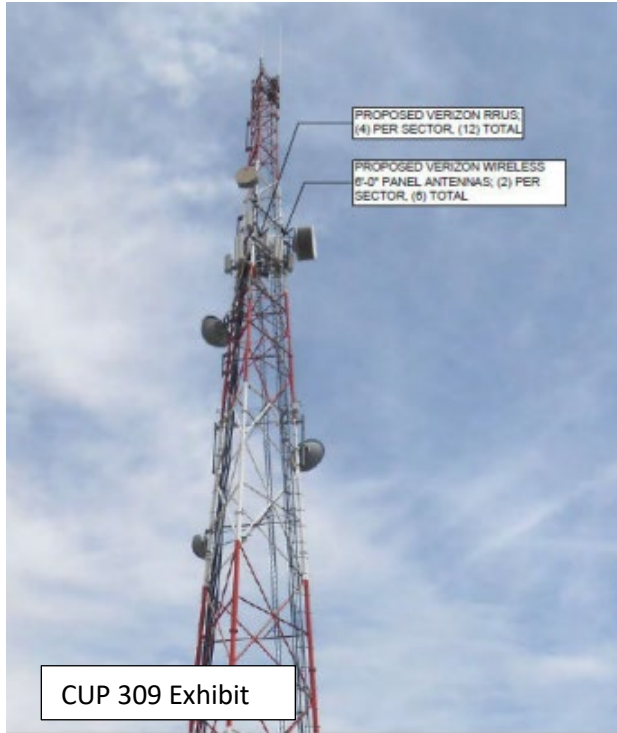
**Facility Height:** 50'

**Status:** Two date palm trees were required to be installed at a minimum height of 20' to 30' adjacent to monopalm tower. One date palm tree was observed. Second palm tree needs to be replaced. Contact information for the owner or operator is posted outside of the wireless facility. **Not in Compliance**

**Last Known Provider:** Verizon Wireless



## Site 11



**Planning Case no:** CUP 309

**Approval date:** January 30, 2019

**Location:** 86-351 Avenue 52

**Type:** Tower

**Facility Height:** 200'

**Status:** Property was once owned by IID, and was purchased by the City in 2009. In 2019, a Conditional Use Permit for the collocation of six antennas and other ancillary communication equipment to the existing communication lattice tower were approved. Facility is well maintained. **In Compliance**

**Last Known Provider:** Verizon Wireless



**STAFF REPORT**  
**3/15/2023**

**TO:** Planning Commission

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

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

**STAFF RECOMMENDATION:**

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

**Environmental Setting:**

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

Surrounding land uses and zoning classifications include the following:

*North: Ernie Ball manufacturing facility (M-H, Heavy Industrial).*

*South: Vacant Land (M-H, Heavy Industrial).*

*East: Industrial facility at 53-800 Polk Street including 86 Diesel Repairs and Anthem Air Conditioning (M-H, Heavy Industrial).*

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

**DISCUSSION/ANALYSIS:**

The applicant, Chris Ellison, submitted a request for construction of a 5,400 square foot industrial building for Jordan Central Implement Co., “Jordan Central,” on a 2.51-acre property located in the M-H (Heavy Industrial) Zoning District. Jordan Central is a retail farm equipment dealership providing sales, rental, service, and replacement parts to the agricultural industry in California, Arizona, and Northern Mexico. The company has locations in Brawley, El Centro, Indio, Blythe,

and Mexicali, Mexico. The proposed building would house three service bays with three roll up doors, a 1,215 sq. ft. showroom, and a 1,161 sq. ft. parts room with roll up door. Additionally, two offices, two restrooms, a lounge and conference room are proposed in the building.

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

### Signs:

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

### Circulation and Parking:

Vehicular access to the site is provided by two driveways, with one accessing Avenue 54 and the other accessing Polk Street. The driveways access the on-site parking area consisting of 26 parking spaces, which is above the minimum requirement of 14 parking spaces or a surplus of 12 parking spaces. No sidewalks are shown on the proposed site plan, but sidewalks have been identified as a requirement along the frontage of Avenue 54 and Polk Street in the project conditions of approval. The applicant proposes to enclose an area of 21,384 sq. ft. for an undetermined future use with wrought iron fencing along Avenue 54 and chain link fencing on the western and northern property line. This enclosed area will include gravel for groundcover. Staff has included a condition that the fencing consist of wrought iron materials and prohibit use of chain link fencing for consistency with fencing recent industrial development in the vicinity of the subject site. The site includes a gated area with sliding entry gates to access the rear service area. A wash rack is proposed adjacent to the building for the servicing of equipment.

### Landscaping

The proposed landscape plan includes shade trees, shrubs and groundcover along the site frontage along Avenue 54 and Polk Street. All landscaping is water efficient landscaping. Trees includes



Tipu and Mulga trees. Shrub plantings include Blue Hesper, Fairy Duster, Red Bird of Paradise, Feathery Cassia, Little-leaf Cordia, Desert Milkweed and Soaptree Yucca. Desert Gold decomposed granite, Apache Brown crushed stone and boulders are proposed for groundcover. The applicant proposed display of ten (10) vehicles in the landscape parkway that would not include the planting of shade trees.

**ENVIRONMENTAL REVIEW:**

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

**CONCLUSIONS AND RECOMMENDATIONS**

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

**ALTERNATIVES:**

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

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

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

**RESOLUTION NO. PC2023-06**

Attachment 1

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

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

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

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

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

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

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

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

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

**Section 1.** Incorporation of Recitals

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

**Section 2.** CEQA Findings

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

**Section 3.** Architectural Review Findings

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

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

be compatible with existing adjacent uses that include industrial and municipal uses within the immediate vicinity.

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

**Section 5.** Planning Commission Approval

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

**PASSED APPROVED and ADOPTED** this 15<sup>th</sup> day of March 2023.

\_\_\_\_\_  
Miguel Navarrete, Acting Chairperson  
Coachella Planning Commission

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-06, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15<sup>th</sup> day of March 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary

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

**CONDITIONS OF APPROVAL FOR ARCHITECTURE REVIEW 22-07:**

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

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

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

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

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

**Engineering Division Comments:**

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



**GENERAL:**

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

**ROUGH GRADING:**

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

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

**PRECISE GRADING:**

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

**STREET IMPROVEMENTS:**

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

37. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

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

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

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

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

satisfaction of the City Engineer.

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

**SEWER and WATER IMPROVEMENTS:**

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

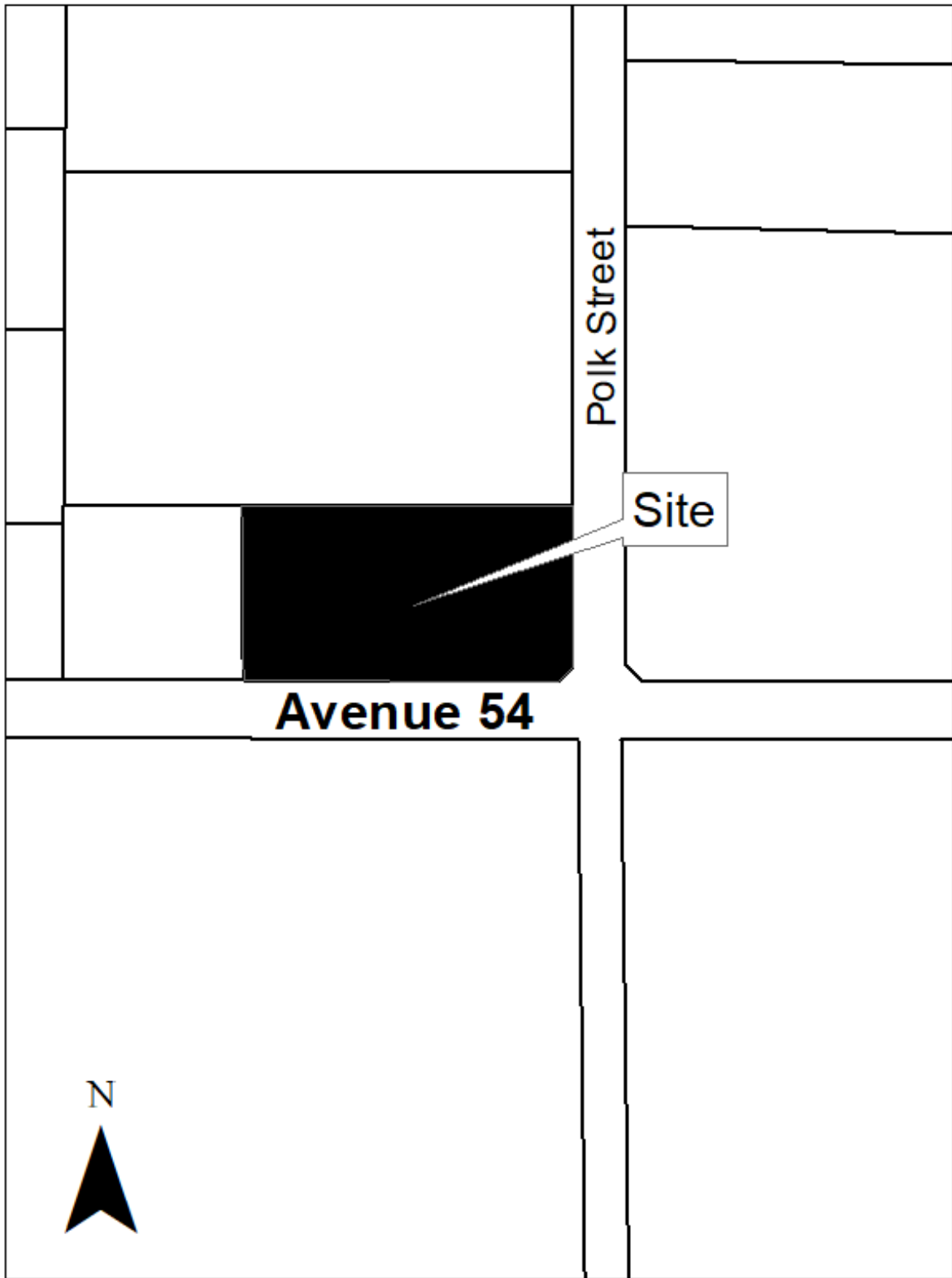
**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

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

43. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

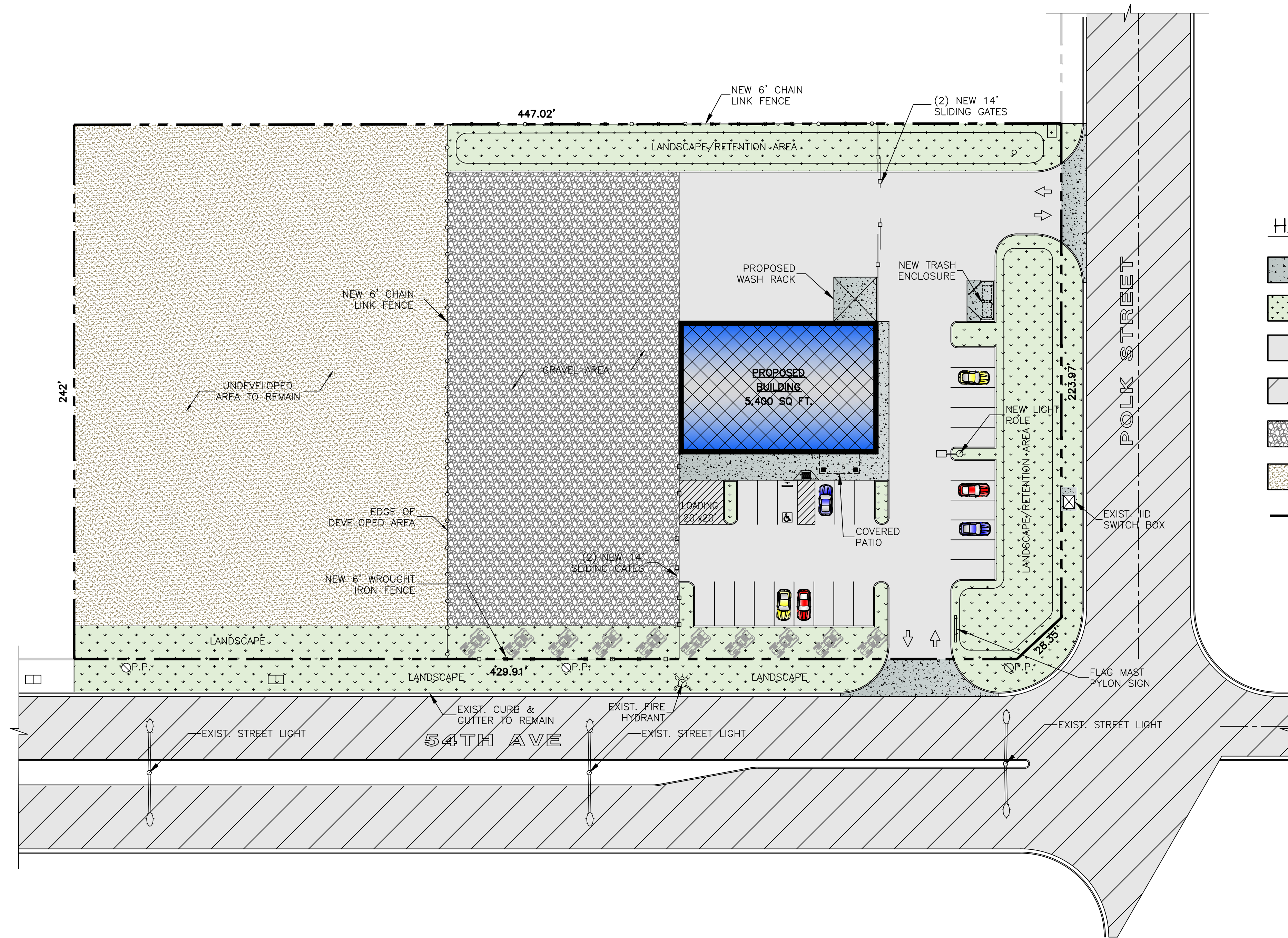
**PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

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



Vicinity Map





**HATCH LEGEND**

[Hatch pattern: diagonal lines]	NEW CONCRETE AREAS
[Hatch pattern: dots]	LANDSCAPING AREAS
[Hatch pattern: horizontal lines]	ASPHALT PARKING LOT
[Hatch pattern: diagonal lines (opposite)]	EXIST. ASPHALT STREET
[Hatch pattern: cross-hatch]	GRAVEL AREA
[Hatch pattern: stippled]	DIRT AREA
[Hatch pattern: dashed line]	PROPERTY LINE

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

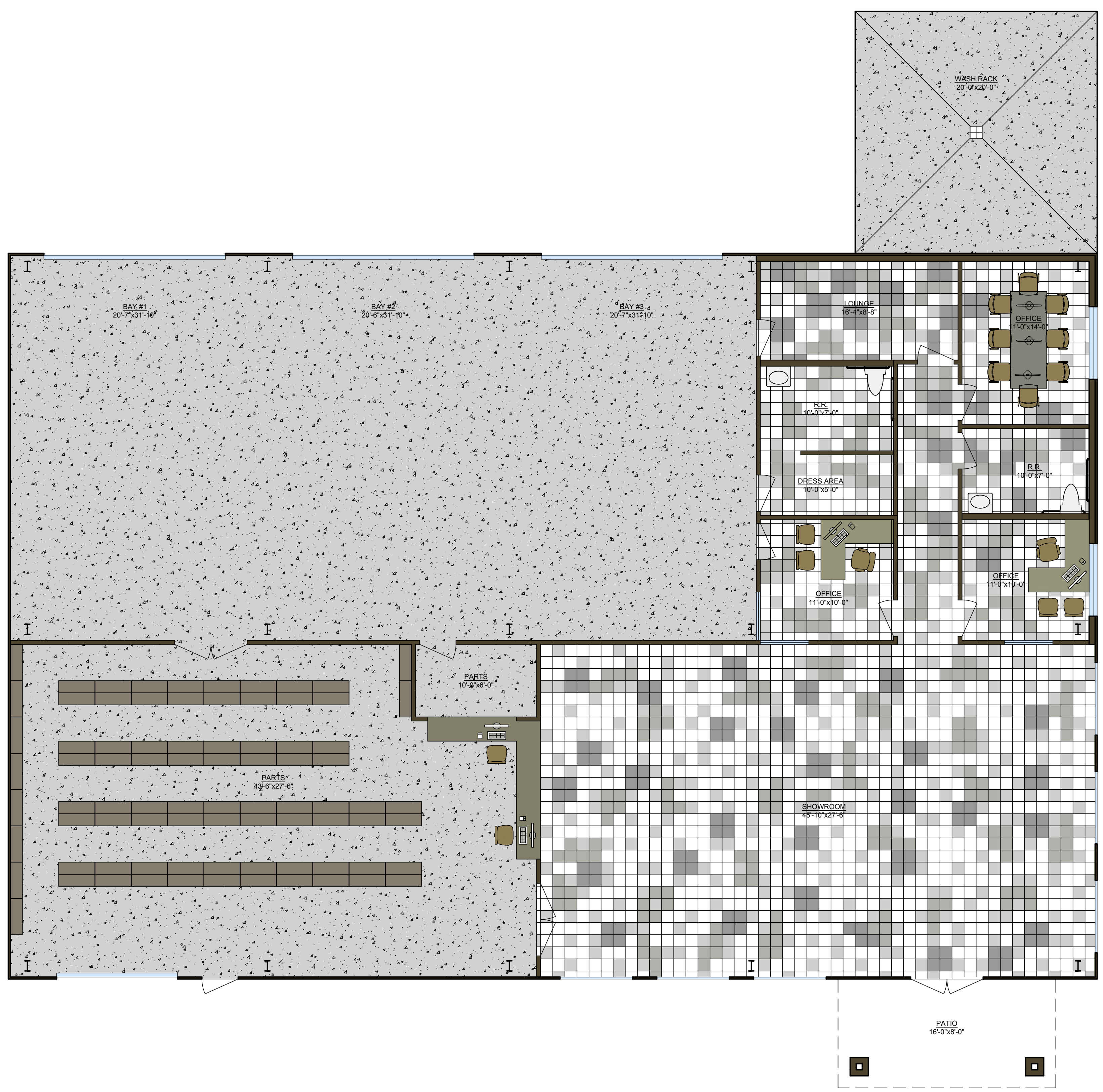
**PROPERTY BOUNDARY NOTE:**  
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY

**DISCLAIMER:**  
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PHONE: 760.355.5600 • FAX: 760.355.6756  
LIC. # 200804  
www.dugginsconstruction.com

PROJECT:	JORDAN CENTRAL
SCALE:	86878 AVE 54TH, COACHELLA, CA 92236
DATE:	06/10/2022
DRAWN BY:	W.C.
JOB NO.:	2021-063
DRAWING NO.:	1 / 5
SHEET CONTENTS:	SITE PLAN





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

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

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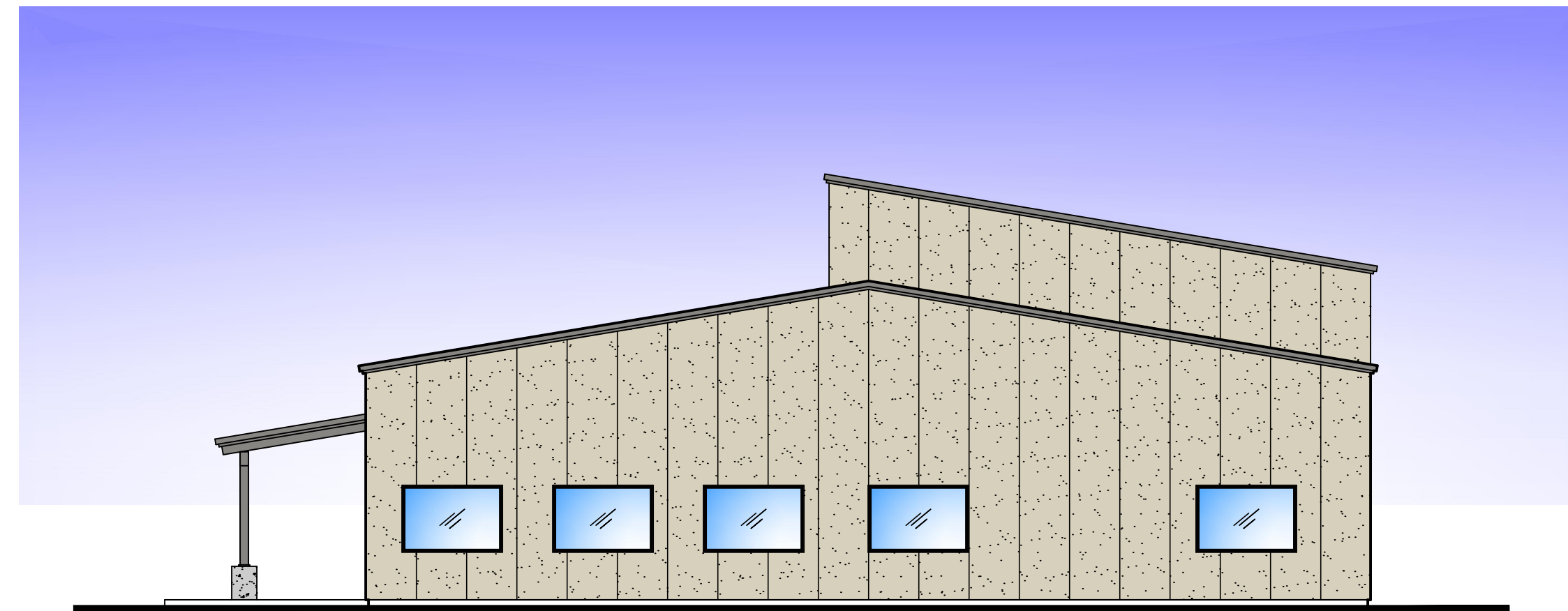
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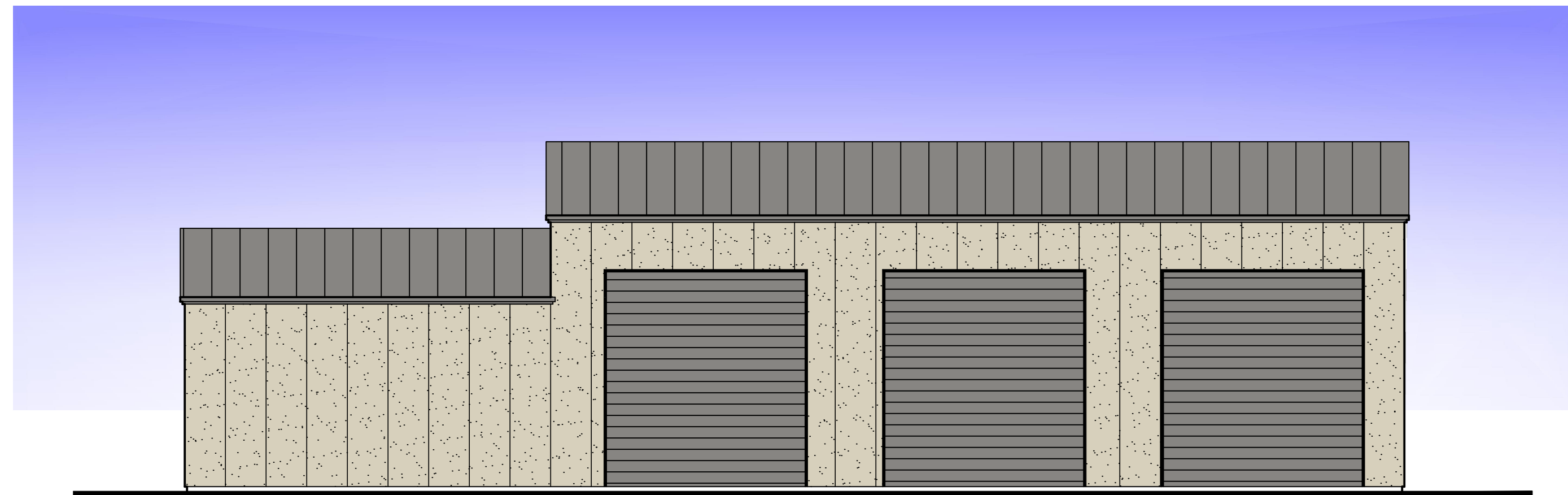
**SOUTH ELEVATION**

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



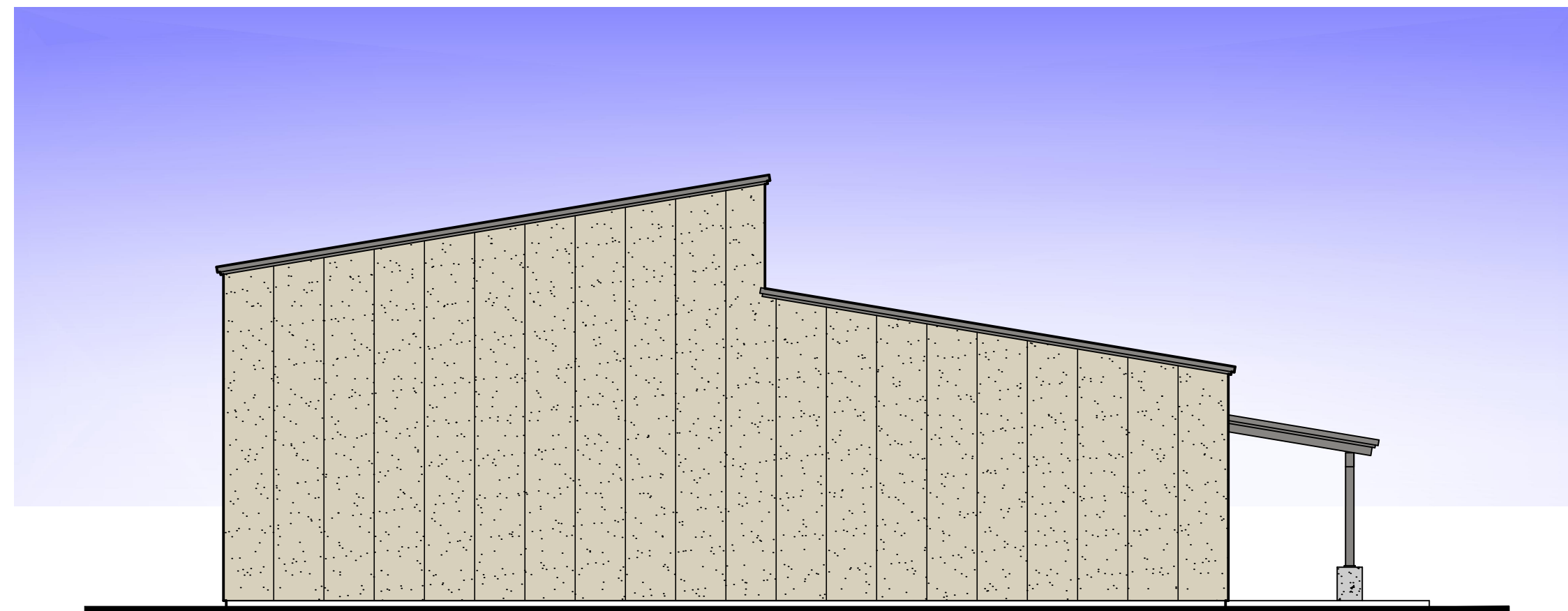
**EAST ELEVATION**

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



**NORTH ELEVATION**

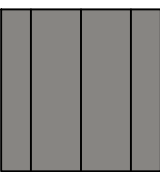
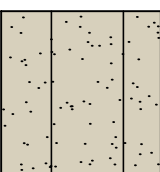


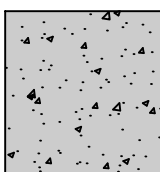
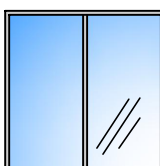
SCALE: 1/8"=1'-0"



**WEST ELEVATION**

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

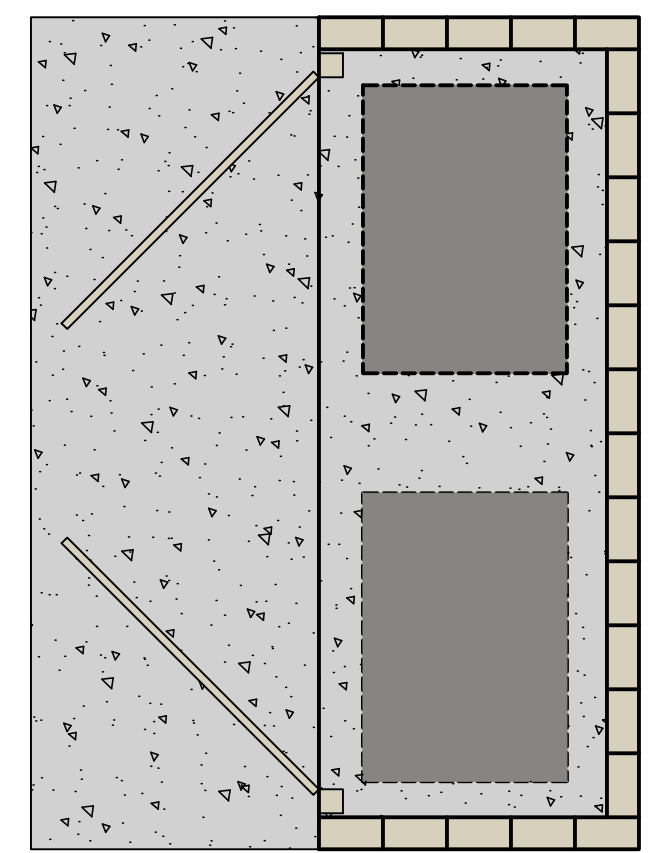
**EXTERIOR FINISHES:**

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

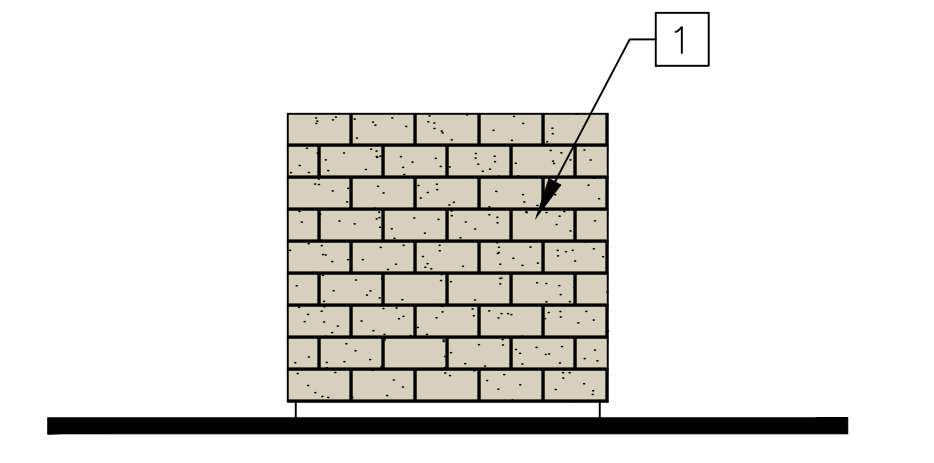
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LIC. # 200934  
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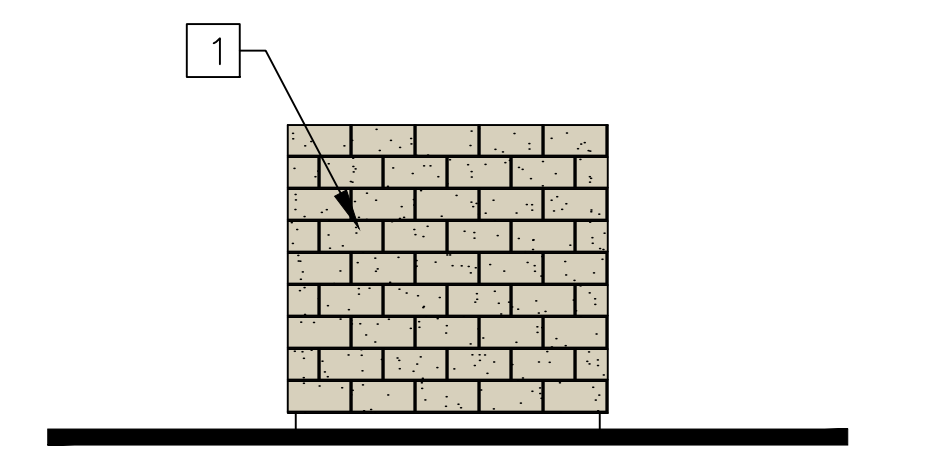
REVISION	DESCRIPTION	DATE
AS SHOWN	06/10/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
EXTERIOR ELEVATIONS		DRAWING No. 3 / 5



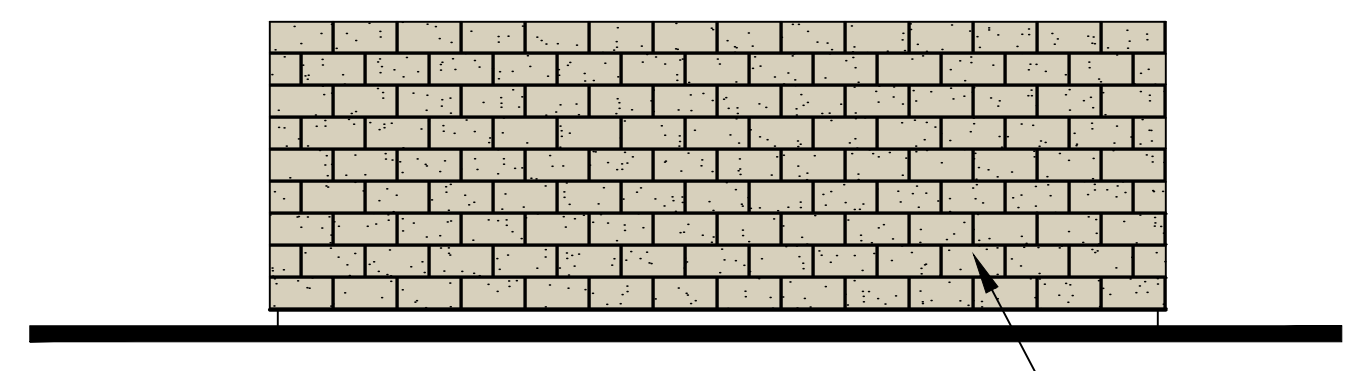
**TRASH ENCLOSURE FLOOR PLAN**  
SCALE: 1/4"=1'-0"



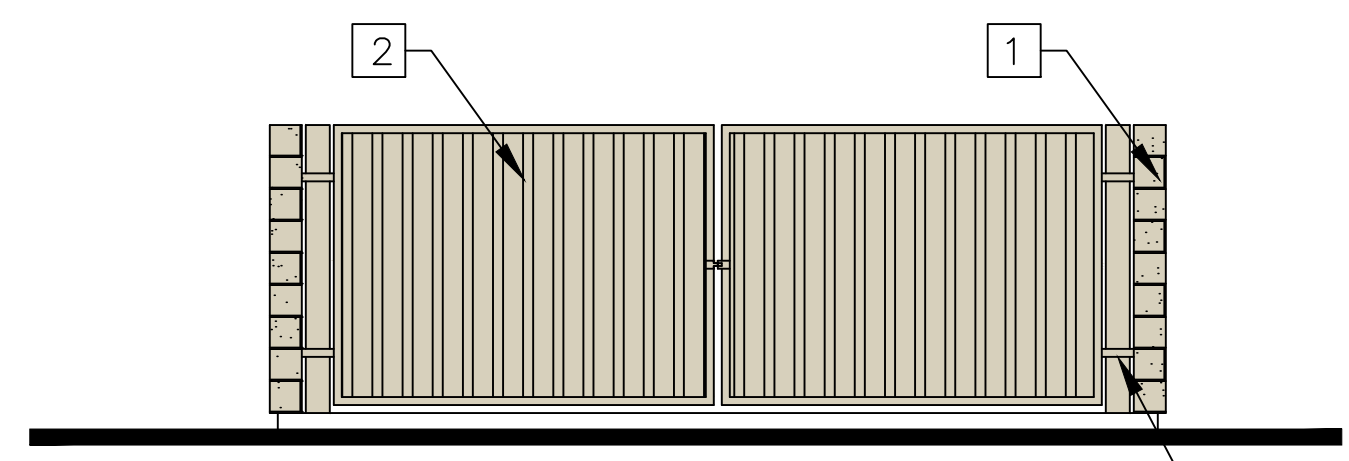
**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



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

**FINISH SPECIFICATIONS:**

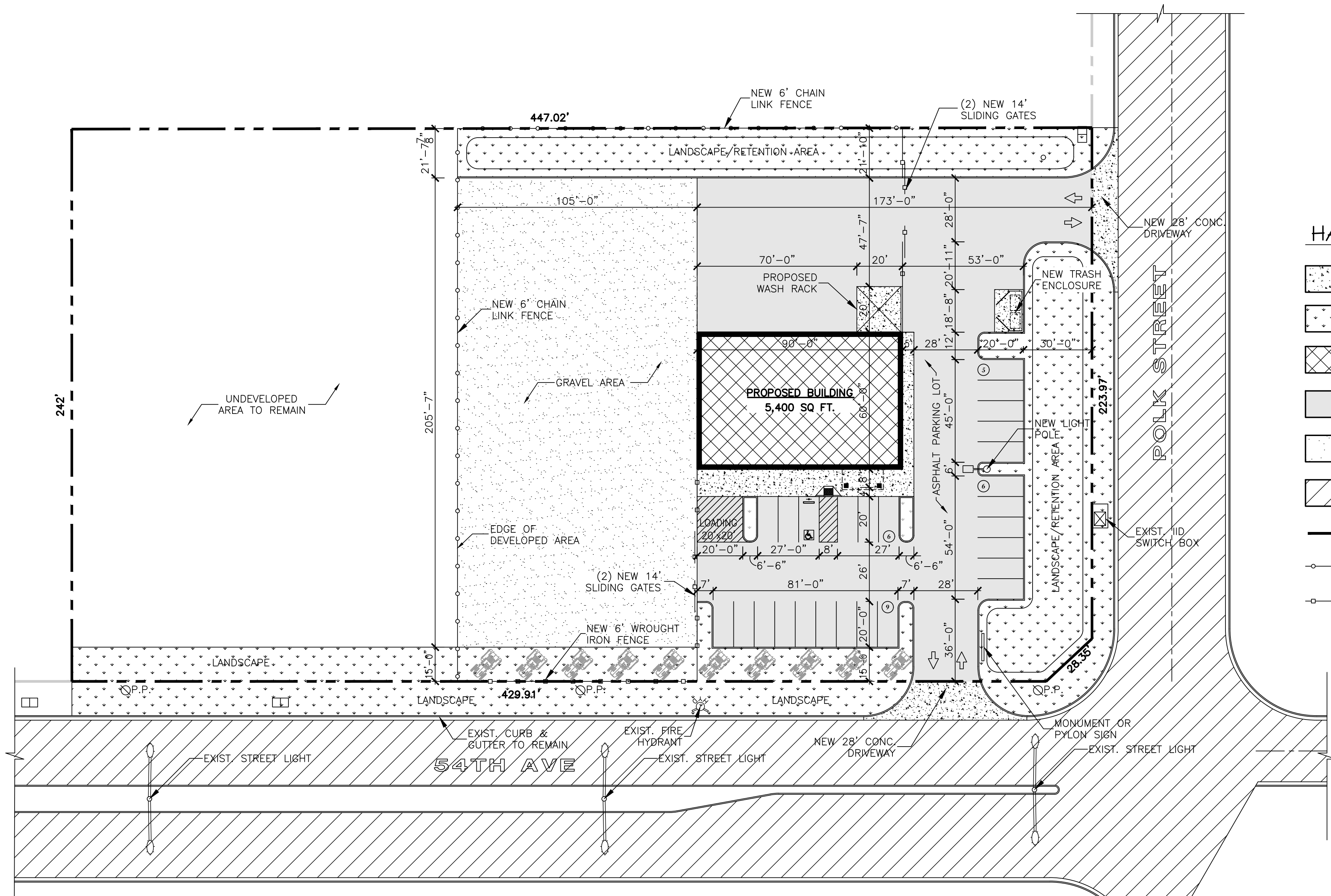
- 1 MATERIAL: MASONRY  
BRAND: TO MATCH AMERICAN BUILDINGS  
COLOR: WARM WHITE
- 2 MATERIAL: METAL GATES  
BRAND: TO MATCH AMERICAN BUILDINGS  
COLOR: WARM WHITE

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LIC. # 200604  
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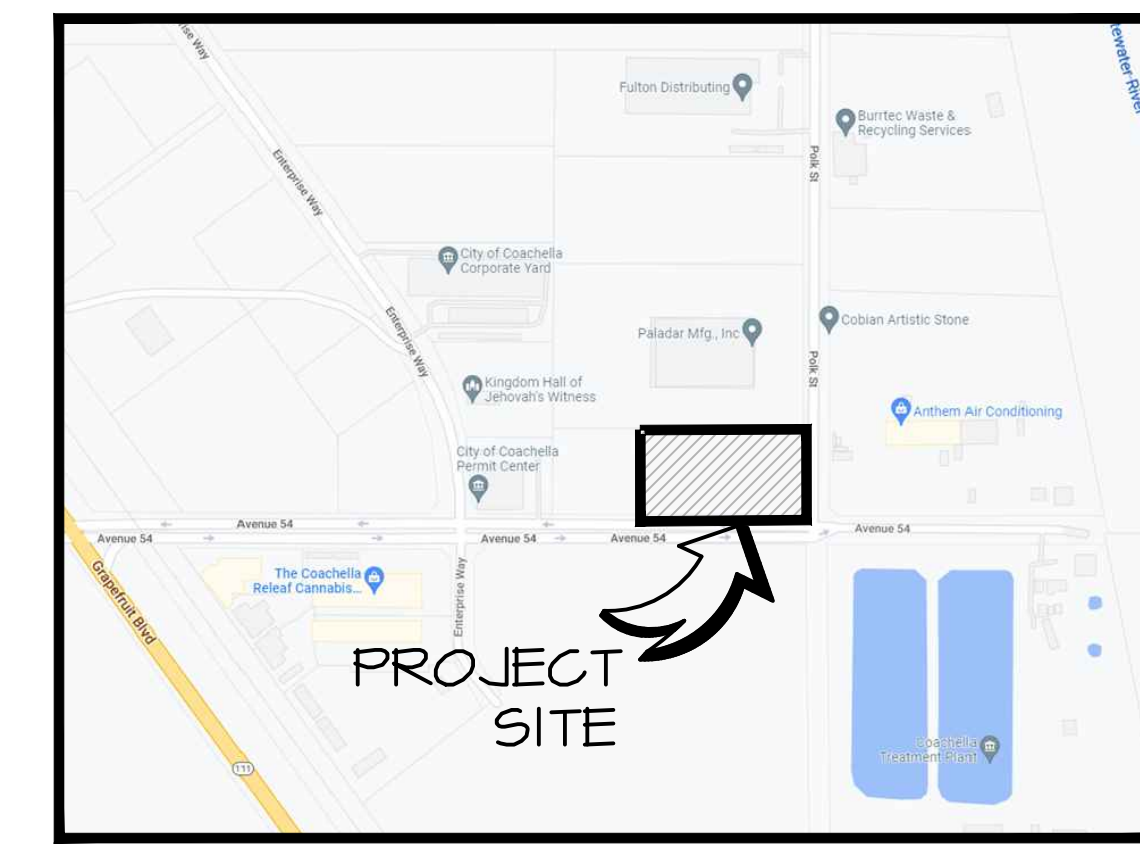
REVISION	DESCRIPTION	DATE
PROJECT:	<b>JORDAN CENTRAL</b> 86578 AVE. SOUTH, COACHELLA, CA 92236	
SCALE:	AS SHOWN 06/10/2022	
DRAWN BY:	W.C./I.P.	
JOB No.	2021-063	
DRAWING No.	4 / 5	
SHEET CONTENTS: <b>TRASH ENCLOSURE AND EXTERIOR ELEVATIONS</b>		





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

**PROPERTY BOUNDARY NOTE:**  
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY



**VICINITY MAP**  
N.T.S.

**HATCH LEGEND**

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

**PROJECT DATA:**

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

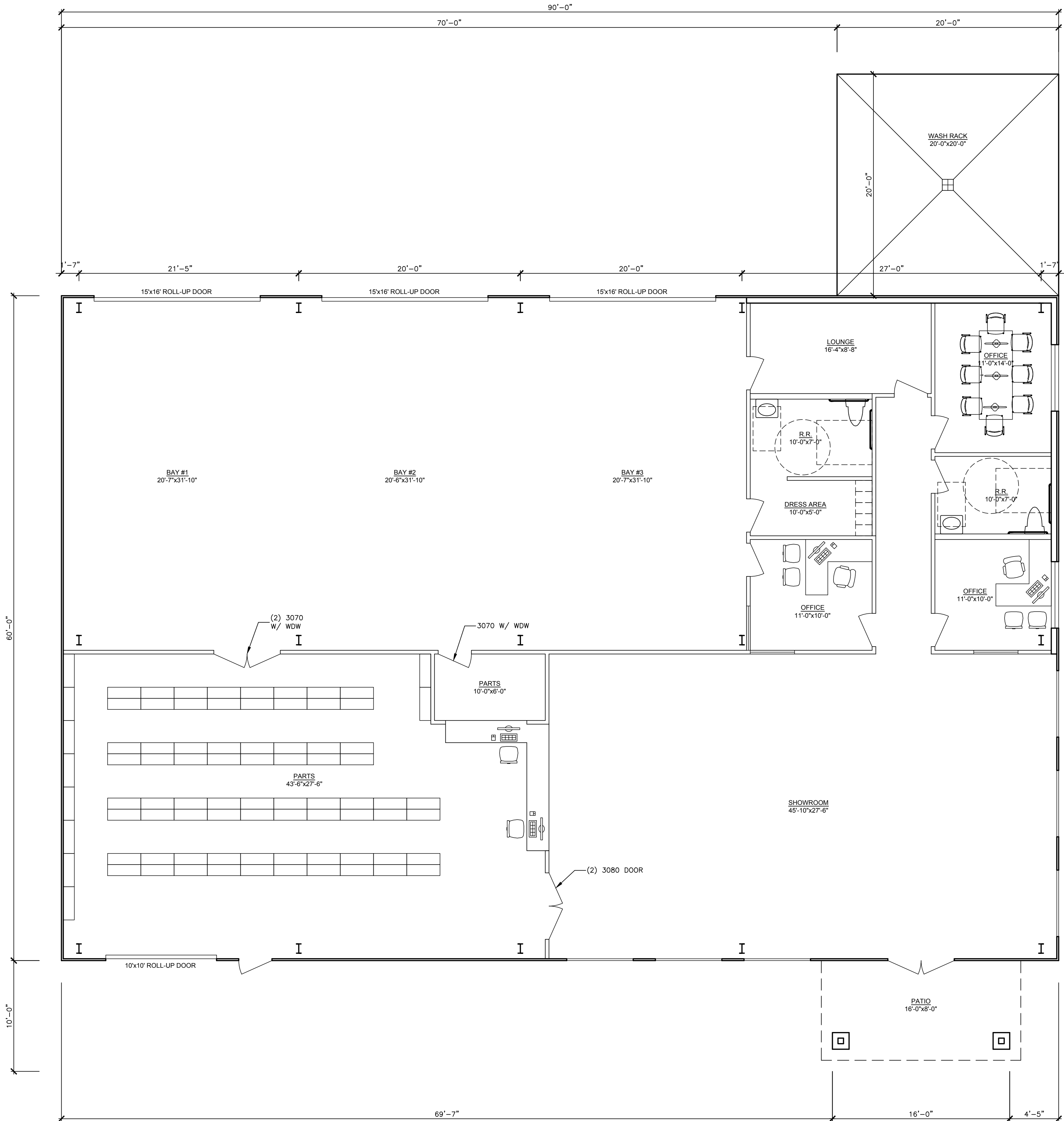
**BUILDING DATA & PARKING REQUIREMENTS:**

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

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LIC. # 206804  
www.dugginsconstruction.com

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



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



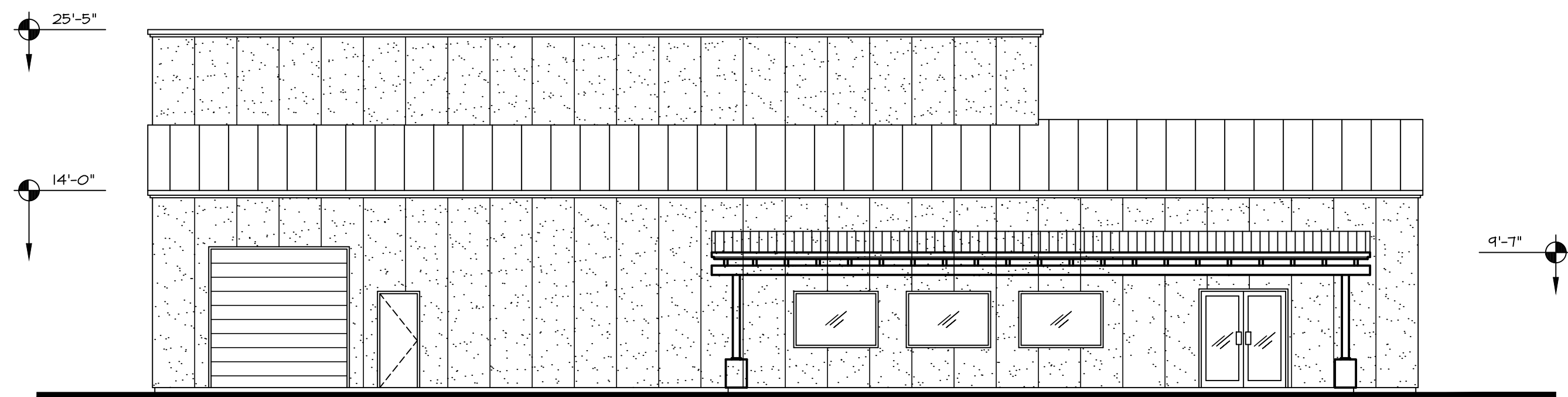
REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
FLOOR PLAN		DRAWING No. 2 / 4

**JORDAN CENTRAL**  
86878 AVE. S4TH, COACHELLA, CA 92236

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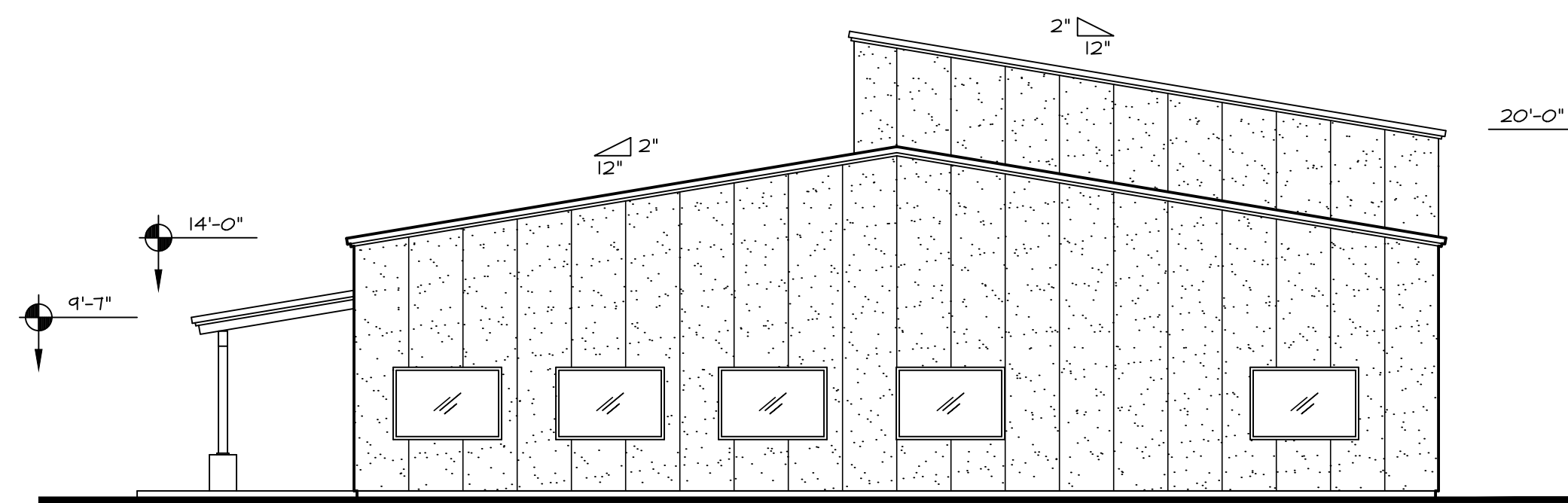
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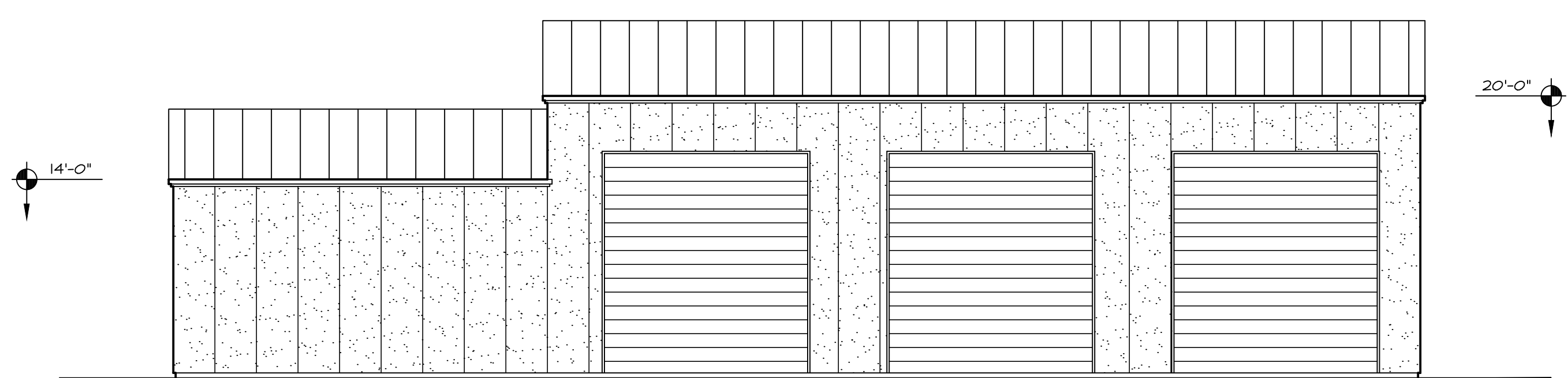
### SOUTH ELEVATION

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



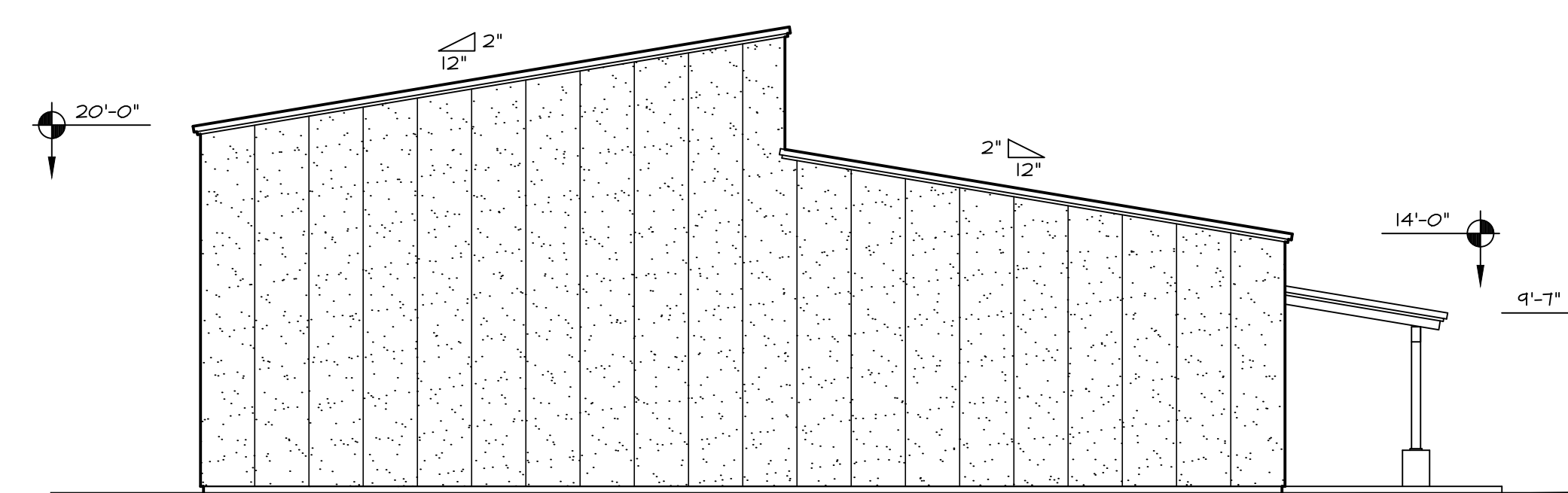
### EAST ELEVATION

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



### NORTH ELEVATION

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



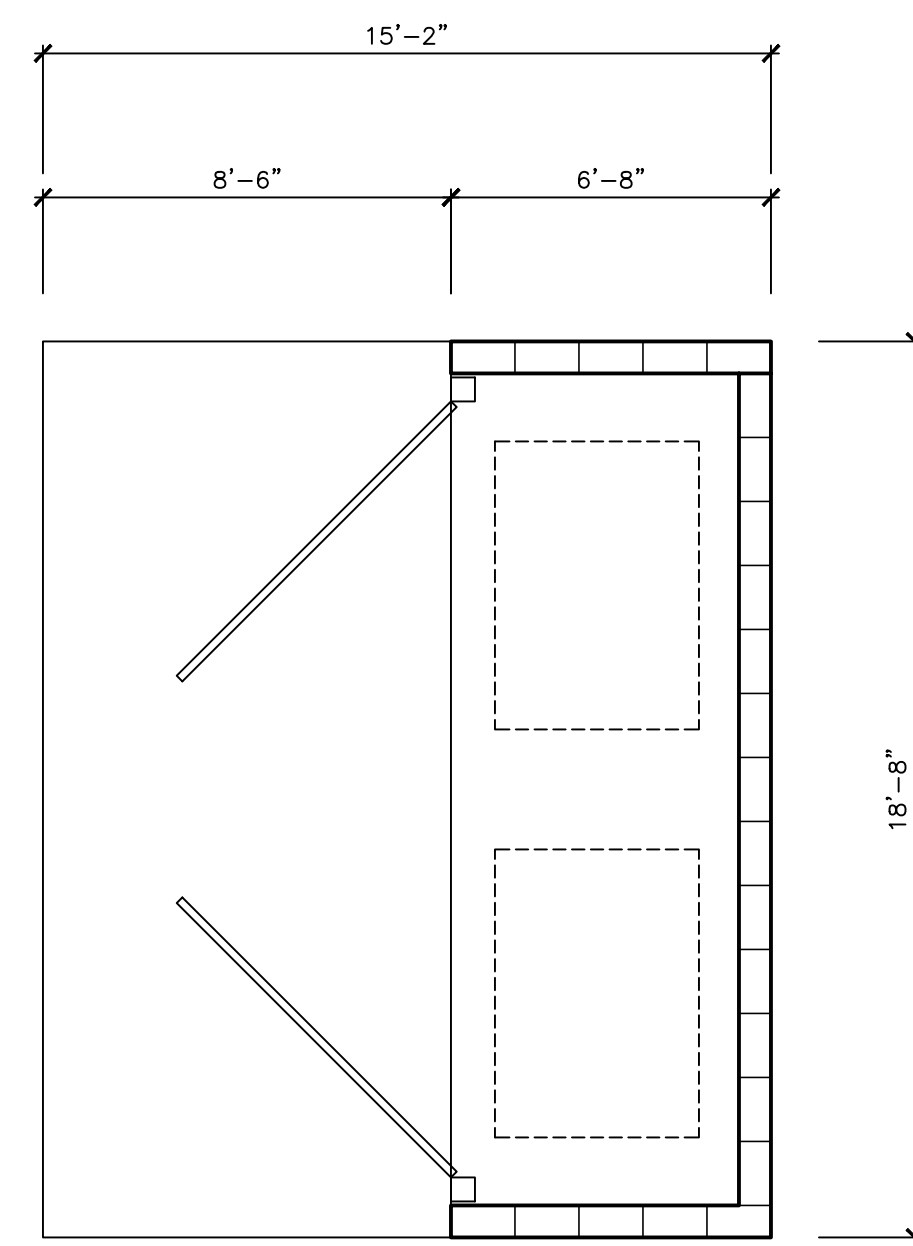
### WEST ELEVATION

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

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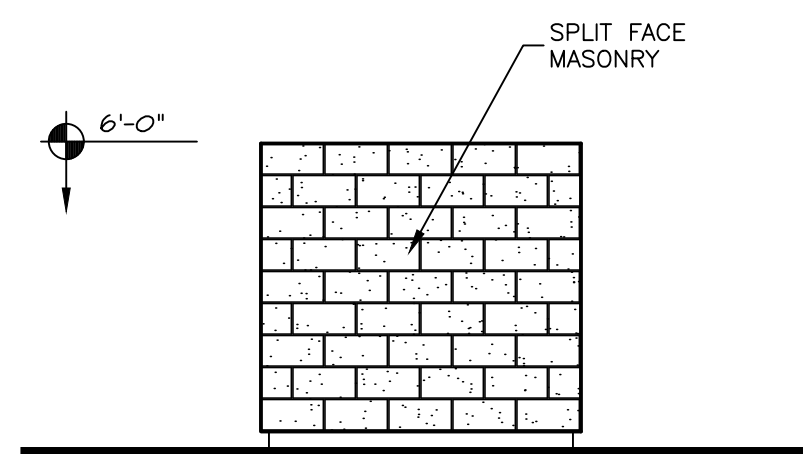
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REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
EXTERIOR ELEVATIONS		DRAWING No. 3 / 4



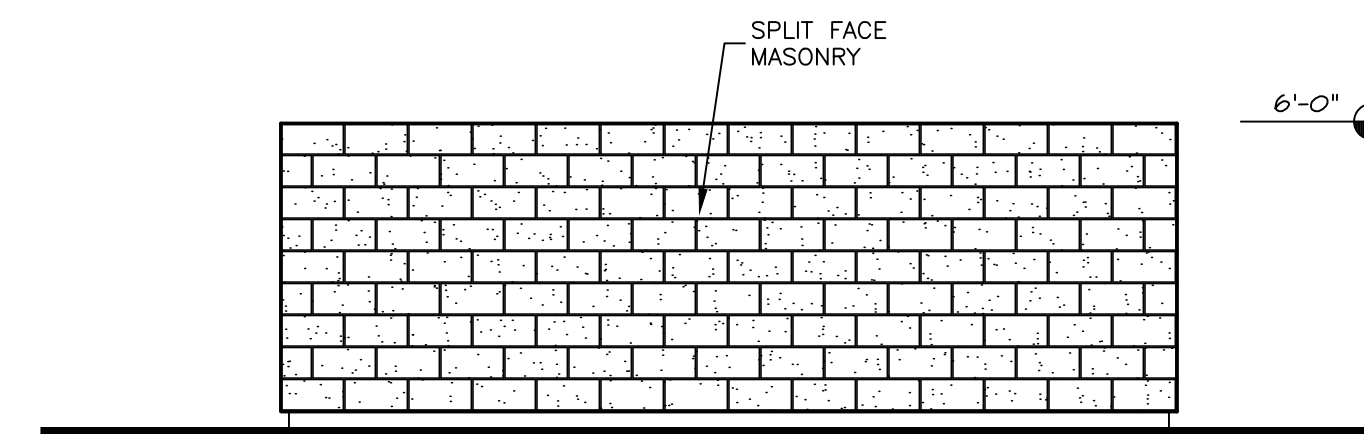
**TRASH ENCLOSURE FLOOR PLAN**

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



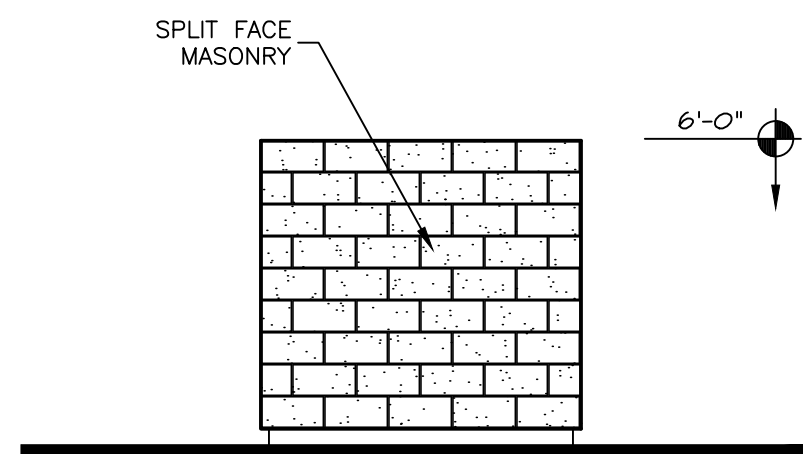
**NORTH ELEVATION**

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



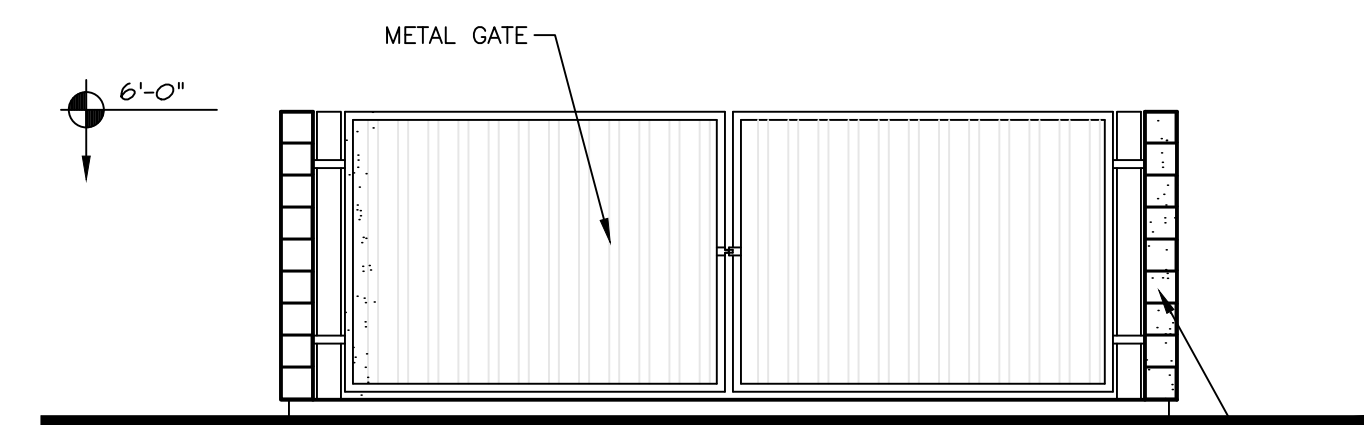
**EAST ELEVATION**

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



**SOUTH ELEVATION**

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



**WEST ELEVATION**

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

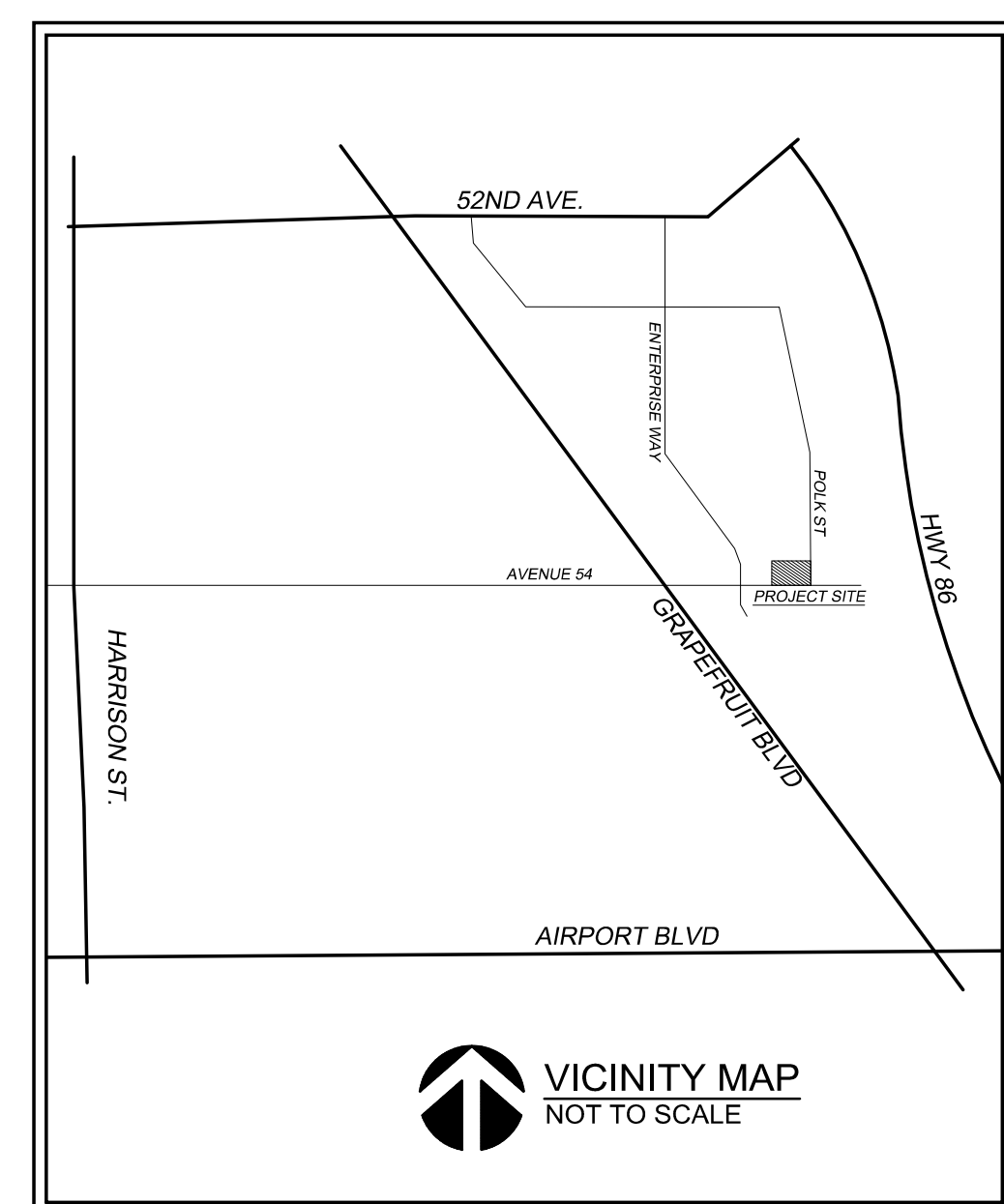
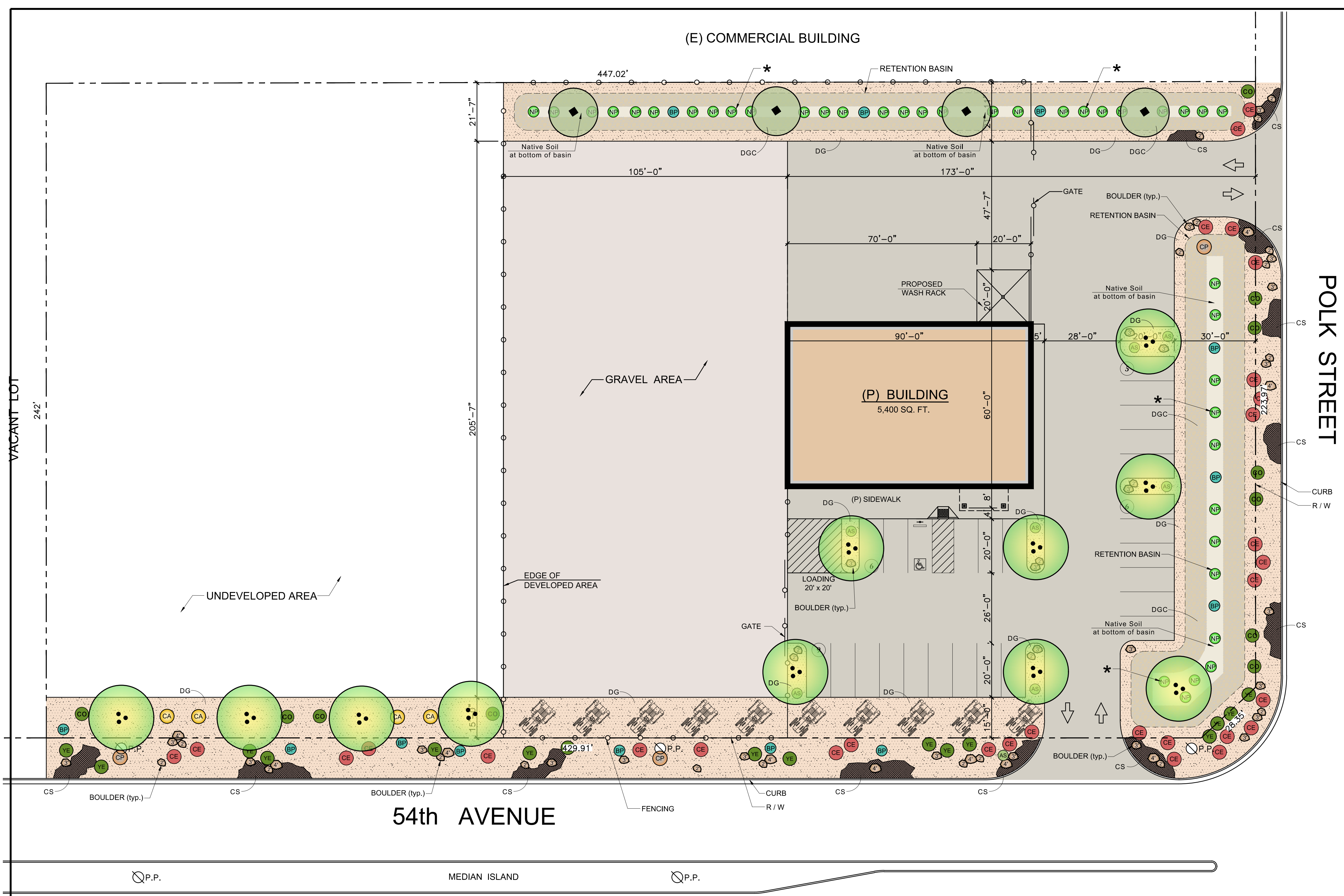
REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	

**JORDAN CENTRAL**  
 86878 AVE. SOUTH, COACHELLA, CA 92236  
 PROJECT: AS SHOWN DATE: 01/18/2022 DRAWN BY: I.P.  
 SCALE: AS SHOWN JOB No. 2021-063  
 SHEET CONTENTS: TRASH ENCLOSURE AND EXTERIOR ELEVATIONS DRAWING No. 4 / 4

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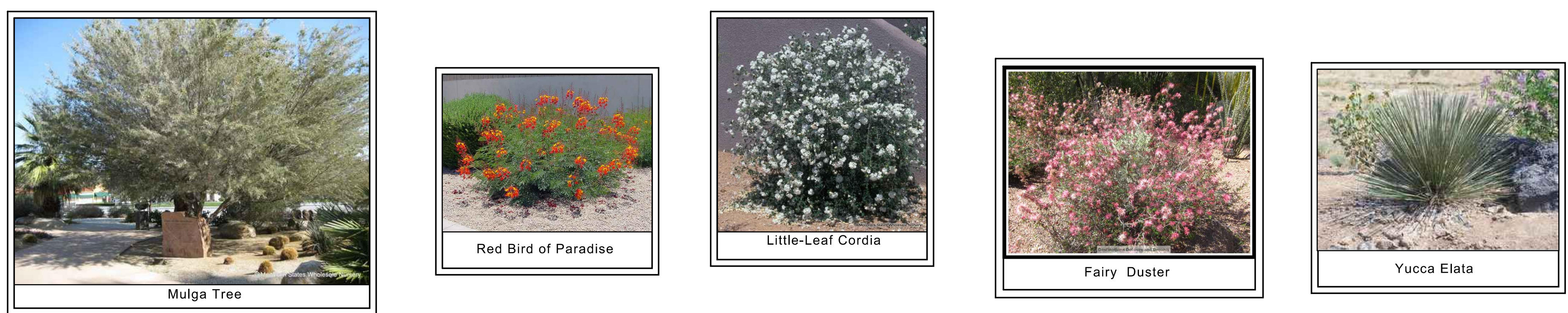


### PLANTING LEGEND

WUCOLS ZONE #6

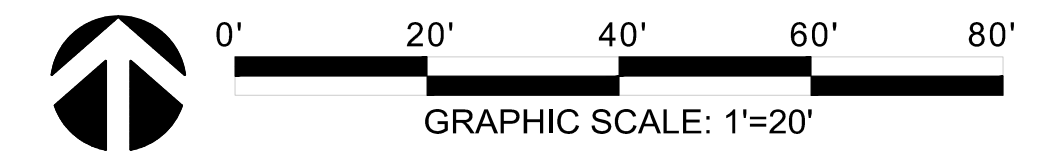
SYMBOL	QTY.	BOTANICAL NAME - COMMON NAME	SIZE	COMMENTS
<b>TREES</b>				
	11	TIPUANA TIPU- Tipu Tree Moderate Water Use: 0.5	24" Box up-right multi	Moderate growth rate to 30' x 30'
	4	ACACIA ANEURA-Mulga Low Water Use: 0.2	24" Box up-right multi	Moderate growth rate to 16' x 18'
<b>SHRUBS</b>				
	13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

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



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

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



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

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

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

PREPARED BY:  
  
**RAY LOPEZ ASSOCIATES**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274  
 (714) 760 / 206-9696 E-mail: RL@scaplan.com  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 Raymond C. Lopez 06.10.2022  
 LICENSED LANDSCAPE ARCHITECT No. 3474 EXPIRES 12-31-23

**CITY OF COACHELLA**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME / TITLE \_\_\_\_\_

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

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

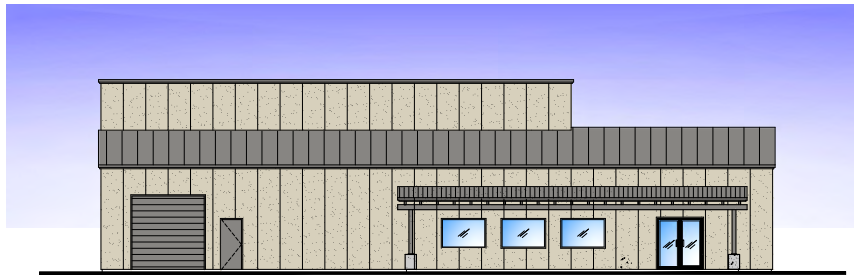
**SHEET L-1**  
 OF SHEETS 1  
 CONTRACT No. 22\_0505-JCB



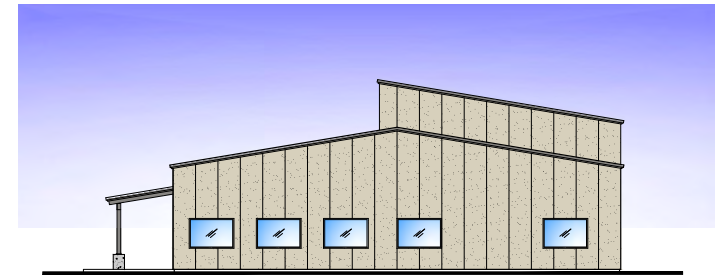
## Location Branding Document

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

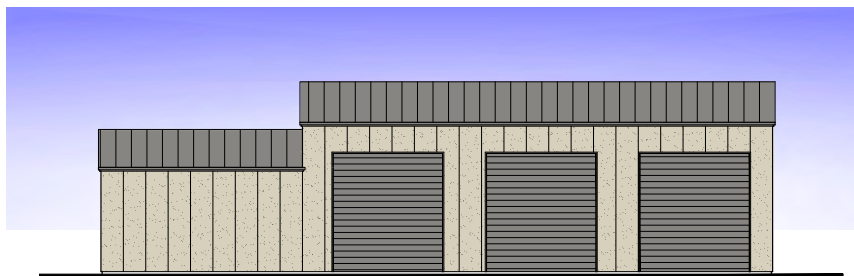
Creation Date: 10/24/22  
Revised:



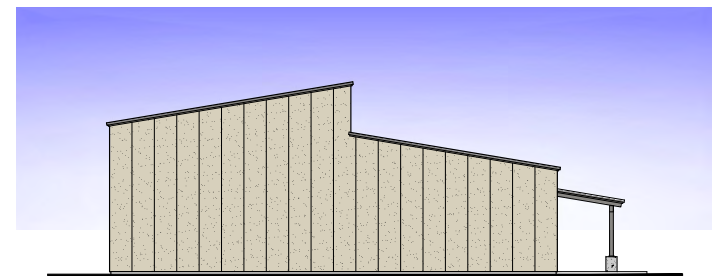
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

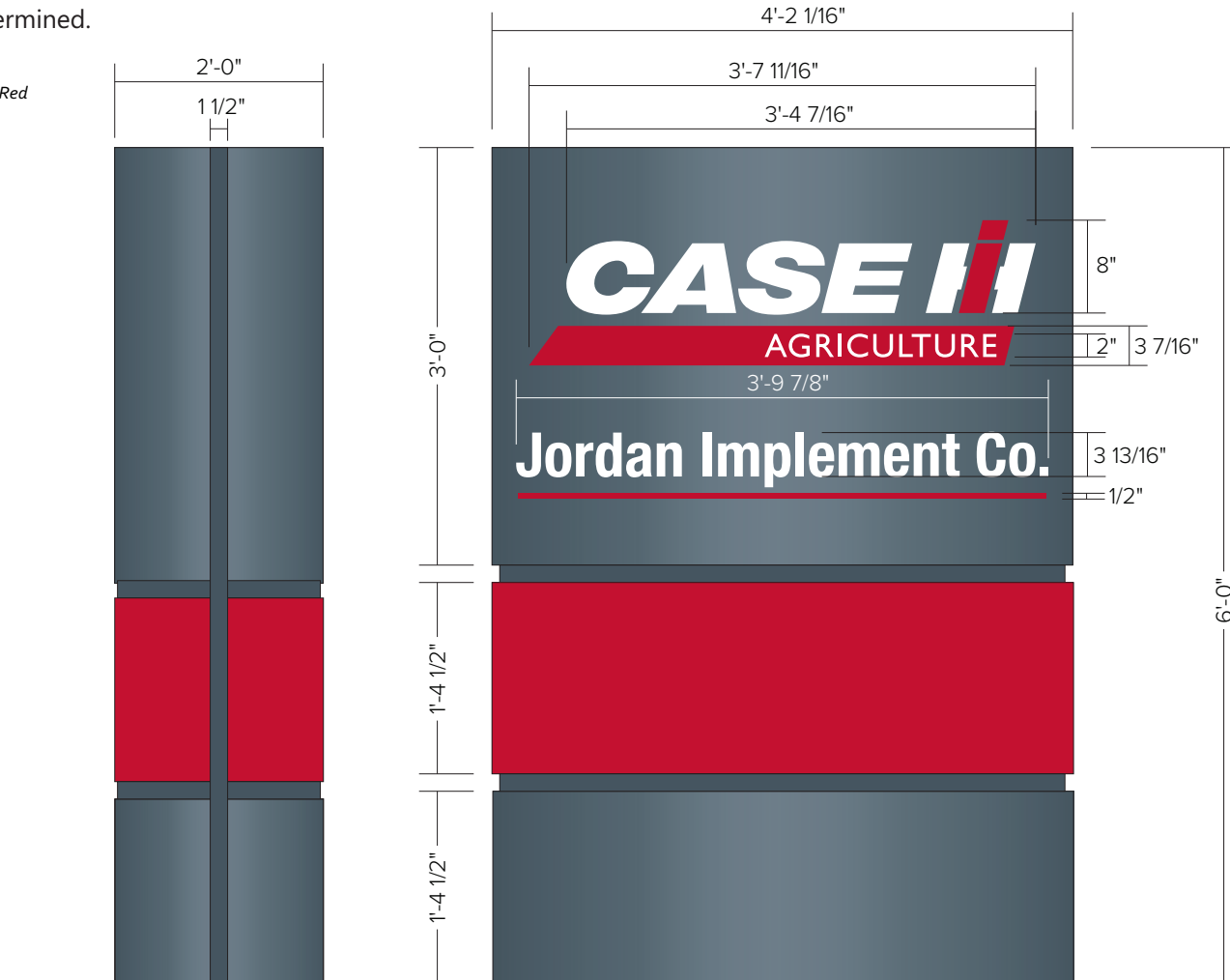
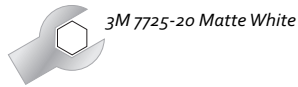
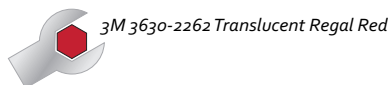
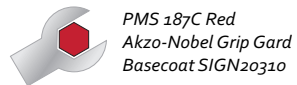
**C76893**



# S1a Custom Monument - (Qty: 1)

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

Sign construction and footer details to be determined.



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



Revisions:		
X		X
X		X
X		X
X		X

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

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

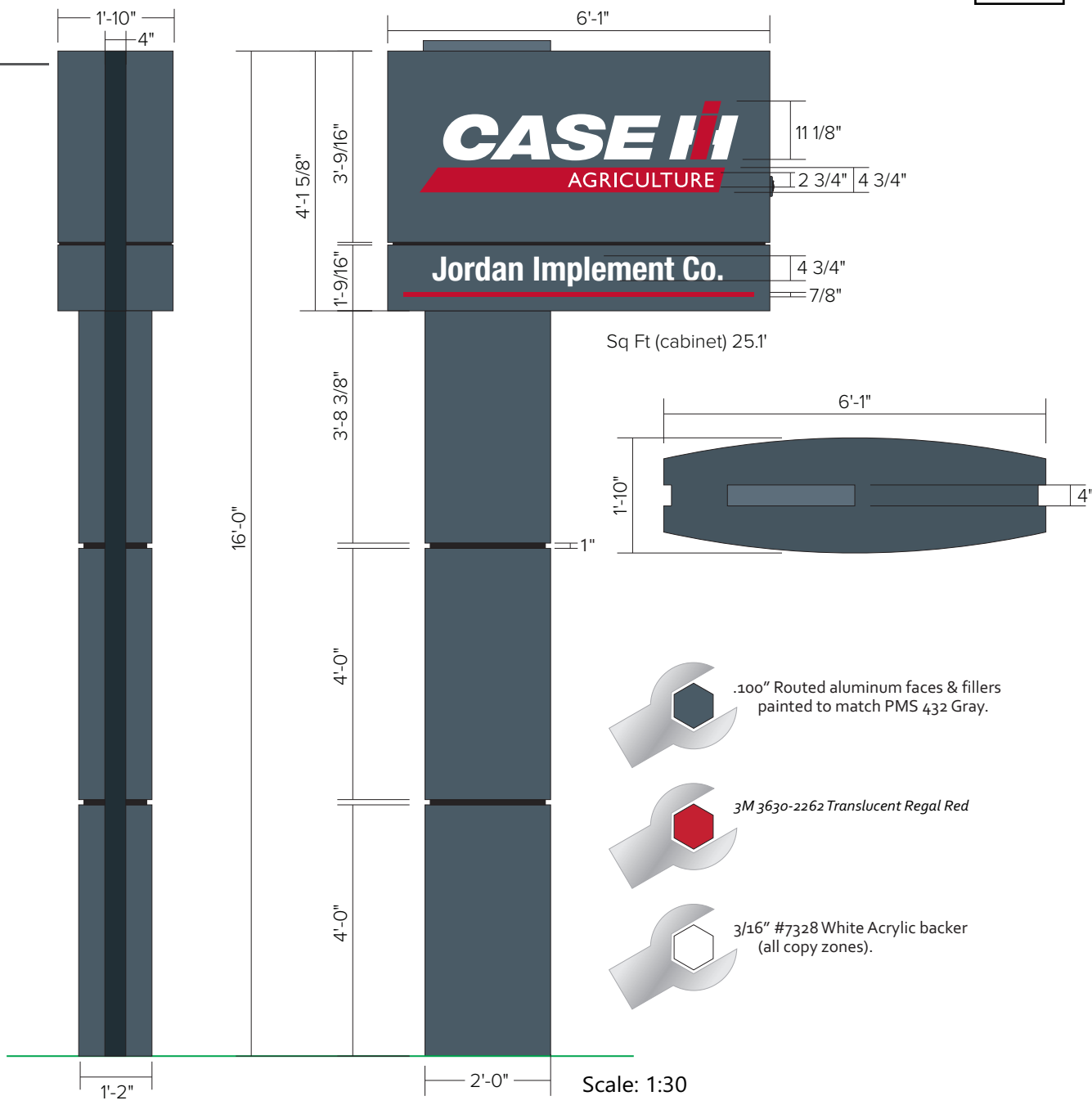
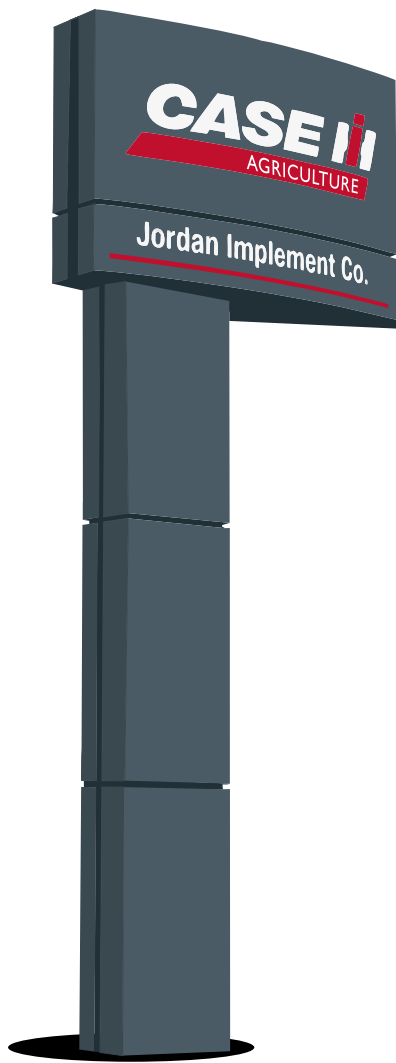
City/State:	Coachella, CA.
Address:	86878 54th Ave




Drawing #	C76	53
OE #	153	

**S1b Custom Pylon - (Qty: 1)**

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

Sign construction and footer details to be determined.



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



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

File Location: STND  
Drive/Clients/ CSTM X

AS  CR  EN

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

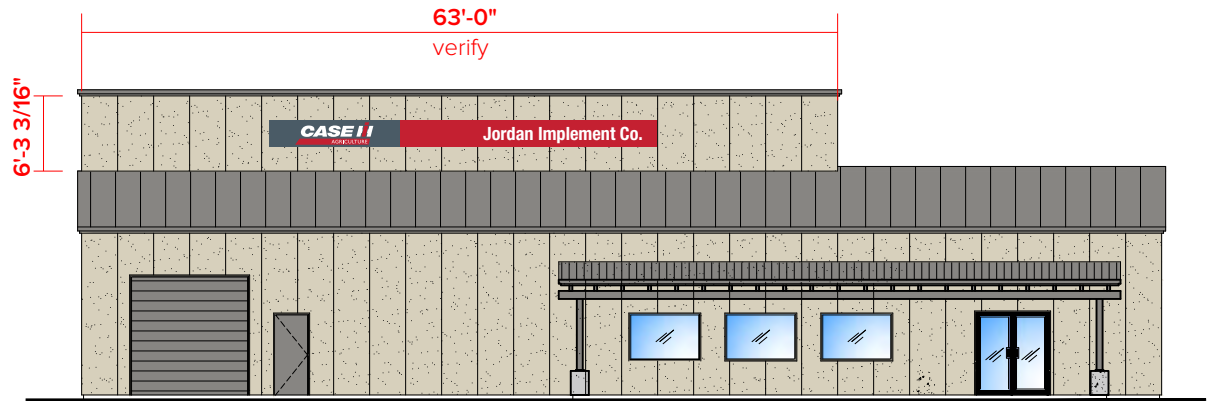
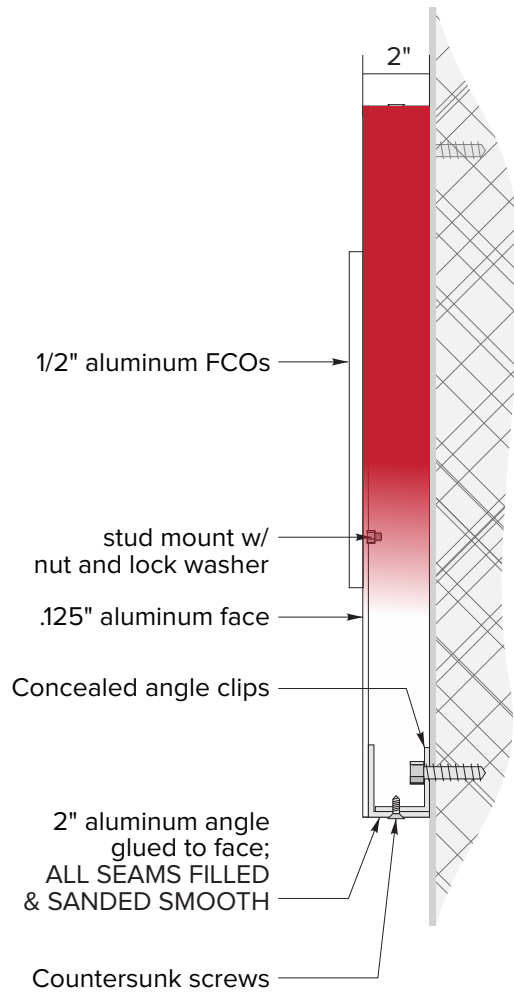
City/State: Coachella, CA  
Address: 86878 54th Ave

Drawing # **C76** 54 1  
OE # 153

## S2 Custom Wall Sign

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

Sign band dimensions to be verified.



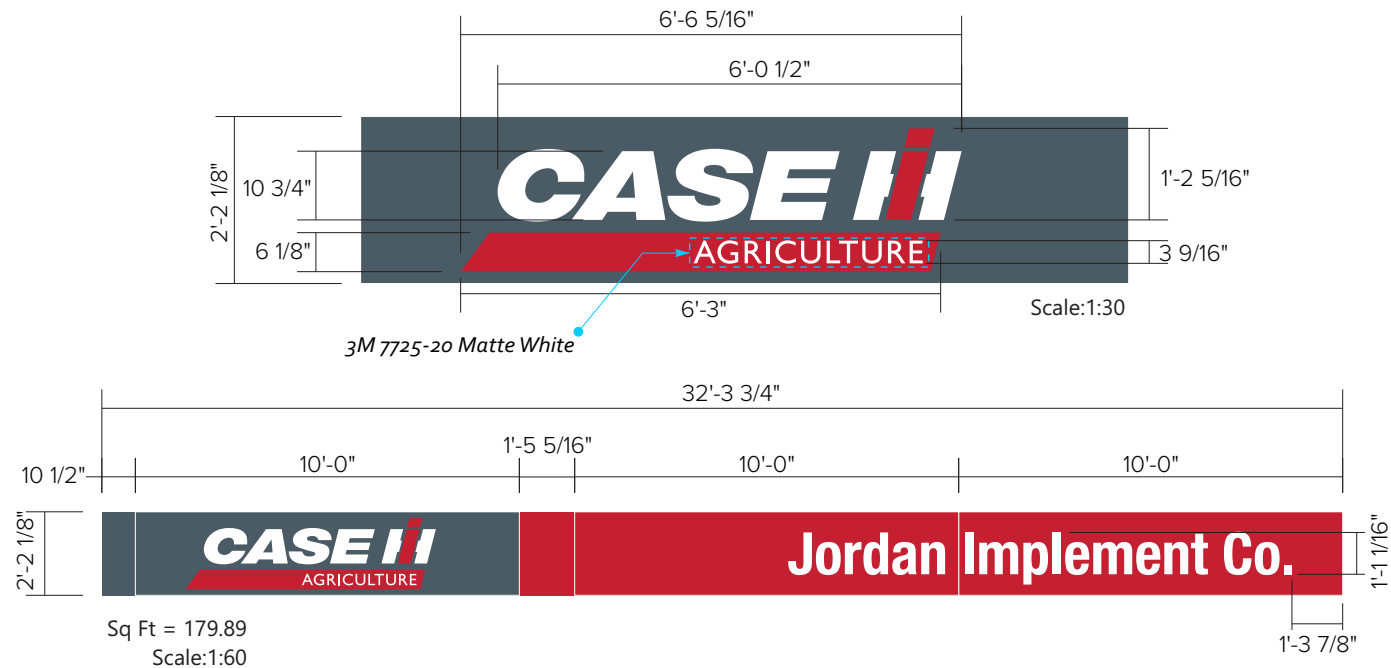
PMS 187C Red  
Akzo-Nobel Grip Gard  
Basecoat SIGN20310



PMS 432C Gray  
Akzo-Nobel 500-F5



Akzo-Nobel 6920-9031 Arctic White  
OR EQUIVALENT



Revisions:		
X		X
X		X
X		X
X		X

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

Date: 10/24/22

City/State: Coachella, CA.

Designer: PB PM: SN

Address: 86878 54th Ave

Drawing #	C76	55
OE #	153	