



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 15, 2023
6:00 PM

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

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

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

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

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

In real time:

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

In writing:

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

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes January 18, 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:

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

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

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.

INFORMATIONAL:

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

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

15 de Febrero, 2023
6:00 PM

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. 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 – 18 de Enero 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"](https://appIS133cebbe275746d7b73d3f0ba51beb40)

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

2. [Permiso de Uso Condicional No. 360 \(Enmienda\) y Permiso de Entretenimiento No. 23-01 Taco Shop 760 para permitir la venta, servicio y consumo de cerveza, vino y licores destilados \(Tipo 47\) hasta las 12AM de Lunes a Miércoles y hasta la 1:30AM de Jueves a Sábado dentro de un restaurante de 2,756 pies cuadrados localizado en 48975 Grapefruit Blvd, Suite #3. El solicitante pide un permiso de establecimiento de entretenimiento para permitir música grabada, karaoke los jueves, y presentaciones en vivo de un grupo musical de 3-4 personas de viernes a sábado dentro de la suite de Taco Shop. Solicitante: Alejandra Barcelo.](#)
3. [Proyecto de Uso Mixto de Tripoli \(enmiendas\) - Permiso de Uso Condicional No. 351 \(Enmienda\), Revisión Arquitectónica No. 22-04 \(Enmienda\) para enmendar las condiciones de aprobación para un proyecto residencial multifamiliar de alta densidad de 108 unidades en conjunción con usos comerciales en 2.8 acres de propiedad vacante zonificada C-G \(Comercial General\). El sitio está ubicado en la esquina noreste de Cesar Chavez Street y Bagdad Avenue \(APN # 778-081-003 y -001\). Dave Davis, Chelsea Investment Corporation \(Solicitante\).](#)
4. [Permiso de Uso Condicional No. 361 \(Sr. Clamato\) para permitir la venta de licor \(ABC Tipo 41, Venta de Cerveza y Vino - Lugar para Comer\) dentro de un restaurante de 1,843 pies cuadrados localizado en 51557 Cesar Chavez Street.](#)

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.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



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MINUTES
OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

January 18, 2023
6:00 PM

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CALL TO ORDER: 6:03 P.M.

PLEDGE OF ALLEGIANCE:

Adrian Moreno

ROLL CALL:

Commissioners Present: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Vice 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 ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – January 4, 2023.

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

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Vice 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:

2. Coachella Vineyards

TTM No. 37040, CUP No. 266, AR No. 16-03 Coachella Vineyards - One-Year Time Extension Request for a project consisting of a 200 room hotel, 100 townhomes and 188 RV units at the NEC of Tyler Street and Vista Del Norte (Applicant: Abraham Gottlieb)

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 6:20 pm by Commissioner Leal

Abraham Gottlieb, applicant, made himself available and provided comments about his project to build hotel and townhomes and in a few days plans to submit building plans to the City.

Public Hearing Closed at 6:22 pm by Commissioner Leal

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER LEAL TO GRANT A SECOND 12-MONTH TIME EXTENSION FOR COACHELLA VINEYARDS TTM NO. 37040, CUP NO. 266, AR NO. 16-03 WITH A NEW EXPIRATION DATE OF MARCH 26, 2024.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. City of Coachella 6th Cycle Housing Element – Continue to date uncertain

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

Gabriel Perez, Development Services Director, indicated that City staff received comments from the CA Department of Housing and Community Development that need to be addressed in the Draft Housing Element and that the item will be noticed for a public hearing again when ready for consideration by the Planning Commission.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE CONTINUATION OF ITEM NUMBER (3) CITY OF COACHELLA 6TH CYCLE ELEMENT TO A DATE UNCERTAIN.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

4. Lee Anderson's Covalda Date Company – Historical Information.

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.

ADJOURNMENT: 6:38 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
1/4/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Taco Shop 760 – Alcohol Sales and Entertainment Establishment Permit

SPECIFICS: 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

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2023-03 (CUP No. 360 Modification) and Resolution No. PC 2023-04 (Entertainment Permit No. 23-01) recommending that the City Council:

- Modify Conditional Use Permit (CUP) No. 360 related to liquor sales license (Type 47, On-Sale Beer, wine and distilled spirits– Eating Place) operating until 12 a.m. Monday through Wednesday and until 1:30 a.m. Thursday to Saturday at the Taco Shop 760 eating establishment.
- Approve an entertainment establishment permit to allow for recorded music, karaoke on Thursday, and live performances by a musical group of 3-4 persons Fridays through Saturday located at 48975 Grapefruit Blvd, Suite #3

BACKGROUND:

Taco Shop 760 is currently operating as a restaurant within an existing commercial tenant space (Suite #3) located in the Plaza Mi Pueblo commercial center located on .58 acres at 48975 Grapefruit Blvd (APN 603-250-012). Plaza Mi Pueblo includes four retail suites, which includes Ana Perez Realtor, Kingz Barbershop, and Ink Devotion Tattoo and Body Piercing. Suite #3 was previously occupied by El Pecado Crafted Mexican Food. On January 4, 2023, the Planning Commission approved CUP 360 for Taco Shop 760 to operate with a Type 47 On-Sale license for the sale of beer, wine and distilled spirits, but limited hours of operation between 8 a.m. to 10 p.m. The applicant originally stated in their CUP application that they proposed new hours with closing at 12 a.m. Monday through Wednesday and until 1:30 a.m. Thursday to Saturday. Staff inadvertently excluded discussion on the new proposed hours in the staff report for Planning Commission consideration. The applicant also proposed karaoke and live music and is required

to obtain an entertainment establishment permit for consideration at a public hearing of the City Council.

DISCUSSION/ANALYSIS:

The applicant, Alejandra Barcelo, submitted a request for a CUP to allow the on-sale of liquor (beer, wine and spirits) at the Taco Shop 760 restaurant. The zoning designation of the commercial center where the store is proposed is within the C-G (General Commercial) and allows 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. The Conditional Use Permit findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 9404 with a population of 6,242 person, where ABC concentration standards allow a maximum of 5 on-sale licenses, where 16 active licenses exist. When it is determined by ABC that there is an undue concentration of on-sale licenses, the Planning Commission must make findings that the public convenience or necessity justifies the issuance of the liquor license to the establishment.

Table 2 – On-Sale Alcohol Licenses

On-Sale Alcohol License within Census Tract 9404			
	Business Name	Address	License Type
1	FRATERNAL ORDER OF EAGLES AERIE NO 2594	46425 TYLER ST	51 (Club)
2	FRATERNAL ORDER OF EAGLES AERIE NO 2594	46425 TYLER ST	58 (Special On-Sale General)
3	Danniel Kim	49939 HARRISON ST	40 (On-Sale Beer – Bar, Tavern)
4	SPOTLIGHT 29 CASINO	46200 HARRISON ST	47 (On-Sale General – Eating Place)
5	SPOTLIGHT 29 CASINO	46200 HARRISON ST	68 (Portable Bar License)
6	SPOTLIGHT 29 CASINO	46200 HARRISON ST	77 (Event Permit)
7	SPOTLIGHT 29 CASINO	46200 HARRISON ST	58 (Caterer's Permit)
8	TAQUERIA ALLENDE	49715 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)
9	SANTA FE RESTAURANT	46425 TYLER ST	47 (On-Sale General – Eating Place)
10	ASADERO LOS CORRALES	46425 TYLER ST	41 (On-Sale Beer and Wine – Eating Place)
11	EASTERN BUFFET	49939 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)
12	PIZZA HUT	46200 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)
13	CARNITAS LA PIEDAD RESTAURANT INC	49625 US HIGHWAY 86	48 (On-Sale General – Public Premises)
14	CARNITAS LA PIEDAD RESTAURANT INC	49625 US HIGHWAY 86	58 (Caterer's Permit)
15	MARISCOS GUAMUCHIL INC	49405 GRAPEFRUIT BLVD	47 (On-Sale General – Eating Place)
16	TACO SHOP 760 CORP	48975 GRAPEFRUIT BLVD, STE 3	58 (Caterer's Permit)

17	CHICAS GENTLEMENS CLUB	46156 DILLON RD	48 (On-Sale General – Public Premises)
18	CHICAS GENTLEMENS CLUB	46156 DILLON RD	58 (Caterer’s Permit)
19	MARISCOS EL PATRON	84400 INDIO BLVD	47 (On-Sale General – Eating Place)
20	MI LINDO SINALOA	49291 GRAPEFRUIT BLVD, STE 2	58 (Caterer’s Permit)
21	MI LINDO SINALOA	49291 GRAPEFRUIT BLVD, STE 2	47 (On-Sale General – Eating Place)

*Surrendered licenses are counted by ABC towards the concentration of ABC licenses.

Additionally, on-sale establishments may not fall within 700 feet of a church, school, park, playground, residence or another existing on-sale use as measured from property line to property line. The subject site is within 700 feet of the Islamic Society of Palm Springs and about 200 feet to the nearest residence on Las Cruces Street. The subject site is also within 700 feet of another on-sale establishment (Eastern Buffet – 570 foot distance). Staff contacted the 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. No comments have been received from the public with any concerns about approval of the proposed conditional use permit for Type 47 alcohol sales.

The floor plan for Taco Shop 760 restaurant includes a bar area for seating and a substantially sized dining area of 978 sq. ft. Beer, wine and distilled spirits are proposed be displayed on a wall display near the bar area. A refrigerator behind the bar will also store beer and wine. A fenced outdoor dining area for the restaurant is located directly in front of the restaurant entrance and separated from the restaurant by a breezeway.

The Planning Commission on January 4, 2023 was able to make the Conditional Use Permit findings to approve Taco Shop 760 on-sale alcohol sales (beer, wine and distilled spirits) within the 700 foot limitation of churches and residences, but the Commission was not informed of the applicant’s new proposed hours of operation and proposed entertainment uses. Condition of approval # 5 of CUP No. 360 limits restaurant hours of operation between 8:00 a.m. to 10:00 p.m. The applicant proposes operating until 12 a.m. Monday through Wednesday and until 1:30 a.m. Thursday to Saturday. Additionally, the applicant proposes recorded music, karaoke on Thursday nights, and live performances by musicians of 3-4 persons Fridays through Saturdays. No use of the restaurant for dancing is proposed. Staff circulated the request to Riverside County Sherriff for comment and there are no concerns about the added hours of operation and the proposed entertainment uses. Staff has conditioned the project to ensure that amplified music and the live musician performances occur inside the restaurant suite at all times to ensure compliance with the City’s noise ordinance.

Environmental Setting:

The subject business is on a site within an existing commercial center at 48975 Grapefruit Boulevard substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Quick Quack Car Wash / (C-G, General Commercial)

South: Avenue 49 and Center for Employment training / (C-G, General Commercial)

East: Grapefruit Boulevard and Union Pacific Railroad / (M-S, Manufacturing Service)

West: Quick Quack Car Wash/ (C-G, General Commercial)

Site Plan / Parking and Circulation:

The site is fully developed and includes all required on-site parking.

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.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2023-03 and Resolution No. PC 2023-04 recommending that the City Council approve a modification to CUP 360 and Entertainment Establishment Permit No. 23-01 with the findings and conditions as recommended by Staff.
- 3) Not approve Resolutions No. PC 2023-03 and PC 2023-04. Request that staff prepare Planning Commission Resolutions recommending to the Council denial of the proposed permits. Under this alternative, CUP No. 360 for on-sale alcohol (beer, wine and distilled spirits) would remain active but under existing limited hours of operation and no permitted entertainment.
- 3) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission recommend to the City Council approval of the modification to Conditional Use Permit No. 360 and Entertainment Permit No. 23-01 with the findings and conditions listed in Resolution No. PC 2023-03 and Resolution No. PC 2023-04. Staff recommends that the Planning Commission make the finding that the public convenience or necessity is justified to issue the on-sale beer, wine and distilled spirits license as alcoholic beverages are offered in combination with a bonafide eating place that already is in the possession of a Type 1 license (On-Sale Beer and Wine – Eating Place). Furthermore, The Sherriff’s

Department has not raised concerns about approving modification of the Conditional Use Permit for Type 47 alcohol sales or the Entertainment Permit No. 23-01.

Attachments:

1. Resolution No. PC 2023-03 (CUP No. 360 Modification)
Exhibit A – Conditions of Approval
2. Resolution No. PC 2023-04 (Entertainment Permit No. 23-01)
Exhibit A – Conditions of approval
3. Vicinity Map
4. Taco Shop 760 Floor Plan

RESOLUTION NO. PC 2023-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A MODIFICATION TO CONDITIONAL USE PERMIT NO. 360 TO ALLOW ON-SALE BEER, WINE, AND DISTILLED SPIRITS SERVICE FOR THE 2,756 SQUARE FOOT TACO SHOP 760 OPERATING UNTIL 12 A.M. MONDAY THROUGH WEDNESDAY AND UNTIL 1:30 A.M. THURSDAY TO SATURDAY (ABC LICENSE TYPE 47 – ON- SALE BEER, WINE AND DISTILLED SPIRITS – EATING PLACE), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 48975 GRAPEFRUIT BLVD, SUITE 3 (APN 603-250-012); ALEJANDRA BARCELO, APPLICANT.

WHEREAS, Alejandra Barcelo filed an application for Conditional Use Permit No. 360 (CUP 360) to allow a 2,756 square foot restaurant with service of beer, wine, and distilled spirits (ABC License Type 47 – On Sale Beer, Wine and Distilled Spirits) in an existing commercial building located at 48975 Grapefruit Blvd; Assessor’s Parcel No. 603-250-012 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 360 on January 4, 2023 at 1515 6th Street, Coachella, California regarding the proposed Project and approved CUP No. 260; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing for a modification to CUP No. 360 on February 15, 2023 at 1515 6th Street, Coachella, California regarding expanded hours of operation and consideration of Entertainment Permit No. 23-01 recorded music, karaoke on Thursday, and live performances by a musical group of 3-4 persons Fridays through Saturday; 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, wine, and distilled spirits; and,

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

WHEREAS, the proposed project is exempt from the California Environmental

Quality Act, as amended; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommend approval of Conditional Use Permit No. 360 (modification), subject to the findings and conditions of approval listed below.

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from 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

Section 4. Conditional Use Permit Findings

With respect to Conditional Use Permit No. 360 (modification), the Planning Commission finds as follows for the proposed on-sale alcohol request:

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 Suburban Retail District land use designation according to the General Plan 2035, which allows the intended physical character to provide convenient access and parking for motorists while also providing an attractive shopping environment. The on sale offerings of beer, wine and distilled spirits at Taco Shop 760 will provide a unique service to the Suburban Retail District 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 restaurants with alcohol service subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is located on Grapefruit Boulevard 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 restaurant and an existing commercial parking lot.
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 as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. 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.
6. Although the Taco Shop 760 restaurants does fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship (Islamic Society of Palm Springs), and residential use, the benefit of the restaurant outweighs the distance restrictions and the public convenience or necessity is justified to issue the on-sale beer, wine and distilled spirits license as the restaurants will offer a wide selection of food in a commercial center on a major corridor envisioned to have such uses. The Islamic Society of Palm Springs is 273 feet to the west and separated by three parcels. The nearest residence is approximately 150 feet to the Southwest and is separated by Avenue 49.
7. Although the Taco Shop 760 establishment does fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use (Eastern Buffet) the benefit of the supermarket outweighs the distance restrictions and the public convenience or necessity is justified to issue the on-sale beer and wine license as the restaurant will offer a wide selection of food products and increase the availability of restaurant establishments to Coachella residents and within walking distance to the immediate neighborhood. A condition of approval for CUP 360 requires that not greater than 20 percent of the gross floor area or 1,500 sq. ft. whichever is less id dedicated to a bar or storage, sales, and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.

- 8. The restaurant establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would expand the availability of jobs and would serve as an anchor for the commercial center, which would also provide jobs and increase the City's sales tax revenues.
- 9. The exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The business is located in an existing commercial center that was approved under Architectural Review and included high quality Spanish Architectural design.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission recommends approval of Conditional Use Permit No. 360 (modification) subject to and amended by conditions of approval in “Exhibit A.”

PASSED APPROVED and ADOPTED this 15th of February 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephanie Virgen
 Planning Commission Chairperson

ATTEST:

Gabriel Perez
 Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-03 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 15th of February 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2023-03
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 360 (Modification)
**Modification shown in bold and strikeout.*

General Conditions

1. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective unless alcohol sales is commenced within 12 months of the effective date of this Conditional Use Permit or 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.
2. Conditional Use Permit No. 360 is an approval for the on sale of beer, wine and distilled spirits in conjunction with the Taco Shop 760 restaurant. 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.
3. 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.
4. 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.
5. Hours of operation of the restaurant may be from 8:00 a.m. to ~~10:00 p.m.~~ 12 a.m. Sunday through ~~Wednesday~~ **Sunday** and **8:00 a.m. to 1:30 a.m. Thursday through Saturday with last call for alcohol service at 1:00 a.m.**
6. 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.
7. Not greater than 20 percent of the gross floor area or 1,500 sq. ft. whichever is less id dedicated to a bar or storage, sales, and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.

RESOLUTION NO. PC 2023-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ENTERTAINMENT ESTABLISHMENT PERMIT NO. 23-01 TO ALLOW LIMITED ENTERTAINMENT EVENTS WHERE ON-SALE BEER, WINE, AND DISTILLED SPIRITS SERVICE IS PROVIDED IN A 2,756 SQUARE FOOT TENANT SPACE FOR THE TACO SHOP 760 RESTAURANT, IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 48975 GRAPEFRUIT BLVD, SUITE 3 (APN 603-250-012); ALEJANDRA BARCELO, APPLICANT.

WHEREAS, Alejandra Barcelo filed an application for Entertainment Permit No. 23-01 to allow a 2,756 square foot restaurant with service of beer, wine, and distilled spirits (ABC License Type 47 – On Sale Beer, Wine and Distilled Spirits) to utilize recorded music, karaoke on Thursday, and live performances by a musical group of 3-4 persons Fridays through Saturday in an existing commercial building located at 48975 Grapefruit Blvd; Assessor’s Parcel No. 603-250-012 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Entertainment Permit No. 23-01 and CUP No. 360 (modification) on February 15, 2023 at 1515 6th 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 15.24 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 outdoor entertainment venue with where alcohol is served; and,

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommend approval of Entertainment Permit No. 23-01, subject to the findings and conditions of approval listed below.

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from 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

Section 4. Entertainment Establishment Permit Findings

With respect to Entertainment Permit No. 23-01, the Planning Commission finds as follows for the proposed freestanding sign request:

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff and there are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed entertainment venue.
2. The applicant possesses the required moral character to comply with the requirements of Chapter 5.24 and the conditions of approval imposed herein. As conditioned, the proposed added security measures will ensure that the public safety for the business will be maintained to the satisfaction of the Chief of Police.
3. The applicant has sufficient resources and expertise to operate the proposed entertainment venue in a safe, professional and effective manner in accordance with the City's Municipal Code. The owner has successfully operated Taco Shop 760 establishment in other location and the Riverside County Sherriff reported minimal complaints or calls for services at these establishments.
4. 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 Suburban Retail District land use designation according to the General Plan 2035, which allows the intended physical character to provide convenient access and parking for motorists while also providing an attractive shopping environment. Taco Shop 760 will provide a unique service to the Suburban Retail District and citywide that accomplished the goals of the General Plan.
5. 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 entertainment uses ancillary to and in conjunction with an existing restaurant business in an existing commercial building.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission recommends to the City Council approval of Entertainment Permit No. 23-01 subject to conditions of approval in “Exhibit A.”

PASSED APPROVED and ADOPTED this 15th of February 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephanie Virgen
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-04 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 15th of February 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2023-04
CONDITIONS OF APPROVAL
ENTERTAINMENT ESTABLISHMENT PERMIT NO. 23-01

General Conditions

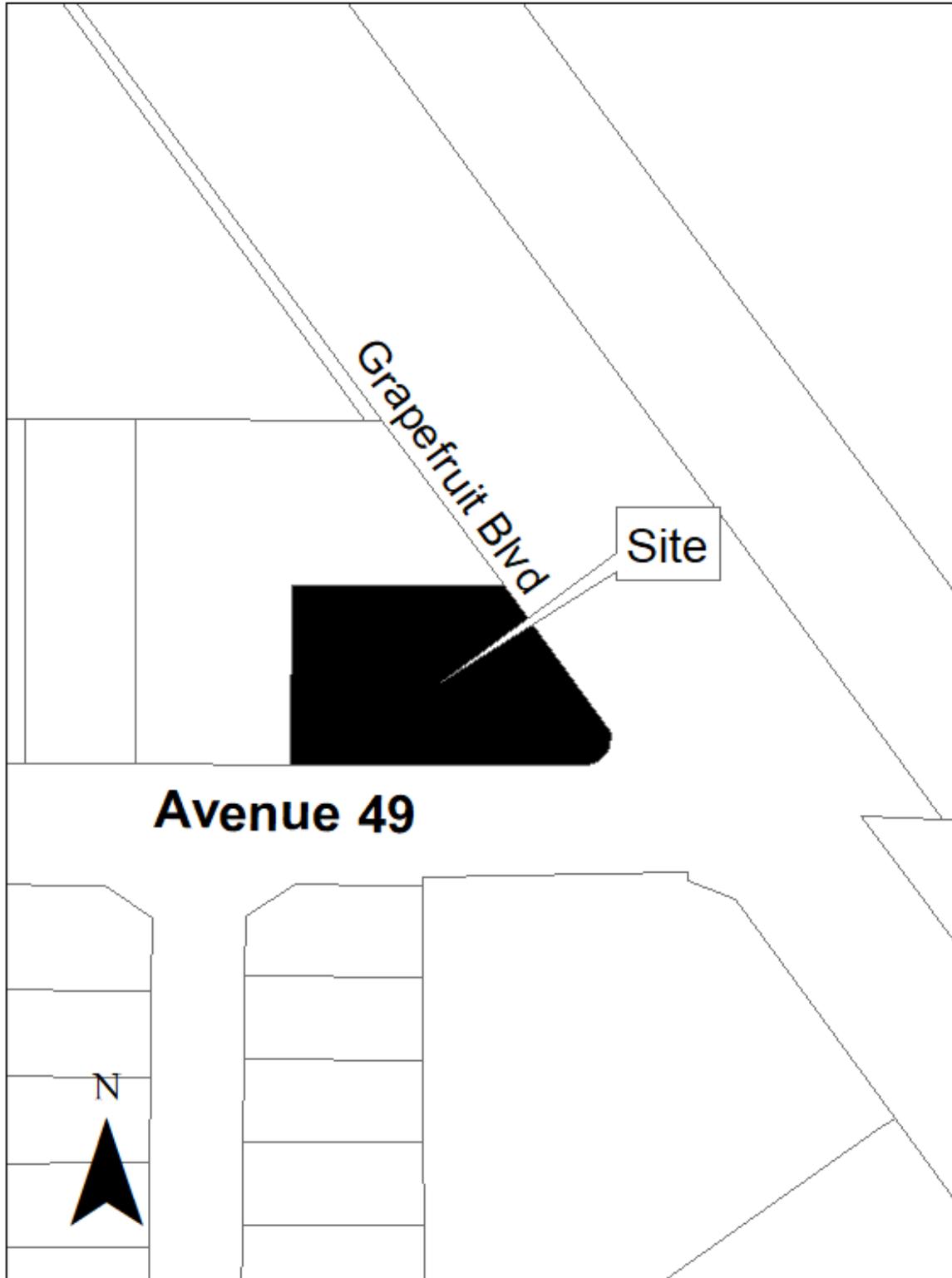
1. Entertainment Permit No. 23-01 is an approval for an entertainment venue where alcohol may be served with recorded music, karaoke on Thursday, and live performances by a musical group of 3-4 persons Fridays through Saturday. This approval is based on the site plan and floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Entertainment Permit No. 22-01.
2. Any break in service, meaning the closure of the event venue for a period of 180 consecutive days, will result in the expiration of this Entertainment Permit.
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). The applicant shall execute a standard indemnification agreement subject to review by the City Attorney before any event is held subject to this permit.
4. 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.
5. The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). No amplified sound equipment or live music performances are permitted to occur outdoors.
6. Hours of operation for event venue may be from 7:00 a.m. to 12:00 a.m., Monday through Wednesday and 7:00 a.m. until 1:30 a.m. Thursday to Sunday with last call for alcohol service at 1:00 a.m. The City reserves the right to modify the hours of business operation after 12 months of continuous Entertainment establishment use has lapsed, based on information provided by the Coachella Police regarding calls for service. Any music performances or karaoke associated with the entertainment permit shall occur after 6 p.m. and this restriction does not apply to ambient music.
7. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.
8. The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, Sheriffs Department, Department of Public Health etc.).
9. Any other proposed entertainment event beyond the scope of this permit shall require a special event permit will be required through the City Manager's office. Said application and

applicable fees shall be submitted a minimum of five (5) working days, not including days when City Hall is closed, prior to the event.

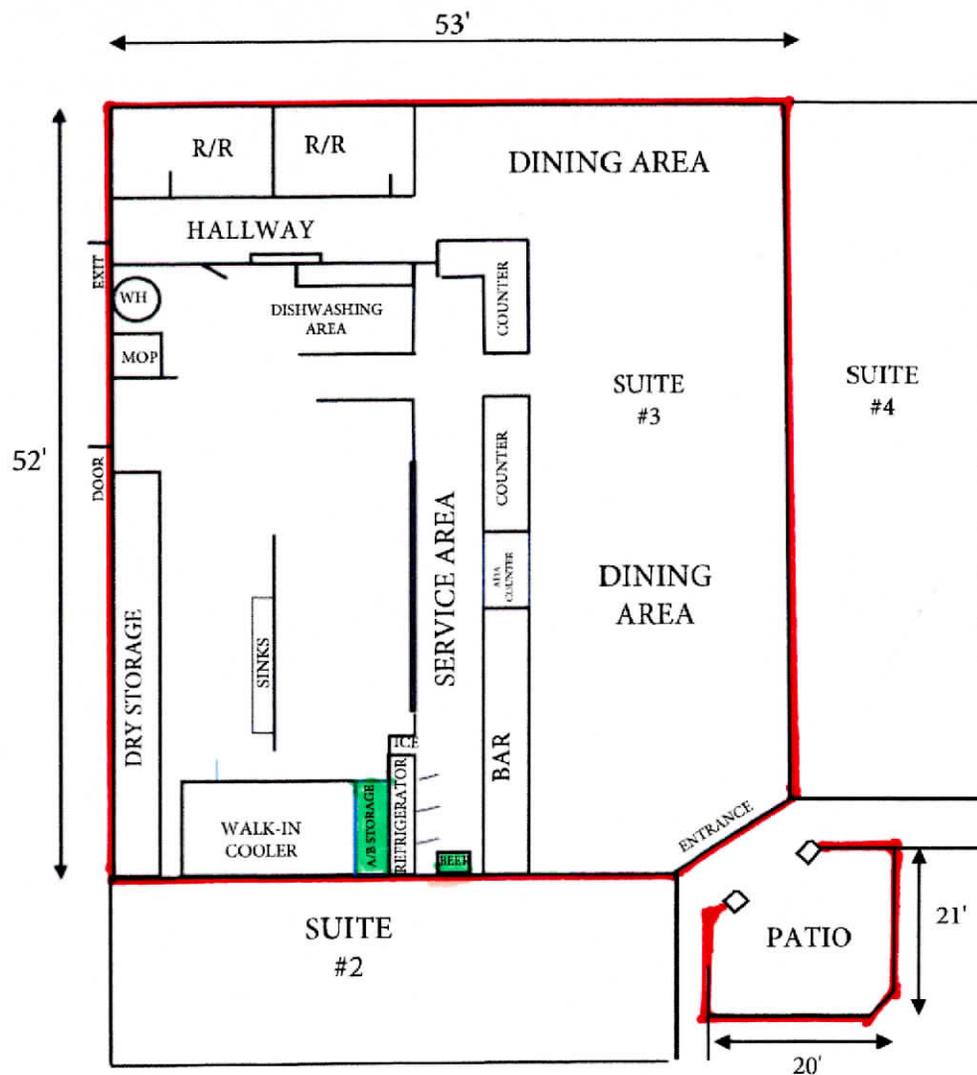
10. Any signs displayed shall comply with the City of Coachella Sign Ordinance.
11. The permittee shall comply with the Chapter 7.04 of the Coachella Municipal Code, (Noise Control.)
12. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages at the subject site shall not be visible from the exterior of the building or anywhere off the site.
13. The following preventative measures shall be undertaken to reduce the potential for alcohol-related problems:
 - Food service shall remain available during all hours of operation;
 - Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;
 - All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol; and
 - The availability of a variety of non-alcoholic beverages shall be made known and offered to customers.
14. 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.
15. Any and all weapons shall be prohibited at the premises or on the parking lot of the premises except by those individuals lawfully permitted to possess such.
16. The Chief of Police shall have the authority and power to temporarily close the establishment when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy. If closed under this condition, the premises will not be allowed to reopen before the beginning of regular business hours on the date following the closure.
17. The applicant shall comply with Municipal Code requirements of Chapter 5.24.
18. The applicant shall employ the use of hand-held metal detectors at all entrances if deemed necessary by the Chief of Police to protect the safety and general welfare of patrons or of the public.
19. Entertainment Establishment Permit No. 23-01 shall be valid for 12 months commencing on the first day of the operation. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the initial term of 12 months has lapsed, at which time the City Council will review compliance with the conditions of approval and consider granting up to a 36-month renewal of the entertainment permit. Relinquishment of the

entertainment permit will require an amendment to this resolution, subject to review by the City Council.

20. Any violation of the above conditions may result in the issuance of citations and fines, and may result in revocation of the Entertainment Establishment Permit.
21. ADA accessible restrooms shall be provided and available to use by all guests on-site during events and shall require inspection by the Building Official prior to commencement under this entertainment permit.



Vicinity Map



PROJECT AREA: 3,180 SQ FT



STORAGE AREA: 38 SQ FT



WALL DISPLAY AREA: 12 SQ FT



TACO SHOP 760 CORP
 DBA: TACO SHOP
 48975 GRAPEFRUIT BLVD, #3 COACHELLA, CA 92236

PARCEL NUMBER: 603250012
 ZONING: COMMERCIAL GENERAL

FLOOR PLAN



STAFF REPORT
2/15/2023

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project (Proposed Revisions)

SPECIFICS: 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

EXECUTIVE SUMMARY:

Chelsea Investment Corporation requests Planning Commission approval of revisions to the conditions of approval for the Tripoli Mixed-Use project, a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and four retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue as follows:

- Amend Condition of Approval # 9 to read as follows: “The applicant shall accommodate an elevator for Building A and B.”
- Add new Condition of Approval # 81: “Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Parks Director, up to a maximum cost of \$350,000, inclusive of landscape architecture, and agency fees.”

BACKGROUND:

At a public hearing on April 20, 2022, the Planning Commission recommended approval of Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The City Council approved the project at a public hearing



on May 11, 2022. At a public hearing on October 26, 2022 the Planning Commission recommend approval of proposed amendments to the original approval and the City Council approved the amendments on November 9, 2022, which included architectural and site plan modifications and building/unit size reduction.

The applicant requests the Planning Commission remove a requirement for an elevator in Building A to reduce project costs to finance the project. The applicant states that they believe Coachella residents would benefit more from improvements for the planned park at 9th Street and Shady Lane than elevators on Building A. The applicant received California Infill Infrastructure Grant funding to pursue infrastructure improvements in the Pueblo Viejo district, which includes park construction at the 9th Street and Shady Lane property acquired from the Imperial Irrigation District. The applicant indicated that removal of the elevator in Building A is the best option to reduce costs as only 36 apartment units would be serviced by a Building A elevator for building floors 2 and 3. The applicant also conveyed the project was awarded 4% tax credits and bonds on November 30, 2022 and has a financial closing deadline of May 29, 2023. The applicant expressed the need to finalize the project’s budget and conditions of approval by the end of February 2023.

Table 1: Original Approved Project vs. Amended Project

	Original Approved	1st Amendment (Approved)
Building A Unit Size	<ul style="list-style-type: none"> • 13 - One bedroom 581-586 sq. ft. • 17 - Two bedroom 799 sq. ft. • 14 - Three bedroom 1,061 sq. ft. <p><u>Total Units: 44 units</u></p>	<ul style="list-style-type: none"> • 12 - One bedroom 542 sq. ft. • 24 - Two bedroom 702 sq. ft. • 14 - Three bedroom 932 sq. ft. <p><u>Total Units: 50 units</u></p>
Building B Unit Size	<ul style="list-style-type: none"> • 14 - One bedroom 581-586 sq. ft. • 35 - Two bedroom 799 sq. ft. • 15 - Three bedroom 1,061 sq. ft. <p><u>Total Units: 64 units</u></p>	<ul style="list-style-type: none"> • 15 - One bedroom 542 sq. ft. • 27 - Two bedroom 702 sq. ft. • 16 - Three bedroom 932 sq. ft. <p><u>Total Units: 58 units</u></p>
Community Rooms/Lounges (1 st Floor Only)	<p>Building A</p> <ul style="list-style-type: none"> • 652 sq. ft. community room <p>Building B</p> <ul style="list-style-type: none"> • 1,296 sq. ft. community room <p><u>Total Community Space: 1,948 sq. ft.</u></p>	<p>Building A</p> <ul style="list-style-type: none"> • Merged with Building B <p>Building B</p> <ul style="list-style-type: none"> • 1,790 sq. ft. commercial space <p><u>Total Community Space: 1,790 sq. ft.</u></p>
Tot Lot	218 sq. ft.	813 sq. ft.
Commercial Space (1 st Floor Only)	<p>Building A</p> <ul style="list-style-type: none"> • 1,085 sq. ft. commercial space <p>Building B</p> <ul style="list-style-type: none"> • 1,413 sq. ft. commercial space <p><u>Total Retail: 2,498 sq. ft.</u></p>	<p>Building A</p> <ul style="list-style-type: none"> • 2 commercial spaces (1,031 sq. ft. each – 2,062 sq. ft. total) <p>Building B</p> <ul style="list-style-type: none"> • 2 commercial spaces (992 sq. ft. each – 1,984 sq. ft. total) <p><u>Total Retail: 4,046 sq. ft.</u></p>
Parking	<ul style="list-style-type: none"> -On-Street Parking 41 spaces -On-Site Parking 118 spaces <p><u>Total Parking: 159 spaces</u></p>	<ul style="list-style-type: none"> -On-Street Parking 38 spaces -On-Site Parking 104 spaces <p><u>Total Parking: 142 spaces</u></p>

DISCUSSION/ANALYSIS

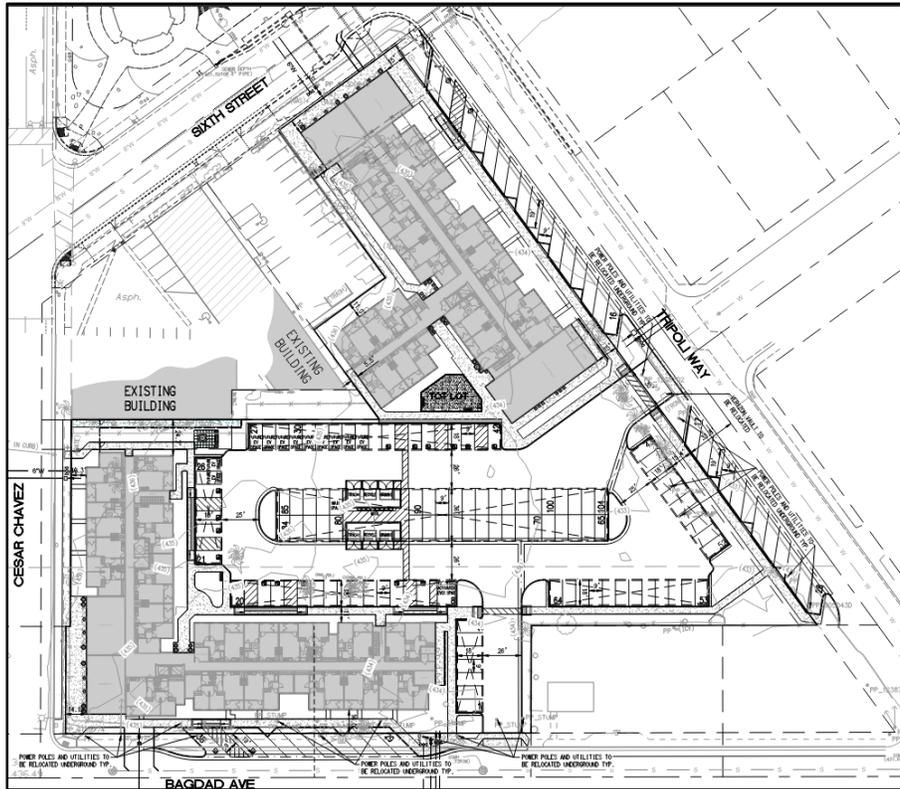
The surrounding land uses and zoning designations are as follows:

- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).
- West:** O'Reilly Auto Parts and Cesar Chavez Street (C-G, General Commercial).

Site Plan

The proposed buildings would be constructed near property line with building frontages on 6th Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the buildings support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

Figure 2: Site Plan (Approved)



Parking

The applicant proposes 104 on-site parking spaces and 38 on-street parking spaces. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The Pueblo Viejo Revitalization Plan draft development standards allow for on street parking to be counted toward required parking if within 500 feet of the main entrance of the

development. Senate Bill 35 allows affordable housing development within ½ mile of public transit to be exempted from parking standards. With the application of density bonus law, only 61 parking spaces would be required or a surplus of 81 parking spaces. Staff is supportive of allowing the development to utilize on-street parking to count towards satisfying parking requirements, which would be provided by constructing 10 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Architectural Design

The overall architectural style of the approved project incorporates Spanish Colonial Revival design, which was amended from the original approval and the elevations are depicted below:



Cesar Chavez Street Frontage



Bagdad Avenue Frontage (Proposed)



Tripoli Avenue Frontage (Proposed)



6th Street Frontage (Proposed)

Landscape Design

The plant schedule shows a variety of trees including “Mulga”, “Hong Kong Orchard,” “Desert Willow,” “Texas Ebony,” “Drake Elm” and “California Fan Palm.” The project is conditioned to modify the landscape plan to create planters adjacent to curb at Cesar Chavez Street and planted with Hong Kong Orchard trees to provide shade for pedestrians. The planters will include water-efficient shrubs including “Bank Catclaw”, “Do-La-la Bougainvillea”, “Compact Texas Ranger”, “Mexican Bush Sage.” Succulents will include “Dwarf Century Plant,” “Blue Flame Agave,” “Red Yucca”, and “Toothless Desert Spoon”. A cluster of palm trees is also provided at the corner of Cesar Chavez Street and First Street along with other landscape materials design to make the future public art location a focal point.

CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 38 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

CONSISTENCY WITH ZONING

The subject site is zoned C-G (General Commercial) zone PUD (Planned Unit Development) Overlay Zone on the 2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

Figure 3: Corner of Bagdad Avenue and Cesar Chavez St (Left) and 6th Street (Right)



Table 2 – Development Standards

	Zoning Ordinance/ Pueblo Viejo Revitalization Plan	Proposed	Complies with Code
Parking (Minimum)	<p>Zoning - <i>Retail:</i> 1 parking space for each 250 sq. ft. of gross floor area. <i>Restaurants:</i> 1 space per each 45 sq. ft. of customer area plus one space for each 200 sq. ft. of non customer area. <i>Multi-family:</i> requires One space per dwelling unit. PV standards- <i>Mixed-Use:</i> 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces</p>	<p>-On-Street Parking 38 spaces -On-Site Parking 104 spaces <u>Total spaces:</u> 142 spaces</p>	No –Due to the location within 1/2 mile of public transit hub, the project is exempt from parking requirements under SB 35. Due to density bonus law 61 spaces required.
Lot Requirements	Zoning - Minimum Lot width 50'	Lot width exceeds 50'	Yes
Height (maximum)	Zoning - 35' maximum PV standards – No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	Zoning – No density standard in C-G zoning. PV Standards – 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	Zoning – None PV Standards – <ul style="list-style-type: none"> • 1 bedroom 750 sq. ft. • 2 bedroom 900 sq. ft. • 3 bedroom 1,050 sq. ft. 	<ul style="list-style-type: none"> • 1 bedroom 542 sq. ft. • 2 bedroom 702 sq. ft. • 3 bedroom 932 sq. ft. 	No –but may be permitted in the PUD
Public Open Space Requirement	Zoning – None PV Standards – 10% for development over ½ acre	No public open space provided.	No
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. 	<ul style="list-style-type: none"> • All areas exceed 10' fully landscaped setback 	Substantially in compliance. Project conditioned

	<ul style="list-style-type: none"> • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5’ in width 	<ul style="list-style-type: none"> • Internal landscaping % not identified but required by condition of approval. • Due to Solar Canopy structures for on-site parking this 15 gallon tree standard cannot be met. • The rear property line planter to the rear of Panda Express is less than 5’. 	to comply with all landscape standards.
Mixed-Use Standards	<p>Zoning – residential uses not permitted, unless a proprietor/manager/custodian unit.</p> <p>PV Standards</p> <ul style="list-style-type: none"> • Residential first floor development floor height must be elevated at least 3’ above the sidewalk plane. • The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities. 	<p>Zoning – Applicant proposes zone change to allow mixed-use development with a planned unit development</p> <p>PV standards</p> <ul style="list-style-type: none"> • First floor development floor height is Not 3’ above the sidewalk • The first floor retail Not 15 feet in height. 	<p>Zoning – with approval of Change of Zone</p> <p>PV Standards</p> <p>Complies generally except for residential first floor and retail height.</p>

ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined 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.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2023-05 recommending that the City Council approve amendment to conditions of approval for CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff., including a provision that any

resulting cost savings be used to increase expenditures in parking improvements.

- 2) Adopt Resolution No. PC 2023-05 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by the applicant, excluding a provision that any resulting cost savings be used to increase expenditures in parking improvements.
- 3) Not approve Resolution No. PC 2023-05 and maintain existing approvals of Council Resolution No. 2022-96 (CUP No. 351 and AR No. 22-04 and Ordinance 1193 CZ 22-01).
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1. Staff is concerned about the significant amount of modifications requested by the applicant since the original proposed design and requests that any cost savings that may result in the project construction be used to increase funding for park improvements or project enhancements.

Attachments:

1. Resolution No. PC2023-05 for CUP No. 351 and AR No. 22-04
Exhibit A – Conditions for Approval for CUP No. 251 AR No. 22-04
Exhibit B - Planned Unit Development Guidelines/Standards
2. Vicinity Map
3. Approved Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
4. Approved Landscape Plan
5. Perspective Renderings

RESOLUTION NO. PC2023-05

Attachment 1

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A SECOND AMENDMENT TO CONDITIONAL USE PERMIT 351 AND ARCHITECTURAL REVIEW 22-04, AMENDING THE CONDITIONS OF APPROVAL FOR THE TRIPOLI MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL APARTMENT UNITS AND FOUR RETAIL TENANT SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).

WHEREAS Coachella Investment Corporation filed an application for a second amendment to Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to modify conditions of approval and project design of a mixed-use development consisting of 108 affordable apartment units and 4 retail tenant spaces within two buildings located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN 778-081-003 and 778-081-001); and,

WHEREAS on May 11, 2022, the City Council of the City of Coachella held a duly noticed public hearing and approved Conditional Use Permit No. 251 and Architectural Review No. 22-04 and adopted Ordinance No. 1193 for Change of Zone No. 22-01 on May 25, 2022; and

WHEREAS on October 26, 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 on February 15, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed second amendment to the project 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, 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 the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

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

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is 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. Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 351 and Architectural Review 22-04, the Planning Commission finds as follows for the proposed for the 108 unit mixed-use development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies that allows for multi-family residential development. The proposed structures on the site are in keeping with the policies of the Downtown Center land use classification and the project is internally consistent with other General Plan and the Pueblo Viejo Revitalization Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which recognize that Downtown is the heart of the City where mixed use development is also encouraged that create a new

gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.

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 C-G (General Commercial) Zoning District of the City's Zoning Code and the project request modified development standards through approval of a planned unit development overlay to allow for a mixed-use development consistent with the density permitted of the General Plan of 20-65 dwelling units per acre and consistent with the Pueblo Viejo Revitalization Plan.
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 C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 108 apartment units and 4 retail spaces. 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 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 C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as Pueblo Viejo Villas. The plans submitted for this project propose a commercial and multi-family residential use with amenities for the future residents of the site that are permitted in the C-G PD (General Commercial, Planned Development) zone. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
5. The proposed use will include three 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 three 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 recommends to the City Council approval Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in “Exhibit A” and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in “Exhibit B.”

PASSED APPROVED and ADOPTED this 15th day of February 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. PC2023-05, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15th day of February 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2023-05**CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 351, ARCHITECTURAL REVIEW NO. 22-04****TRIPOLI MIXED-USE PROJECT**

(Changes to conditions of approval include new language in BOLD and removed language in strike-out)

General Conditions

1. Conditional Use Permit No. 351 and Architectural Review 22-04 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
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 County of Riverside in the amount of \$50 for filing the CEQA Notice. **(City of Coachella submitted this documentation).**
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review. **(City to provide Application and /or Fees)**
5. 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.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas per CBC and State requirements.
8. Add 1 on-site parking spaces for van pools.
9. The applicant shall accommodate an elevator for Building A ~~and B~~.
10. 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 a building permit for the first phase of construction.
11. The applicant 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 features and median island planters, and retention basins, subject to review and approval by the City Engineer.
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. 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.
14. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

Architectural Design, Character and Massing

15. All first floor dwelling units facing the public streets shall have a rear patio gate accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure.

16. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Architectural Revival design to the satisfaction of the Development Services Director.
17. Retail ceiling height may be 9'-1" feet.
18. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal that include:
 - a. Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.
 - b. If window shutters are used they should be sage green or blue in color similar to original elevation design.
 - c. Painting window edges colors consistent with Spanish Colonial Revival design.
 - d. Corner towers for building A and B shall be modified as follows:
 - i. Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
 - ii. Consider a more ridged decorative cornice trim to create more shadows.
 - iii. Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street.
 - e. Utilize an alternate color banding at the building base such as terracota color.
 - f. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
 - g. Massing on walls between retail windows shall be wider consistent with the original project design and windows for retail shall be recessed similar to original design.
 - h. Increase use of divided lites on windows consistent with Spanish Colonial Revival design
 - i. Utilize a similar tower feature on the north end of Building B along Cesar Chavez to original approved elevation drawing.
 - j. Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue.
19. Applicant may use blended concrete tile for the appearance of Spanish Colonial Revival architecture.
20. Stucco walls may consist of a 60/40 sand finish.
21. 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. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
22. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.
23. The sign program shall be revised so that cabinet type signs are permitted only as secondary

to the individual channel letters advertising a business and that raceway signs are prohibited.

Public Realm/Streetscape

24. The sidewalks along Cesar Chavez Street shall be expanded to provide access and seating into the ground floor commercial spaces with an urban character, and reduced perimeter planter areas, including adjacent to the building edge. Residential units shall provide a new access to the existing sidewalk.
25. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the retail space of building B.
26. Expand hardscape area at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
27. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
28. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

General - Engineering

29. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
30. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

A comprehensive 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 pre- and post-development hydrology maps 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 based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. 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. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

31. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
32. 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.
33. 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.
34. 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.
35. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
36. 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.
37. Applicant shall obtain approval of site access and circulation from Fire Marshall.
38. 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.
39. 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:

- 40. Prepare and submit rough grading and erosion control plans for the project.
- 41. The project's soils engineer shall certify to the adequacy of the grading plan.
- 42. 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:

- 43. 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.
- 44. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 45. 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:

- 46. 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 %.

47. 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.

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

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6th Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- d. Applicant shall underground all existing dry utilities along west side on Tripoli Way Between 6th Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6th Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

- c. Applicant shall construct all appurtenant roadway components on South side of 6th Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
 - d. Applicant shall underground all existing dry utilities at eastbound lane on 6th Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
 - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6th street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
 - f. 6th Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6th Street urban corridor improvements.
 - g. Include diagonal parking along 6th Street to serve project retail units at the direction of the City Engineer. The City Engineer may eliminate the need for diagonal parking if demonstrated by the applicant to be infeasible.
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
 - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
 - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include

replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

49. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
50. 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:

51. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
52. 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.
53. 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:

54. 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.

Landscaping

55. 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. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
56. 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.
57. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. 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:
 - a. 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.
 - b. 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. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
 - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
 - d. 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.
 - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
58. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on east and west sides of Building A retail space.
59. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

60. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
61. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first class conditions.
62. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

Coachella Valley Water District:

63. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

Fire Department (chris.cox@fire.ca.gov)

64. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
65. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
66. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
67. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
68. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

69. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
70. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
71. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
72. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
73. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

Environmental Compliance:

74. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
75. The project will require a Water Quality Management Plan (WQMP)
76. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
77. Backflow devices are required on irrigation meters and all non-residential meters.
78. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

79. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model.

Code Enforcement

80. Applicant shall maintain fencing and windscreen that is adequately secured and braced to the satisfaction of the Code Enforcement to deter vandalism and dumping that is regularly occurring on the property prior to construction.

Miscellaneous

81. Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Parks Director, up to a maximum cost of \$350,000, inclusive of landscape architecture, and agency fees. The applicant shall increase funding for park improvements above \$350,000 with any savings achieved by the developer on project construction costs.

TRIPOLI - AFFORDABLE FAMILY APARTMENTS



CITY OF COACHELLA
TRIPOLI - AFFORDABLE FAMILY APARTMENTS

DESIGN GUIDELINES

APPLICANT:

TRIPOLI CIC, LP
6339 PASEO DEL LAGO
CARLSBAD, CA 92011
CONTACT: DAVID DAVIS
760-456-6000

JURISDICTION:

CITY OF COACHELLA
DEVELOPMENT SERVICES
1515 SIXTH STREET
COACHELLA, CA 92236
CONTACT: LUIS LOPEZ
760-398-3002

PREPARED BY:

TRIPOLI CIC, LP
6339 PASEO DEL LAGO
CARLSBAD, CA 92011
CONTACT: DAVID DAVIS
760-456-6000

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

I. INTRODUCTION

These Design Guidelines are required pursuant to the City of Coachella C-G PUD (General Commercial, Planned Unit Development). This Overlay Zone will provide for a mixed-use development for up to 108 apartments with approximately 3,000 square feet of ground floor commercial uses and urban open space.

The purpose of these Design Guidelines and Development Standards are to provide guidance for development, construction, new buildings, building additions, site work and landscaping. These guidelines will be used in addition to the zoning in establishing permitted uses, activities and development standards.

These guidelines may be amended from time to time. It is the owner's responsibility to be sure they have current Guidelines and have reviewed all applicable sections, ordinances or regulations that may affect any improvements.

The illustrations, photos and exhibits in this document are intended to convey a concept, not detailed construction drawings for construction. The intent of these guidelines are to provide a framework for preparing construction drawings for approval.

In the event of a conflict between these guidelines and any local, state or federal building and zoning codes. The jurisdictional approved documents shall govern.

II. PROJECT DESCRIPTION

The proposed project consists of a mixed-use development on vacant land located on 2.79 acres. The site is in the City of Coachella within a Planned Development (PD) Overlay Zone for a future mixed-use building. The residential affordable apartments will consist of 108 units including thirty (30) three-bedroom, fifty-one (51) two-bedroom and twenty-seven (27) one-bedroom units for families. The project includes one (1) residential unit for a fulltime onsite manager. The Commercial portion consist of two commercial locations. Building A proposes to build 2,062 sf retail space and will front onto 6th Street. Building B proposes to build 1,984 sf of retail space and will be located on the corner of Cesar Chavez and Bagdad Avenue. Building A will be a 3-story structure of wood frame construction with no elevators. Building B will be a 3-story structure of wood frame construction and include elevators. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be energy efficient and include solar for power generation. Onsite social services provided to residents at no charge.

A 1,790 sf Community Meeting Room will serve the entire project and include a computer lab, kitchen, and leasing office. Laundry facilities will be located in each building. The project will include ADA accessibility and hearing/visually impaired units.

The architectural style utilizes the latest design guidelines from the “Pueblo Viejo Implementation Strategy Plan”. This will consist of private patios and balconies along with tower elements.

A. C-G PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT) OVERLAY ZONE)

I. Commercial

This intent of this zone is to provide for and encourage the orderly development of commercial areas designed to serve the community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. The provisions of this zone intend to ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements.

2. Residential

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large parcels of land; to encourage more imaginative and innovative design of

projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience and aesthetics, than if developed under the underlying zone.

B. PROPERTY DEVELOPMENT STANDARDS

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Planning Director review approval, providing the minimums specified herein are maintained as average minimums.

Setbacks:	
Front Setback	Zero (0) to ten (10) feet from property line.
Minimum Building Height	Three (3) stories or forty (40) feet
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) stories.
Allowed Residential Densities	Minimum twenty (2) D.U. per acre/ Maximum sixty-five (65) D.U. per acre
Parking:	Residential: 0.5 per one-bedroom, 0.5 per two-bedroom, 0.5 per three-bedroom. Guest parking 0%.
	Retail/Commercial: 40% of 4/1000 sf.
	On-Street parking that is within 500 hundred feet of the main entrance of a development may be utilized to satisfy the requirement for off-street parking.
Unit Size:	1-bedroom 542 sf 2-bedroom 702 sf 3-bedroom 932 sf

Walls and Fences:

Walls and fences are subject to the regulations set forth in the City of Coachella Zoning Ordinance. Fencing and wall design shall adhere to the parameters described in these Design Guidelines and/or Codes, Covenants and Restrictions.

Apartment Development:

Conceptual Site Plan is depicted on Figure 1, Conceptual Floor Plans are depicted on Figure 2, Conceptual Unit Plans are depicted on Figure 3 and Conceptual Elevations are depicted on Figure 4.

Animal Keeping:

Consistent with an affordable type of community proposed, pets and animal raising are not permitted.

C. PARKING REGULATIONS

All off-street parking shall be in accordance with the regulations set forth by the State of California Density Bonus Law. Parking areas shall be landscaped in accordance with these Design Guidelines.

D. GENERAL GUIDELINES – PROJECT THEME

The project is designed as an 100% Affordable Apartment Project whereby the natural character of the site and surroundings are integrated into the community design (Figure 6 Landscape Concept Plan). A landscape theme reminiscent of early California Heritage is used. Landscape themes on 6th Avenue will continue the current design associated with the adjacent Pueblo Viejo Villas project and the DPSS building. The property features quality commercial themes along the frontages of the community serving facilities located on Cesar Chavez and 6th Street. The project will extend these themes down Tripoli Way and Bagdad with angled parking with landscape pockets. This project will benefit by the Sunline Transit Center which is located on the southeast corner of 4th Street and Cesar Chavez.

E. PURPOSE AND INTENT

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the City of Coachella in the building of the project. The intent of these guidelines is to establish an individual identity, yet blend in with the overall community theme, as well as to blend with the overall community character of Coachella.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the City of Coachella Planning Department. This document is used together with the City of Coachella Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community.

F. LANDSCAPE DESIGN GUIDELINES

To reinforce the character of the project, landscape design guidelines for development is set forth in this section, compliment the qualities of the natural environment and surrounding community character. The project incorporates several development standards typical of rural desert communities such as roads without sidewalks, trails and informal landscaping. Public Roads designed to City standards, flow with the

neighborhood and provide continuity. Streetscapes, as well as project entries and key focal points entering the community emulate the character through appropriate signage, landscaping and materials. The project landscape palette complements the themes and character for the City of Coachella.

Adherence to these guidelines helps ensure a quality living environment by creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide the City of Coachella assurances that the project develops in accordance with the quality and character proposed in this document.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

Street Scenes

The street scene guidelines establish street hardscape, furniture, landscape development, as well as a framework for consistency of design. All landscaping construction drawings require approval of the City of Coachella Planning Department.

Cesar Chavez “Major Road”

Primary project Frontage is located along the Western Property Line. This street scene development provides for community commercial elements and serves as an introduction to the Commercial uses. The Cesar Chavez street scene is designed to accommodate pedestrian uses and local traffic from the apartments and Transit Center.

The street tree-planting concept for Cesar Chavez, features a row of trees and sidewalk adjacent to the commercial activity. The area between the sidewalk and residential units will be landscaped with desert planting and decomposed granite. The area adjacent to commercial spaces shall be enhance concrete which reflect a local natural appearance.

6th Street

This is a local road that has been enhance and is a primary access to the City facilities. The intent is to encourage visitors to walk along shaded walkways, trellis’s and tree canopies. Elements to be included are landscape planters, interlocking permeable pavers, bike racks, and street trees in planters, benches, sidewalk opening, decorative roadway crossings and trash receptacles.

Tripoli Way

This is a local road intended to complete the circulation between the existing residential and commercial activity to the south to Bagdad Avenue. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming. Additional traffic calming measure may be required if undesirable conditions are determined.

Bagdad Avenue

This is a local road intended to connect eastern neighborhoods to Cesar Chavez. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming.

Landscape Planting and Irrigation

Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

COMMUNITY PLANT PALLET

Botanical Name	Common Name
Trees	
Acacia Aneura	Mulsa
Bauhinia x blakeana	Hong Kong Orchid
Chilopsis L. 'Timeless Beauty'	Desert Willow
Ebenopsis Ebanu	Texas Ebony
Ulmus Parvifolia 'Drake'	Drake Elm
Phoenix Dactylifera	Date Palm
Large Shrubs	
Encelia Californica	Brittlebush
Leucophyllum Fruitescens	Texas Ranger
Salvia Leucantha	Mexican Bush Sage
Small Shrubs	
Carex Tumulicola	Foothill Sedge
Dalea Greggii	Trailing Indigo Bush
Dasylyron Wheeleri	Spoon Yucca
Festuca Glauca	Elijah Blue
Nandina 'Compacta'	Dwarf Nandina
Rosa x 'Noare'	Carpet Rose
Stipa Tenuissima	Mexican Feather Grass
Ground Cover	
Decomposed Granite	DG



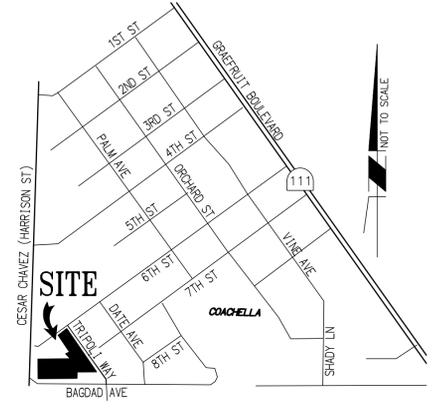
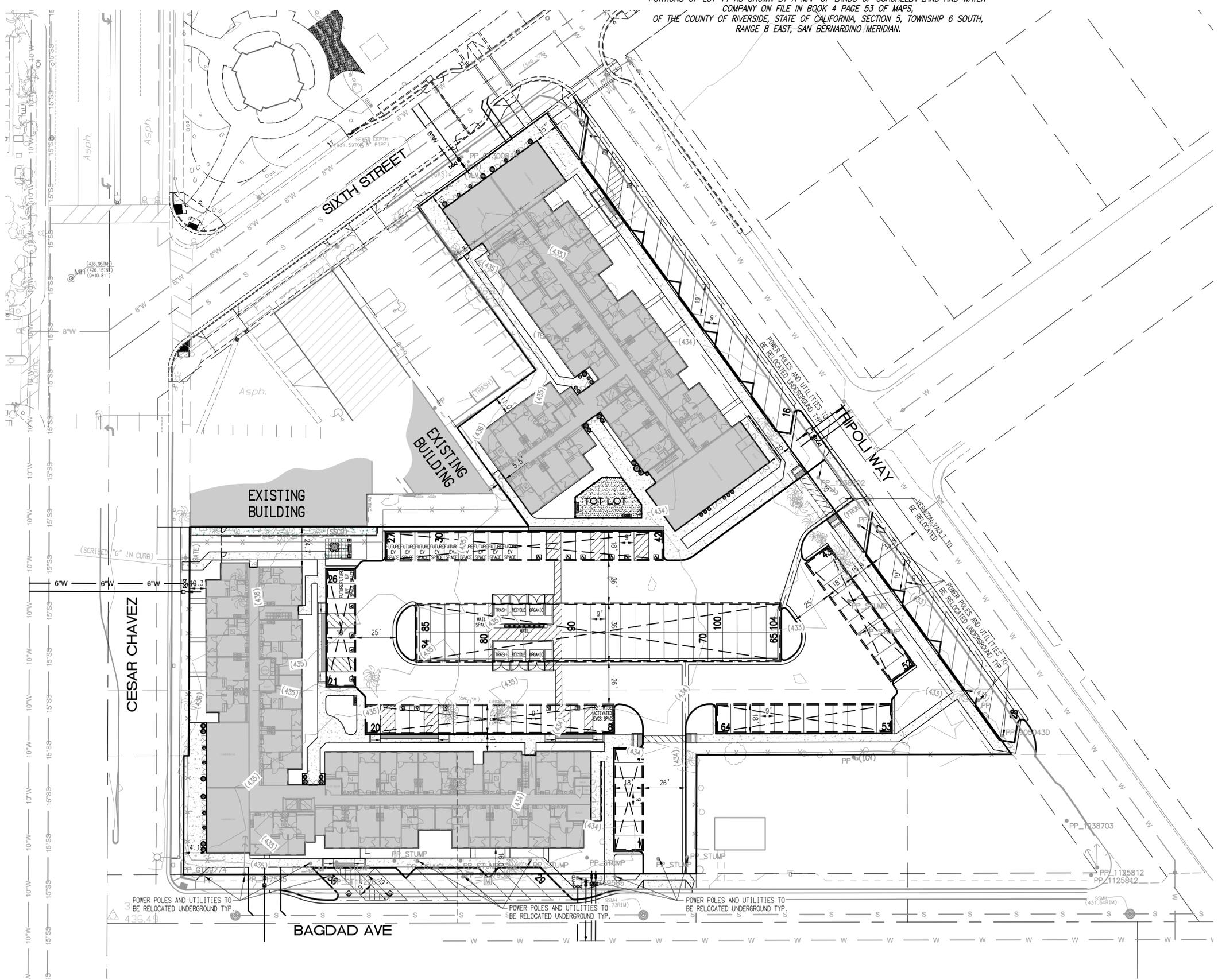
Vicinity Map

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN

PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.

Attachment 3



VICINITY MAP
NOT TO SCALE

PROPERTY ADDRESS:
51392 CESAR CHAVEZ ST
COACHELLA, CA 92236

APNS:
778-081-001 & 778-081-003

PARKING COUNT PER AB2345:
MASS TRANSIT IS LOCATED WITHIN 1/2 MILE NORTH ON CESAR CHAVEZ RD FROM THIS PROPERTY. PROJECT IS 100% LOW INCOME AFFORDABLE HOUSING PER AB2345. THE PARKING REQUIREMENT IS 0.5 SPACES PER UNIT.

(108 TOTAL UNITS)

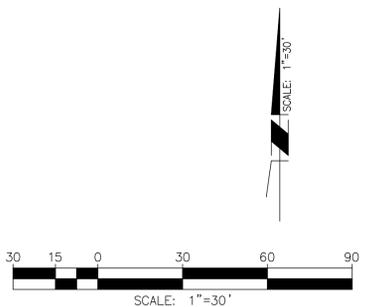
REQUIRED ACCESSIBLE UNITS:	15% OF TOTAL 108 UNITS x 15% = 16 ACCESSIBLE UNITS
REQUIRED ACCESSIBLE PARKING:	1 SPACE PER ACCESSIBLE UNIT 16 ACCESSIBLE SPACES REQUIRED 16 ACCESSIBLE SPACES PROVIDED

TOTAL PARKING REQUIRED	= 54 PARKING SPACES
TOTAL PARKING PROVIDED	= 104 ON-SITE PARKING SPACES
NORMAL PARKING PROVIDED	= 87 NORMAL ON-SITE PARKING SPACES
ADA PARKING PROVIDED	= 16 ON-SITE ADA PARKING SPACES
MAIL PARKING PROVIDED	= 1 ON-SITE MAIL PARKING SPACE
TOTAL OFF-SITE PARKING PROVIDED	= 38 OFF-SITE PARKING SPACES
NORMAL OFF-SITE PARKING PROVIDED	= 34 NORMAL OFF-SITE PARKING SPACES
ADA OFF-SITE PARKING PROVIDED	= 4 ADA OFF-SITE PARKING SPACES

BUILDING DATA:

(27) 1 BR/1 BA	542 SF
(51) 2 BR/1 BA	702 SF
(30) 3 BR/2 BA	932 SF

(108 TOTAL UNITS)





SIXTH STREET



CESAR CHAVEZ

TRIPOLI
 CHELSEA INVESTMENT CORPORATION

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 17, 2022



BUILDING A

BUILDING DATA

12 1BR/1BA 542 SQ. FT
 24 2BR/1BA 702 SQ. FT
 14 3BR/2BA 932 SQ. FT

50 TOTAL UNITS

**TRIPOLI - BUILDING A
 FIRST FLOOR BUILDING PLAN
 CHELSEA INVESTMENT CORPORATION**

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022



TRIPOLI - BUILDING A
 SECOND FLOOR BUILDING PLAN
 CHELSEA INVESTMENT CORPORATION

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



THE MCKINLEY ASSOC., INC.
 ARCHITECTURE & PLANNING
 OCTOBER 11, 2022



TRIPOLI - BUILDING A
 THIRD FLOOR BUILDING PLAN
 CHELSEA INVESTMENT CORPORATION

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

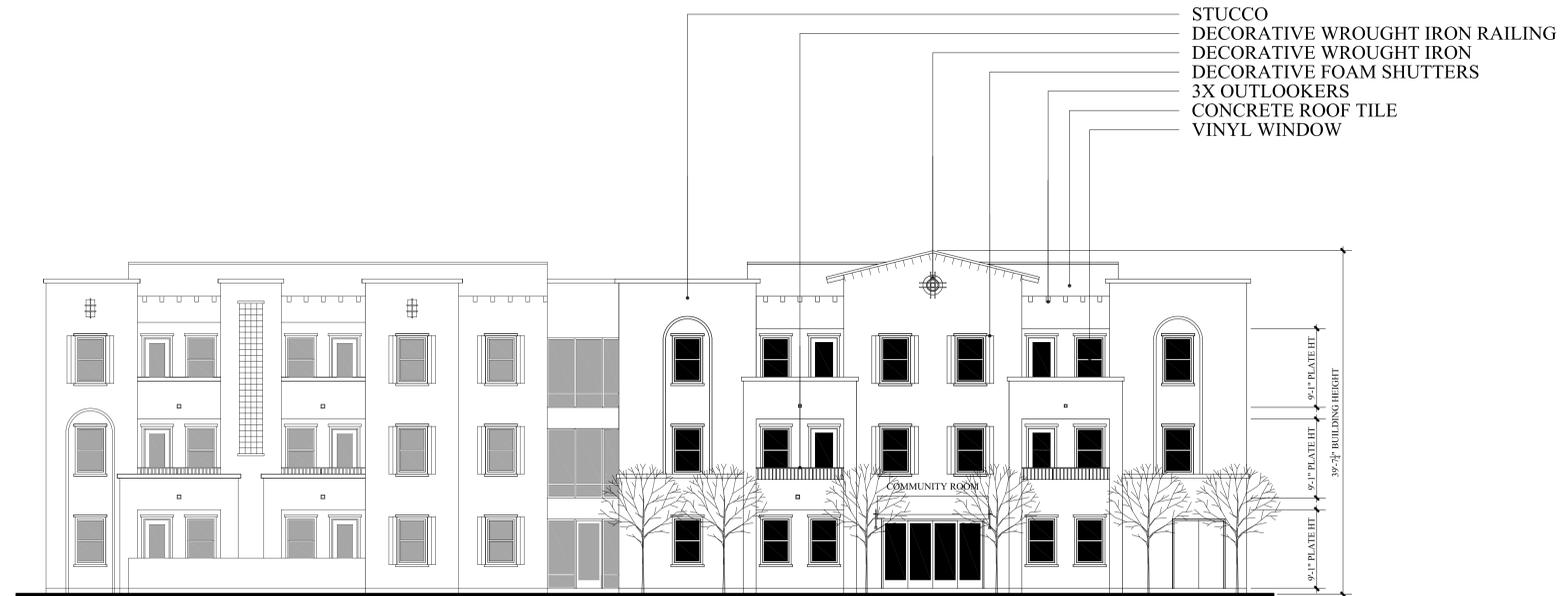


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 ARCHITECTURE & PLANNING

OCTOBER 11, 2022



BUILDING A - NORTH ELEVATION



- STUCCO
- DECORATIVE WROUGHT IRON RAILING
- DECORATIVE WROUGHT IRON
- DECORATIVE FOAM SHUTTERS
- 3X OUTLOOKERS
- CONCRETE ROOF TILE
- VINYL WINDOW

BUILDING A - SOUTH ELEVATION

TRIPOLI - BUILDING A
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

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



OCTOBER 11, 2022



BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION

TRIPOLI - BUILDING A
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

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



OCTOBER 11, 2022



BUILDING B

BUILDING DATA

15 1BR/1BA	542 SQ. FT
27 2BR/1BA	702 SQ. FT
16 3BR/2BA	932 SQ. FT

58 TOTAL UNITS

**TRIPOLI - BUILDING B
FIRST FLOOR BUILDING PLAN
CHELSEA INVESTMENT CORPORATION**

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022



**TRIPOLI - BUILDING B
SECOND FLOOR BUILDING PLAN
CHELSEA INVESTMENT CORPORATION**

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022



**TRIPOLI - BUILDING B
THIRD FLOOR BUILDING PLAN
CHELSEA INVESTMENT CORPORATION**

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 11, 2022



BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION

TRIPOLI - BUILDING B
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

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



OCTOBER 11, 2022

Attachment 3



BUILDING B - WEST ELEVATION



BUILDING B - EAST ELEVATION

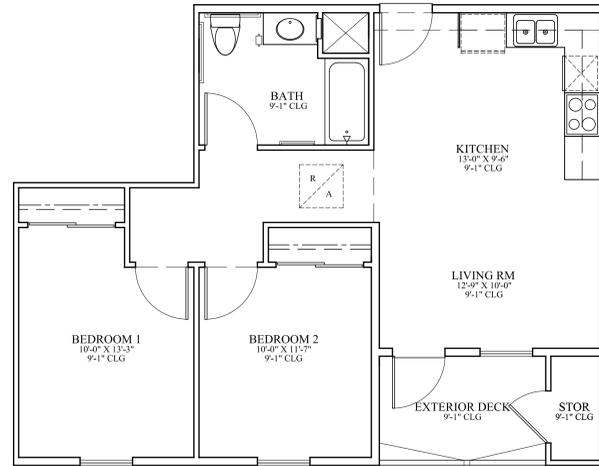
TRIPOLI - BUILDING B
 BUILDING ELEVATIONS
 CHELSEA INVESTMENT CORPORATION

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

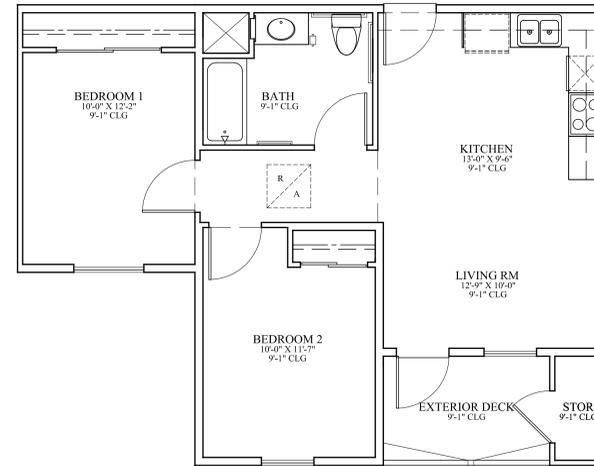


OCTOBER 11, 2022

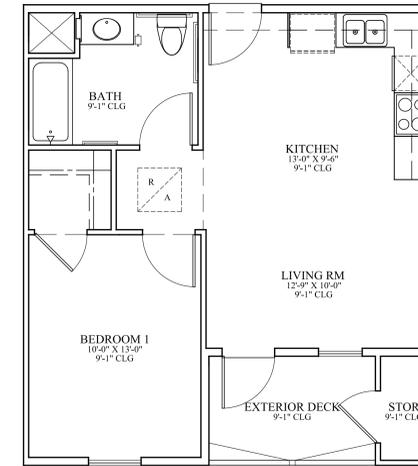
Attachment 3



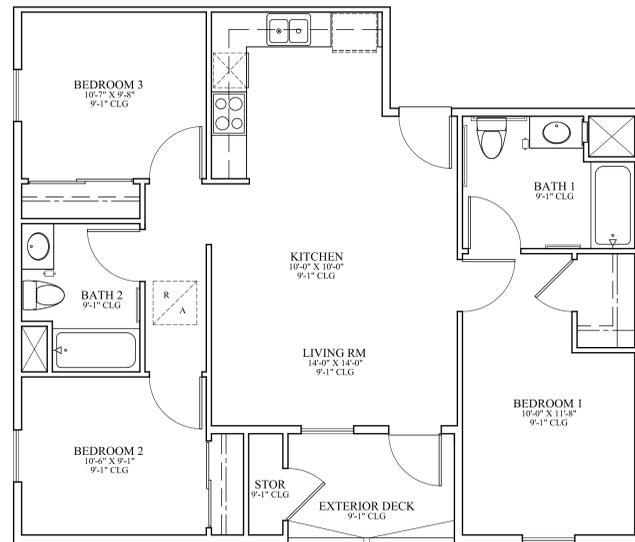
TWO BEDROOM UNIT B
 SCALE: 1/4" = 1'-0"
 UNIT: 709 SQ. FT.
 DECK: 60 SQ. FT.
 STORAGE: 198 CU. FT.



TWO BEDROOM UNIT A
 SCALE: 1/4" = 1'-0"
 UNIT: 702 SQ. FT.
 DECK: 60 SQ. FT.
 STORAGE: 198 CU. FT.



ONE BEDROOM UNIT
 SCALE: 1/4" = 1'-0"
 UNIT: 542 SQ. FT.
 DECK: 60 SQ. FT.
 STORAGE: 198 CU. FT.



THREE BEDROOM UNIT B
 SCALE: 1/4" = 1'-0"
 UNIT: 965 SQ. FT.
 DECK: 60 SQ. FT.
 STORAGE: 135 CU. FT.



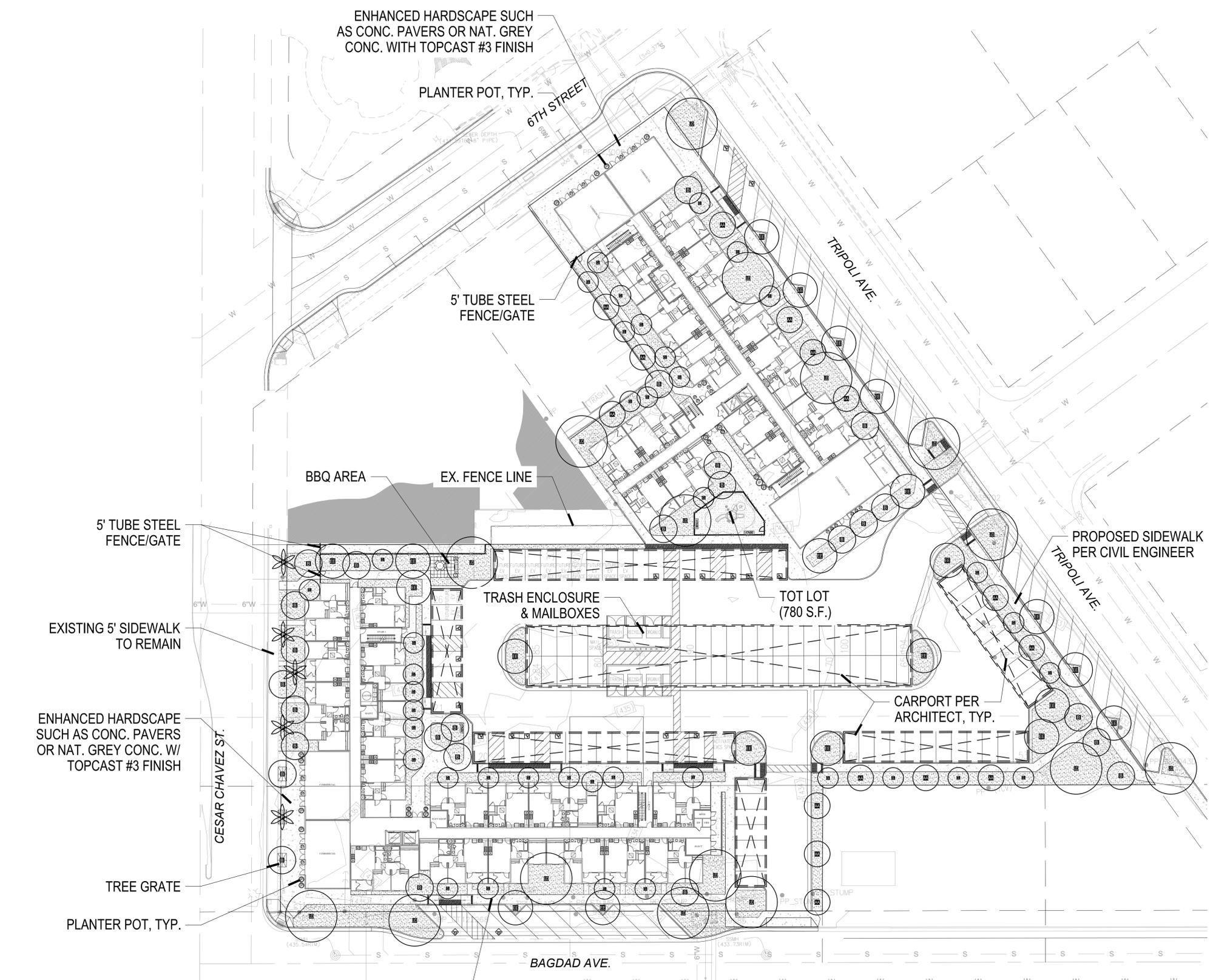
THREE BEDROOM UNIT A
 SCALE: 1/4" = 1'-0"
 UNIT: 932 SQ. FT.
 DECK: 60 SQ. FT.
 STORAGE: 198 CU. FT.

**TRIPOLI
 UNIT PLANS**
 CHELSEA INVESTMENT CORPORATION

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



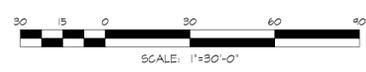
THE MCKINLEY ASSOC., INC.
 ARCHITECTURE & PLANNING
 OCTOBER 11, 2022



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	16' BTH	L
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'

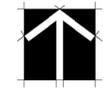




PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOO'	DATE PALM	16' BTH	L
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRIUM LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'



Perspective Renderings



Perspective from Cesar Chavez Street and Bagdad Avenue



Perspective from 6th Street and Tripoli Avenue.



STAFF REPORT
2/15/2023

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Mr. Clamato – Alcohol Sales

SPECIFICS: Conditional Use Permit No. 361 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. Applicant: Eric Aguilar

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2023-02 approving Conditional Use Permit (CUP) No. 360 to allow a liquor sales license (Type 41, On-Sale Beer and Wine– Eating Place) at the Mr. Clamato restaurant and bar located at 51557 Cesar Chavez St, pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

Mr. Clamato is a proposed restaurant within an existing commercial building located on .15 acres at 51557 Cesar Chavez Street (APN: 768-232-013). The site was previously occupied by the restaurant Tacolima, which held a Type 41 License. The applicant has been approved for tenant improvements and outdoor patios on the north and east sides of the building that would provide outdoor seating for patrons.

DISCUSSION/ANALYSIS:

The applicant, Eric Aguilar, submitted a request for a CUP to allow the on-sale and off-sale of liquor (beer and wine) at the proposed Mr. Clamato restaurant. The zoning designation of the property where the restaurant is proposed is within C-G (General Commercial) and allows 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. The Conditional Use Permit findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 457.04 with a population of 2,772 persons, where ABC concentration standards allow a maximum of 2 on-sale licenses, where 4 active licenses exist. One of these active licenses is held by the restaurant that previously occupied the site at 51557 Cesar Chavez, and will expire on 2/28/2023.

Table 2 – On-Sale Alcohol Licenses

On-Sale Alcohol License within Census Tract 457.04			
Business Name		Address	License Type
1	TACOS EL VIEJON	51697 HARRISON ST	41 (On-Sale Beer & Wine – Eating Place)
2	MARISCOCOS CULIACAN	51697 CESAR CHAVEZ ST	41 (On-Sale Beer & Wine – Eating Place)
3	TACOLIMA	51557 HARRISON ST	41 (On-Sale Beer & Wine – Eating Place)
4	LA MANGO	51704 CESAR CHAVEZ ST	41 (On-Sale Beer & Wine – Eating Place)

Additionally, on-sale establishments may not fall within 700 feet of a church, school, park, playground, residence or another existing on-sale use as measured from property line to property line. The subject site is within 700 feet of the following churches; New Life Coachella Church, The Potters House, La Luz Del Mundo Church, and Calvary Landmark. The subject site is within 700 feet of several other on-sale establishments (Mariscocos Culiacan – 330 foot distance), (Tacos El Viejon – 420 foot distance), and (La Mango Botanas – 550 foot distance). Staff contacted the 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. No comments have been received from the public with any concerns about approval of the proposed conditional use permit for Type 41 alcohol sales.

The floor plan for Mr. Clamato restaurant includes a dining area of 747 sq. ft. Beer and wine are proposed to be displayed within the prep area through a refrigerator with a glass door. Refrigerators in the prep area and office storage area will store the beer and wine. The applicant has been approved for tenant improvements and outdoor patios, the latter of which would provide an outdoor dining area of approximately 960 sq.ft where alcohol may be served.

Hours of Operation:

The hours of operation for Mr. Clamato are Monday through Sunday from 10 a.m. to 7 p.m.

Environmental Setting:

The subject business is on the Cesar Chavez commercial corridor at 51557 Cesar Chavez Street substantially surround by commercial and residential uses, with adjoining zoning and land uses as follows:

North: Vacant / (C-G, General Commercial)

South: Alba’s Towing and Auto Repair / (C-G, General Commercial)

East: Cesar Chavez Street and Clinica Medica Familiar / (C-G, Commercial)

West: Single Family Residences / (R-S, Residential Single Family)

Site Plan / Parking and Circulation:

The site is fully developed and the parking on-site is existing non-conforming. Section 17.54.010(C)(4)(m) of the Municipal Code requires restaurants and other eating, drinking, and food establishments to provide one space for each 45 square feet of customer area, plus one space for each 200 square feet of noncustomer area. The property, with 747 square feet of dining area, and with a gross floor area of 1,843 square feet, would be required to provide 23 parking spaces if the project were not existing non-conforming. Staff identified a 1994 Community Development Department staff communication with the property owner regarding the expansion of the original building and the need to accommodate three (3) additional parking spaces on the site that would require improvements to the property to the north. The additional parking space improvements never occurred and staff presumes this is likely due to the site plan that required parking improvements on a separate property under separate ownership.

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 negligible or 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.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2023-02 recommending that the City Council approve CUP 361 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC 2023-02 with the modification that additional parking be required.
- 3) Not approve Resolution No. PC 2023-02 and request that staff prepare a Planning Commission Resolution for denial of CUP 361
- 3) Continue this item and provide staff and the applicant with direction.

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. 361 with the findings and conditions listed in Resolution No. PC 2023-02. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the on-sale and off-sale beer and wine license as alcoholic beverages are offered in combination with a bonafide eating place at a location that has previously held a Type 41 license (On-Sale Beer and Wine – Eating

Place). Furthermore, The Sherriff's Department has not raised concerns about granting the Conditional Use Permit for Type 41 alcohol sales.

Attachments:

1. Resolution No. PC 2023-02
2. Vicinity Map
3. Mr. Clamato Site Plan

RESOLUTION NO. PC 2023-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 361 TO ALLOW ON-SALE and OFF-SALE BEER AND WINE SERVICE FOR THE 1,843 SQUARE FOOT MR. CLAMATO (ABC LICENSE TYPE 41 – ON-SALE BEER AND WINE – EATING PLACE), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 51557 CESAR CHAVEZ ST (APN 768-232-013); ERIC AGUILAR, APPLICANT.

WHEREAS, Eric Aguilar filed an application for Conditional Use Permit No. 361 (CUP 361) to allow a 1,843 square foot restaurant with service of beer and wine (ABC License Type 41– On Sale Beer and Wine) in an existing commercial building located at 51557 Cesar Chavez St; Assessor’s Parcel No. 768-232-013 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 361 on February 15, 2023 at 1515 6th 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 and off-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. 361, subject to the findings and conditions of approval listed below.

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from 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 an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.

Section 4. Conditional Use Permit Findings

With respect to Conditional Use Permit No. 361, the Planning Commission finds as follows for the proposed restaurant with service of beer and wine (ABC License Type 41– On Sale Beer and Wine):

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 Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide convenient access and parking for motorists with the need to provide a comfortable, walkable environment for shoppers and diners. The on sale and off sale offerings of beer and wine at Mr. Clamato will provide a unique service to the Neighborhood 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 restaurants with alcohol service subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is located on Cesar Chavez Street 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 restaurant and an existing commercial parking lot.

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 and off-sale beer and wine. 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 as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. 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 beer and wine will occur in an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.
6. Although the Mr. Clamato restaurant does fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship (New Life Coachella Church, The Potters House, La Luz Del Mundo Church, and Calvary Landmark), and residential uses, the benefit of the restaurant outweighs the distance restrictions and the public convenience or necessity is justified to issue the on-sale and off-sale beer and wine license as the restaurants will offer a wide selection of food in a commercial center on a major corridor envisioned to have such uses. The New Life Coachella Church is 218 feet to the northwest and separated by Bagdad Ave. The Potters House is 202 feet to the southeast and separated by Caesar Chavez St. The La Luz Del Mundo Church is 402 feet to the east, separated by Caesar Chavez St, and separated by five parcels. Calvary Landmark is 552 feet to the east, separated by Caesar Chavez St, and separated by seven parcels. The subject site previously operated as a restaurant with a Type 41 alcohol license. The nearest residence is 20 feet to the west and separated by an alley road between the two parcels.
7. Although the Mr. Clamato establishment does fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use (Mariscos Culiacan, Tacos El Viejon, and La Mango Botanas) the benefit of the restaurant outweighs the distance restrictions and the public convenience or necessity is justified to issue the on-sale and off-sale beer and wine license as the restaurant will increase the availability of restaurant establishments to Coachella residents and within walking distance to the immediate neighborhood. A condition of approval for CUP 361 requires that not greater than 20 percent of the gross floor area or 1,500 sq. ft. whichever is less is dedicated to a bar or storage, sales, and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.

- 8. The restaurant establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would expand the availability of jobs and would serve as an anchor for the commercial corridor, which would also provide jobs and increase the City's sales tax revenues.
- 9. The exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The business is located within an existing private commercial structure and tenant improvements and outdoor patios have been approved by City Staff.

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 approves Conditional Use Permit No. 361 project subject to and amended by conditions of approval in “Exhibit A.”

PASSED APPROVED and ADOPTED this 15th of February 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Miguel Navarrete
 Planning Commission Acting Chairperson

ATTEST:

Gabriel Perez
 Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-02 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 15th of January 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

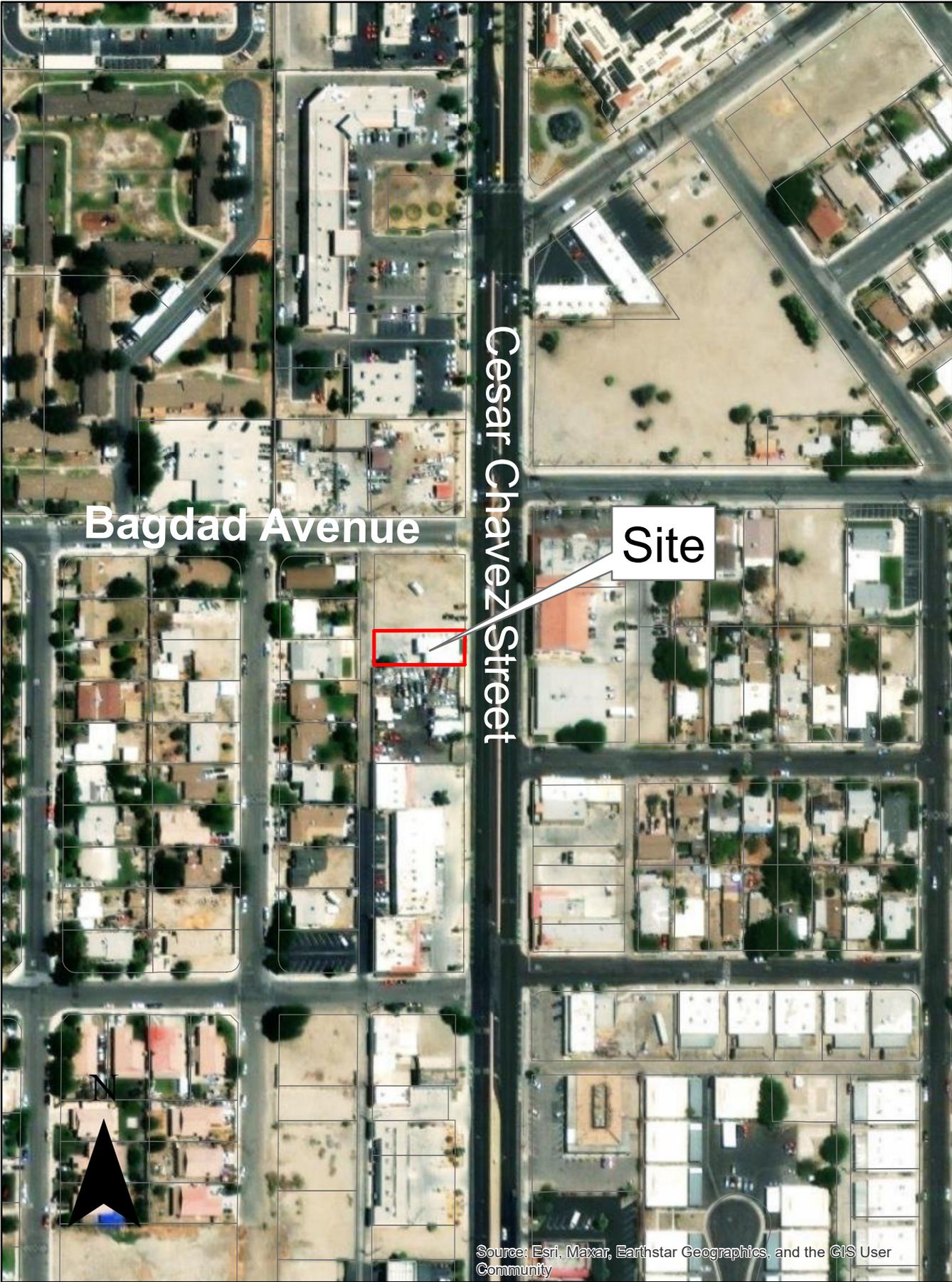
Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2023-02
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 361

General Conditions

1. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective unless alcohol sales is commenced within 12 months of the effective date of this Conditional Use Permit or 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.
2. Conditional Use Permit No. 361 is an approval for the on sale and off sale of beer and wine in conjunction with the Mr. Clamato restaurant. 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.
3. 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.
4. 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.
5. Hours of operation of the restaurant may be from 10:00 a.m. to 7:00 p.m. Monday through Sunday.
6. 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.
7. Not greater than 20 percent of the gross floor area or 1,500 sq. ft. whichever is less is dedicated to a bar or storage, sales, and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.

8. Fire Department Construction Permit Review – Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1
9. New connections to the water main or sewer main require engineering plans to be submitted and impact fees due to the City of Coachella Utilities Department.
10. The establishment is required to have a grease interceptor and a meter with a backflow prevention device if neither exist already.
11. The applicant shall implement any parking improvement measures as may be required by the Development Services Director if it is determined that the parking impacts from the Mr. Clamato business or its successor business with surrounding properties are significant.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

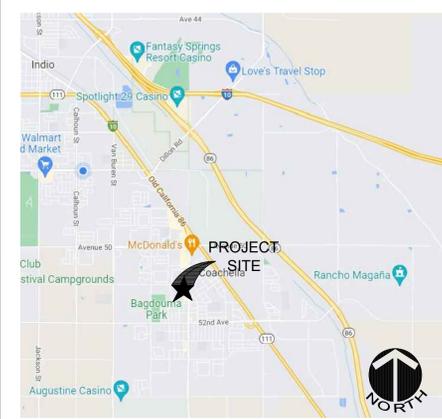
AS-BUILT OF TENANT IMPROVEMENT & OUTDOOR PATIOS FOR:

MR. CLAMATO

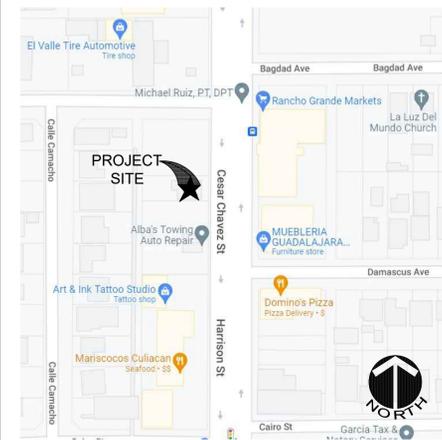
51557 CESAR CHAVEZ ST. COACHELLA, CA. 92236

APN: 768-323-013

VICINITY MAP



VICINITY MAP



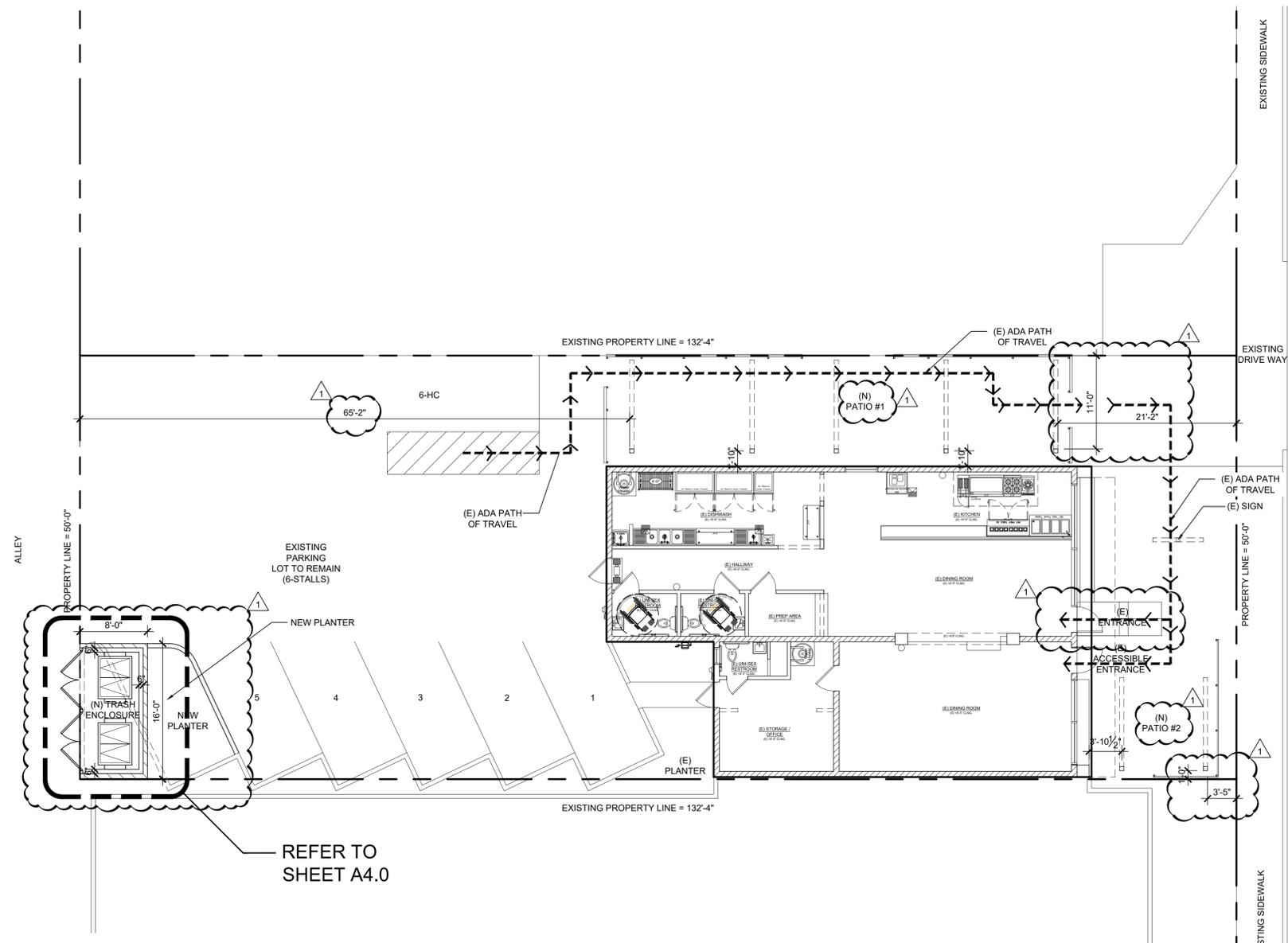
SITE NOTES

- ACCESSIBLE PATH OF TRAVEL: SHALL BE MINIMUM 48" WIDE FROM ARRIVAL POINT TO THE MAIN ENTRANCE TO BE A BARRIER FREE ACCESS ROUTE.
- PATH SHALL BE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2"
- CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS 5%.
- SURFACE IS STABLE, FIRM & SLIP RESISTANCE.

UTILITY PURVEYORS

SCHOOL DISTRICT.....	C.V.U.S.D.....	760-883-2700
WASTE WATER.....	VALLEY SANITARY DISTRICT.....	760-329-6448
GAS.....	THE GAS COMPANY.....	800-427-2200
ELECTRICITY.....	SOUTHERN CALIFORNIA EDISON.....	800-990-7788
WATER.....	INDIO WATER AUTHORITY.....	760-391-4038
TELEPHONE.....	FRONTIER.....	866-945-4714
CABLE/TELEVISION.....	SPECTRUM.....	855-811-4076
TRASH DISPOSAL.....	BURT TEC.....	760-329-5030

DIG ALERT



NOTE:
IF ANY ACCESSIBLE COMPONENT IS NOT IN COMPLIANCE PER FIELD VERIFICATION BY THE CITY BUILDING INSPECTOR THEN IT WILL BE REQUIRED TO BE BROUGHT INTO FULL COMPLIANCE WITH CURRENT ACCESSIBILITY STANDARDS, PER CBC SECTION 107.2.5

NOTE:
EXISTING SITE, NO WORK FOR REFERENCE ONLY

EXISTING SITE PLAN

SCALE: 1" = 40'-0"



CONSULTANTS

DESIGNER:
GUSTAVO RAYA
83570 QUAIL MOUNTAIN TERRACE
COACHELLA, CA. 92236
760.835.9063
GUSRAYA_4@YAHOO.COM

ENGINEER:
JOSE J. AVILA, Ms, PE
640 CINNABAR STREET
IMPERIAL, CA. 92251
760.427.8062
JOSEA2@SBCGLOBAL.NET

APPLICABLE CODES

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE,	PARTS 1 & 2
2019 CALIFORNIA RESIDENTIAL CODE,	PART 2.5
2019 CALIFORNIA ELECTRICAL CODE,	PART 3
2019 CALIFORNIA MECHANICAL CODE,	PART 4
2019 CALIFORNIA PLUMBING CODE,	PART 5
2019 CALIFORNIA ENERGY CODE,	PART 6
2019 CALIFORNIA FIRE CODE,	PART 9
2019 CALIFORNIA GREEN BUILDING STANDARD	PART 11
2019 CALIFORNIA REFERENCED STANDARDS CODE,	PART 12

ALL CONSTRUCTION SHALL COMPLY WITH THE ABOVE LISTED CODES, AND ALL OTHER LOCAL CODES AND ORDINANCES.
ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
*CITY OF INDIO MUNICIPAL CODE, CBC 107.2.1

PROJECT DATA

SCOPE OF WORK: TENANT IMPROVEMENT	TYPE OF CONSTRUCTION: V-B, NON-RATED
OCCUPANCY GROUP: B	FIRE SPRINKLERS: N/A
OCCUPANT LOAD: 22	BUILDING HEIGHT: EXISTING HEIGHT TO REMAIN
APN: 768-323-013	BUILDING AREA: TENANT IMPROVEMENT = 1,843 SQ. FT.

PROJECT SUMMARY

EXISTING ONE-STORY COMMERCIAL BUILDING, TENANT IMPROVEMENT IS FOR A NEW RESTAURANT BUSINESS.

DESCRIBED AS FOLLOWS:

- KITCHEN AREA (EXISTING EQUIPMENT)
- PREP AREA, RESTROOMS, DINING ROOMS (NEW TABLES)
- NEW FINISHES THROUGHOUT (PER HEALTH DEPARTMENT)
- NEW DRY STORAGE ROOM
- NEW OUTDOOR PATIOS

ALL EXISTING UTILITY INFRASTRUCTURE ALREADY HAS BEEN BROUGHT TO THE BUILDING, THIS CONSIST OF WATER, SEWER, HVAC UNITS W/ PLENUMS, GAS, ELECTRICAL, PHONE, & INTERNET SERVICES.

SHEET INDEX

SHEET	SHEET DESCRIPTION
C1.0	COVER SHEET, MAP, SHEET INDEX + EXISTING SITE PLAN
A0.1	GENERAL NOTES & ABBREVIATIONS
A0.2	CAL GREEN BUILDING STANDARDS
A0.3	CAL GREEN BUILDING STANDARDS
A0.4	CAL GREEN BUILDING STANDARDS
A2.0	FLOOR PLAN
A2.1	PATIO PLANS
A3.0	SELECTED CEILING PLAN
A4.0	PATIO ELEVATIONS + TRASH ENCLOSURE
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN

APPROVED
Coachella Planning Division
BY: gerez DATE: 01/17/2023



Approved
Brian F Gumpert CBO

RESIDENTIAL
DESIGNS
REMODELS
FINISHES
SERVICES

G D E S I G N S

GUSTAVO RAYA
gusraya_4@yahoo.com
83-570 QUAIL MOUNTAIN TERRACE
COACHELLA, CA. 92236
CELL: 760.835.9063

OWNER NAME AND ADDRESS
VICTOR LOPEZ
51557 CESAR CHAVEZ ST.
COACHELLA, CA. 92236
TEL.: (661) 808-8825

COVER SHEET, SHEET INDEX, VICINITY MAP, GENERAL NOTES AND EXISTING SITE PLAN

PROJECT NAME AND ADDRESS
AS-BUILT OF TENANT IMPROVEMENT FOR:
MR. CLAMATO
51557 CESAR CHAVEZ ST.
COACHELLA, CA. 92236
A.P.N.: 768-323-013

NO.	REVISION/ISSUE	DATE
1	PLAN CHECK COMMENTS	09.28.2022

PROJECT: SHEET
DATE: 12/21/22
SCALE: AS NOTED
C1.0

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS
ROOF			
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	-
2	CEILING JOIST TO PLATE, TOE-NAIL	3-8d	-
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	3-10d	-
4	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4"x20 GAGE RIDGE STRAP	3-10d	-
5	RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	3-16d BOX NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOENAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
6	ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16d 3-16d	-
WALL			
7	BUILT-UP STUDS - FACE NAIL	10d	24" O.C.
8	ABUTTING STUDS AT INTERSECTING WALL CORNERS - FACE NAIL	16d	12" O.C.
9	BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	16" O.C. ALONG EACH SIDE
10	CONTINUED HEADER, TWO PIECES	16d	16" O.C. ALONG EACH SIDE
11	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	-
12	DOUBLE STUDS, FACE NAIL	10d	24" O.C.
13	DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
14	DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	-
15	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
16	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
17	STUD TO SOLE PLATE, TOE NAIL	3-8d OR 2-16d	-
18	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	-
19	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	-
20	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d, 2 STAPLES 1 3/4"	-
21	1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d, 2 STAPLES 1 3/4"	-
22	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d, 3 STAPLES 1 3/4"	-
23	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d, 4 STAPLES 1 3/4"	-
FLOOR			
24	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	-
25	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d	6" O.C.
26	RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d	6" O.C.
27	1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d, 2 STAPLES 1 3/4"	-
28	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	-
29	2" PLANKS, (PLANK & BEAM - FLOOR & ROOF)	2-16d	AT EACH BEARING
30	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d	-
31	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	AT EACH JOIST OR RAFTER

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{b,c}	SPACING OF FASTENERS	
			EDGES (INCHES) ^d	INTERMEDIATE SUPPORTS ^{e,f} (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING				
32	3/8" - 1/2"	6d COMMON NAIL (SUBFLOOR WALL) ¹ 8d COMMON NAIL (ROOF) ¹	6	12 ^g
33	19/32" - 1"	8d COMMON NAIL	6	12 ^g
34	1 1/8" - 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
OTHER WALL SHEATHING ^h				
35	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
36	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/2" LONG	3	6
37	1/2" GYPSUM SHEATHING ^d	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
38	5/8" GYPSUM SHEATHING ^d	1 3/4" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
39	3/4" OR LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6	12
40	7/8" - 1"	8d COMMON NAIL OR 8d DEFORMED NAIL	6	12
41	1 1/8" - 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12

THIS SCHEDULE CONFORMS TO CRC SECTION R602.3(1) FASTENING SCHEDULE

NOTES:

a. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OD 0.192 INCH (20d COMMON NAIL), 80 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.

b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16" INCH ON DIAMETER CROWN WIDTH.

c. NAILS SHALL BE SPACED NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

d. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY.

e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).

f. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IN MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.

g. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL WOOD SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES, AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.

h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.

i. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

j. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

ABBREVIATIONS			
A/C	AIR-CONDITIONING	RAD	RADIUS
AB	ANCHOR BOLT	REF	REFER, REFERENCE
ABV	ABOVE	REFR	REFRIGERATOR
ADA	AMERICANS WITH DISABILITIES	REQ	REQUIREMENT
	ACT	REQD	REQUIRED
AL	ALUMINUM	REV	REVISION(S)
ANOD	ANODIZED	RH	RIGHT HAND
APPROX	APPROXIMATE(LY)	RM	ROOM
BRD	BOARD	RO	ROUGH OPENING
BEL	BELOW	RWD	REDWOOD
BET	BETWEEN	S	SOUTH
BLDG	BUILDING	S&P	SHELF-POLE
BLCK	BLOCKING	SA	SUPPLY AIR
BM	BEAM	SCHD	SCHEDULE
CAB	CABINET	SEC	SECOND
CBC	CALIFORNIA BUILDING CODE	SECT	SECTION
CRC	CALIFORNIA RESIDENTIAL CODE	SF	SQUARE FOOT/FEET
CI	CAST IRON	SG	SEMI-GLOSS
CJ	CONTROL JOINT	SHT	SHEET
CL	CENTERLINE	SHTHG	SHEATHING
CLF	CHAIN LINK FENCE	SIM	SIMILAR
CLG	CEILING	SJ	SEISMIC JOINT
CLR	CLEAR(ANCE)	ST	STEEL
CMU	CONCRETE MASONRY UNIT	STD	STANDARD
CNT	COUNT	STRUCT	STRUCTURAL
CO	CASED OPENING	SUSP	SUSPENDED
COL	COLUMN	SYM	SYMMETRY(CAL)
CONC	CONCRETE	T	TREAD
CONST	CONSTRUCTION	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	TBD	TO BE DETERMINED
CT	CERAMIC TILE	TBL	TABLE
CRPT	CARPET	THK	THICKNESS
DEPT	DEPARTMENT	TOC	TOP OF CONCRETE, TOP OF CURB
DF	DRINKING FOUNTAIN	TOPP	TOP OF PARAPET
DIA	DIAMETER	TOS	TOP OF STEEL, TOP OF SHEATHING
DIM	DIMENSION	TOW	TOP OF WALL
DK	DARK	TS	TUBE STEEL
DN	DOWN	TYP	TYPICAL
DO	DITTO	UNF	UNFINISHED
DR	DOOR	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	VERT	VERTICAL
	EAST	VT	VINYL TILE
(E)	EXISTING	W	WEST, W SHAPE
EL	EXPANSION JOINT	WI	WITH
ELEV	ELEVATION	WC	WATER CLOSET
ELECTRICAL	ELECTRICAL	W/O	WITHOUT
EQ	EQUAL	WP	WATERPROOFING
EQUIP	EQUIPMENT		
EWH	ELECTRIC WATER HEATER		
EXH	EXHAUST		
EXP	EXPOSED, EXPANSION		
EX	EXISTING		
EXT	EXTERIOR		
FAST	FASTEN, FASTENER		
FD	FLOOR DRAIN		
FE	FIRE EXTINGUISHER		
FEC	FIRE EXTINGUISHER CABINET		
FF	FINISHED FLOOR		
FIN	FINISH(ED)		
FIXT	FIXTURE(S)		
FLR	FLOOR(ING)		
FLUOR	FLUORESCENT		
FOF	FACE OF CONCRETE		
FOF	FACE OF FINISH		
FOM	FACE OF MASONRY		
FOS	FACE OF STUDS		
FS	FLOOR SINK		
FTG	FEET, FOOT		
GA	GAGE, GAUGE		
GALV	GALVANIZED		
GI	GALVANIZED IRON		
GR	GRADE		
GYP	GYPSUM		
HDR	HEADER		
HDWR	HARDWARE		
HP	HIGH POINT		
HORIZ	HORIZONTAL		
HM	HOLLOW METAL		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING/AIR-CONDITIONING		
IN	INCH, INCHES		
INT	INTERIOR		
JT	JOINT		
L	ANGLE		
LAM	LAMINATED		
LAV	LAVATORY		
LB	POUND		
LBL	LABEL		
LBS	POUNDS		
LED	LIGHT EMITTING DIODE		
LF	LINEAR FOOT/FEET		
LH	LEFT HAND		
LN	LINE		
LP	LOW POINT		
LT	LIGHT		
MATL	MATERIAL		
MAX	MAXIMUM		
MBR	MEMBER		
MECH	MECHANICAL		
MED	MEDIUM		
MFR	MANUFACTURE(R)		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MM	MILLIMETER		
MT	MOUNT		
MTL	METAL		
N	NORTH		
(N)	NEW		
NA	NOT APPLICABLE/NOT AVAILABLE		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		
NTS	NOT TO SCALE		
O/	OVER		
OC	ON CENTER		
OH	OVERHANG		
OPP	OPPOSITE		
PERF	PERFORATED		
PL	PLATE, PROPERTY LINE		
PLAM	PLASTIC LAMINATE		
PLAS	PLASTIC		
PLF	POUNDS PER LINEAR FOOT		
PLUMB	PLUMBING		
POC	POINT OF CONNECTION		
PR	PAIR		
PROP	PROPERTY		
PSF	POUNDS PER SQUARE FOOT		
PSI	POUNDS PER SQUARE INCH		
PT	PAINT		
PVC	POLY VINYL CHLORIDE		
PLWD	PLYWOOD		
QTY	QUANTITY		
QUAL	QUALITY		
R	RISER		
RA	RETURN AIR		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORM TO THE FOLLOWING CODES:
 2019 CALIFORNIA RESIDENTIAL CODE, PART 2.5
 2019 CALIFORNIA BUILDING CODE, PART 2, 1 & 2
 2019 CALIFORNIA ELECTRICAL CODE, PART 3
 2019 CALIFORNIA MECHANICAL CODE, PART 4
 2019 CALIFORNIA PLUMBING CODE, PART 5
 2019 CALIFORNIA ENERGY CODE, PART 6
 2019 CALIFORNIA FIRE CODE, PART 9
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR FINISH WORK. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS, IT SHALL BE BROUGHT TO THE DESIGNERS ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK IN QUESTION. ANY WORK INSTALLED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER OR THE DESIGNER.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH WORK. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH SAID WORK.
- THE CONTRACTOR SHALL, IN CONJUNCTION WITH OTHER TRADES, PROVIDE ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE DESIGNER.
- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTERFLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
- PROVIDE ELECTROLYTIC ISOLATION BETWEEN DISSIMILAR METALS.
- ANY STEEL SHOP DRAWINGS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND DESIGNER, PRIOR TO ANY FABRICATION OR INSTALLATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE SITE UTILITIES (PLUMBING, ELECTRICAL, TELEPHONE AND UNDERGROUND WORK, IF REQUIRED).
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, CENTERLINE OF STEEL, BEAMS OR COLUMNS, (UNLESS NOTED OTHERWISE).
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB, (UNLESS NOTED OTHERWISE).
- THE GENERAL CONTRACTOR SHALL COORDINATE FRAMING MEMBERS, THEY SHALL BE SPACED TO PERMIT INSTALLATION OF REQUIRED PIPING / CONDUITS PER CODE. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES AND BLOCKING AS REQUIRED FOR A COMPLETE INSTALLATION. THIS INCLUDES ALL BACKING PLATES FOR RAILINGS, CASEWORK, TOILET ROOM ACCESSORIES, MECHANICAL, PLUMBING, ELECTRICAL OR MISCELLANEOUS EQUIPMENT, IF REQUIRED.
- THE REUSE OF ORIGINAL OR ALTERED DRAWINGS, BY THE OWNER, AGENTS FOR THE OWNER, OR OTHER PARTIES WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER IS PROHIBITED. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY FEES ARISING OUT OF THE REUSE OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES AND THE SAFETY PRECAUTIONS/PROGRAMS IN CONNECTION WITH THE WORK. THE DESIGNER DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE. IN NO CASE, DO THESE CONTRACT DOCUMENTS RELIEVE THE GENERAL CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSION.
- THE DESIGNER PREPARING THESE CONSTRUCTION DOCUMENTS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO THESE DOCUMENTS. ALL CHANGES TO THESE DOCUMENTS MUST BE SUBMITTED IN WRITING AND THE APPROPRIATE DOCUMENTS.
- DEMOLITION CANNOT BE STARTED WITHOUT OBTAINING WRITTEN NOTICE TO PROCEED FROM THE CITY/COUNTY OF SAID PROJECT.
- DISPOSE OF DEBRIS, RUBBISH, ETC., AS REQUIRED BY CODE. LEAVE THE WORK AREAS BROOM SWEEP CLEAN ON A DAILY BASIS.
- TEMPORARY SANITARY TOILET FACILITIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- BATHROOM ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC. WITH IN WALLS SHALL BE SEALED AGAINST MOISTURE PER C.R.C.
- UNLESS NOTED OTHERWISE, EXTERIOR CEMENT PLASTER APPLICATION SHALL CONSIST OF A 3-COAT PROCESS PER C.R.C. THE CONTRACTOR SHALL PROVIDE A LATH BASE USING "RIB-LATH" WHERE REQUIRED TO PREVENT SAGGING. THE PLASTER IS TO BE APPLIED USING THE FOLLOWING:
 1. SCRATCH COAT 2. BROWN COAT 3. FINISH COAT PLASTER APPLICATION SHALL BE 7/8" MIN.
- "ALL" OR "EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.

NOTE: SHOW COMPLIANCE WITH THE FOLLOWING TABLE FOR NEW / REPLACED FIXTURES, PER CGC 4.303.1

FIXTURE FLOW RATES	
FIXTURE TYPE	MAXIMUM FLOW RATE
WATER CLOSETS	1.28 GALLONS/FLUSH
URINALS (WALL-MOUNT)	0.125 GALLONS/FLUSH
URINALS (OTHERS)	0.5 GALLONS/FLUSH
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS	1.2 GPM @ 60 PSI ¹
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	25 GALLONS PER CYCLE
1. LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.	

FIRE NOTES

FIRE BLOCKS AND DRAFT STOP: FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILINGS.
- FIRE BLOCK CONSTRUCTION: FIRE BLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESSES OF 23/32 INCH WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 1/2 INCH TYPE 2-M PARTICLE BOARD WITH JOINTS BACKED BY 1/2 INCH TYPE 2-M PARTICLE BOARD. FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT ASBESTOS BOARD, MINERAL FIBER, GLASS FIBER OR OTHER APPROVED MATERIALS SECURELY FASTENED IN PLACE LOOSEFILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY FIRE TESTED.
- PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED & HORIZONTAL SPACES SUCH AS SOFFITS, ROOFS OR CEILING.
- INSULATION SHALL HAVE A FLAME SPREAD INDEX RATING OF 25 AND SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450. (CRC R302.10.1)
- INSTALLATION OF ROOFING MATERIAL SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE CRC CHAPTER 9.
- THE UNVENTED ATTIC ASSEMBLY FOR THE ADDITION IS PERMITTED BECAUSE ALL CRITERIA OF SECTION (R806.5) IS BEING MET. CONDITIONS 1 & 2 ARE MET. CONDITIONS 3 & 4 ARE N/A. CONDITION 5.1 IS ALSO BEING MET. USE NEW R-38 MIN. ICYVENE LD-C50 AIR-IMPERMEABLE INSULATION. SPACE IS UNVENTED. ICC-ES ESR-1828.

NOTES

ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED & HORIZONTAL SPACES SUCH AS SOFFITS, ROOFS OR CEILING

- INDIO FIRE SERVICES PLAN REVIEW ENCOMPASSES THE ARCHITECTURAL PLANS ONLY. FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, UNDERGROUND FIRE PROTECTION MAIN, HYDRANTS, MANUAL AND AUTOMATIC GATE SYSTEMS AND BARRICADES OR ANY OTHER FIRE PROTECTION SYSTEM OR REQUIRED FIRE DEPARTMENT PERMITS REQUIRES A SEPARATE DEFERRED PLAN SUBMITTAL AND ARE NOT ENCOMPASSED IN THIS PLAN REVIEW OR APPROVAL.
- THE FIRE SPRINKLER SYSTEM WITHIN THE BUILDING OR TENANT SPACE WAS APPROVED FOR THE ORIGINAL OCCUPANCY AND LAYOUT OF THE BUILDING. THE FIRE SPRINKLER SYSTEM MAY HAVE TO BE MODIFIED IN ACCORDANCE WITH NFPA 13 AND ALL OTHER APPLICABLE CODES. A LICENSED C-16 CONTRACTOR SHALL DO THE FIRE SPRINKLER WORK. PLANS SHALL BE SUBMITTED WITH CURRENT FEE TO INDIO FIRE SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. A COPY OF THE CURRENT CONTRACTOR LICENSE SHALL BE PROVIDED UPON REQUEST.
- THE FIRE ALARM SYSTEM WITHIN THE BUILDING OR TENANT SPACE WAS APPROVED WITH THE ORIGINAL OCCUPANCY AND LAYOUT OF THE BUILDING. THE FIRE ALARM SYSTEM WILL HAVE TO BE MODIFIED. A LICENSED C-10 CONTRACTOR SHALL PERFORM THE REQUIRED WORK. PLANS MUST BE SUBMITTED WITH CURRENT FEE TO INDIO FIRE SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. A COPY OF THE CURRENT CONTRACTOR LICENSE SHALL BE PROVIDED UPON REQUEST.
- BUILDING ADDRESSING SHALL ALWAYS COMPLY WITH INDIO FIRE SERVICES REQUIREMENTS AND BE CLEARLY VISIBLE. AN APPROVED TEMPORARY ADDRESS SIGN SHALL ALWAYS BE POSTED DURING THE CONSTRUCTION OF THE PROJECT.
- PRIOR TO FINAL APPROVAL, ADDITIONAL CONSTRUCTION/ANNUAL OPERATIONAL PERMITS MAY BE REQUIRED BY INDIO FIRE SERVICES. PERMIT APPLICATION REQUIRED DOCUMENTS AND FEES SHALL BE SUBMITTED PRIOR TO OCCUPANCY. CONTACT INDIO FIRE SERVICES AT 760-347-0756 FOR MORE INFORMATION.
- PRIOR TO OCCUPANCY A CITY OF INDIO BUSINESS LICENSE IS REQUIRED.
- COMPLY WITH CALIFORNIA CODE OF REGULATION TITLE 19 AND 24 OF THE CALIFORNIA ADMINISTRATIVE CODE FOR STATE FIRE MARSHAL REQUIREMENTS.
- EXIT DESIGNS, EXIT SIGNAGE (INCLUDING TACTILE), EXIT DOORS, DOOR LOCKS AND PANIC HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.
- AN APPROVED ROOM OCCUPANCY LOAD SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM ROOM(S). THE LOCATION SHALL BE APPROVED BY INDIO FIRE SERVICES. POSTING SHALL BE BY MEANS OF A DURABLE SIGN HAVING A CONTRASTING COLOR FROM THE BACKGROUND TO WHICH IT IS ATTACHED. SIGNS SHALL BE AN APPROVED TYPE AND SHALL BE MAINTAINED IN A LEGIBLE MANNER BY THE OWNER. NO PERSON SHALL DEFACE, REMOVE OR CHANGE THE OCCUPANT LOAD ON SIGNS EXCEPT AS AUTHORIZED BY THE CODE OFFICIAL. CONTACT INDIO FIRE SERVICES AT 760-347-0756 FOR SIGN DESIGN SPECIFICS.
- ELECTRICAL ROOM DOORS IF APPLICABLE SHALL BE POSTED INSIDE ELECTRICAL ROOM AND ON THE OUTSIDE OF THE DOOR WITH AN APPROVED SIGN.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER CALIFORNIA FIRE CODE CHAPTER 9 SECTION 906.
- IT IS PROHIBITED TO USE/PROCESS OR STORE ANY MATERIAL IN THIS BUILDING THAT WOULD CLASSIFY IT AS HAZARDOUS OCCUPANCY PER CALIFORNIA BUILDING CODE.
- TENANT SUITE KEY(S) SHALL BE PROVIDED, IDENT

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y N/A RESPON. PARTY

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT^{1,2}

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification
- Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

- Carpet and Rug Institute's Green Label Plus Program.
- Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
- NSF/ANSI 140 at the Gold level or higher.
- Scientific Certifications Systems Sustainable Choice; or
- Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
- Other methods acceptable to the enforcing agency.

APPROVED
Coachella Planning Division
By: gpezec DATE: 01/17/2023

Y N/A RESPON. PARTY

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

- Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
- Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
- Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
- Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entrances and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCB, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

5.505.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.

Exceptions:

- L₅₀ or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
- L₅₀ or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1H) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

Y N/A RESPON. PARTY

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCDF]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector.

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector.

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show construction documents, plans, specifications, builder or contractor compliance with this code, shall be acceptable to the enforcing agency which demonstrate substantial compliance with this code. In addition, special inspection is necessary to verify compliance, that a section or identified applicable checklist.



Approved
Brian F Gumpert CBO

Item 4.



OWNER NAME AND ADDRESS
VICTOR LOPEZ
51567 CESAR CHAVEZ ST.
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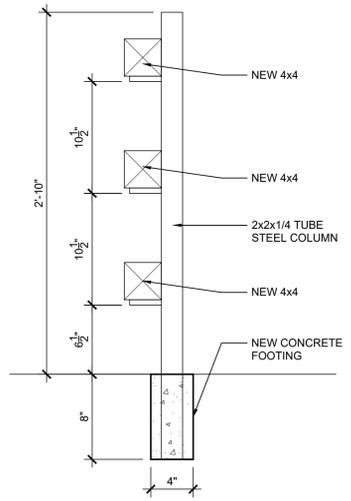
TEL. : (661) 808-8825

PROJECT NAME AND ADDRESS
PATIO #1 & #2 - FLOOR PLAN & PATIO #1 & #2 - ROOF PLAN

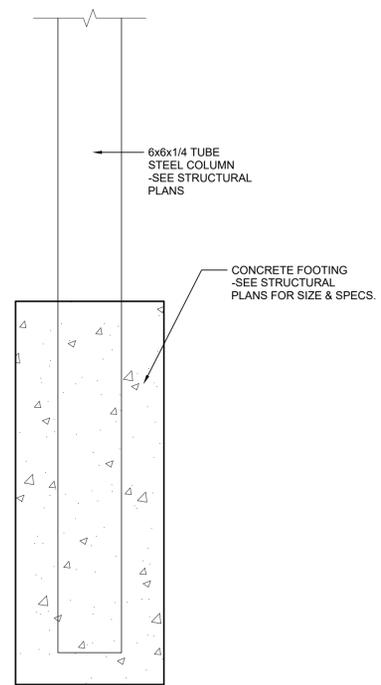
PROJECT NAME AND ADDRESS
AS-BUILT OF TENANT IMPROVEMENT FOR : MR. CLAMATO
51557 CESAR CHAVEZ ST.
COACHELLA, CA. 92236
A.P.N. : 768-323-013

NO.	REVISION/ISSUE	DATE
1	PLAN CHECK COMMENTS	09.28.2022

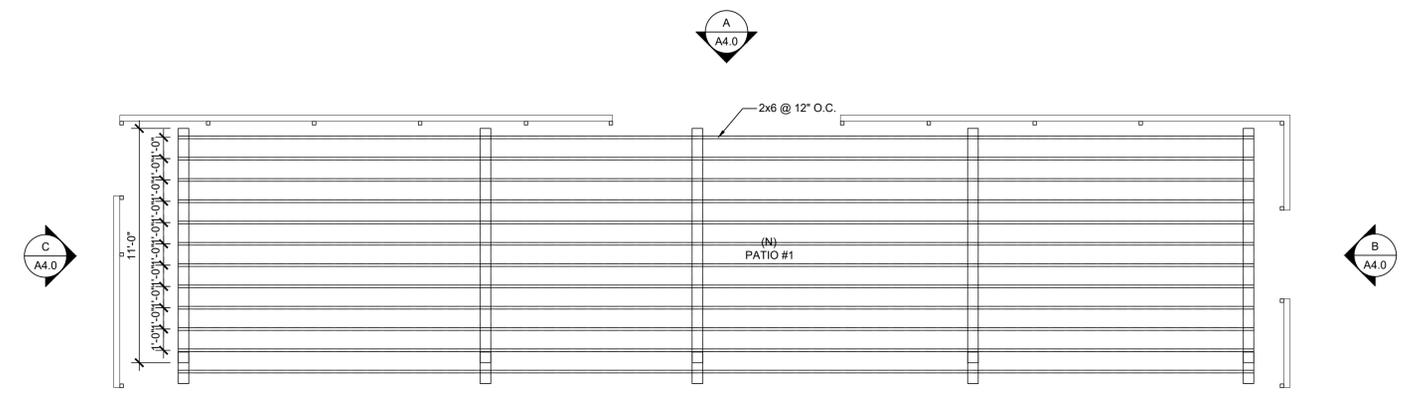
PROJECT:	SHEET
DATE: 12/21/22	A2.1
SCALE: AS NOTED	



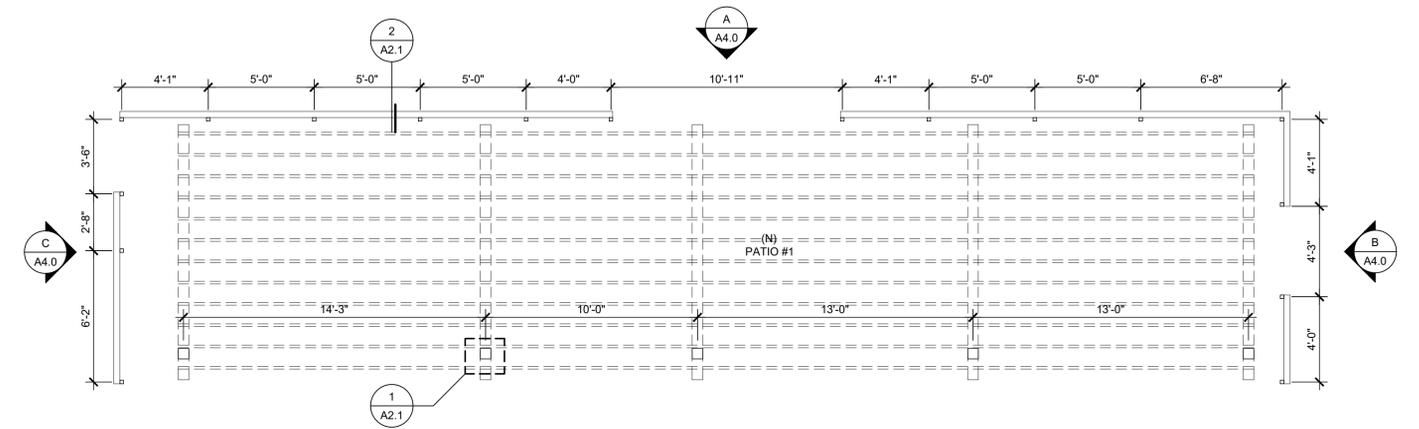
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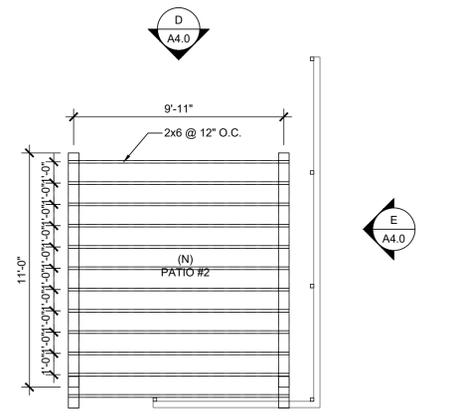
1 PATIO COLUMN SCALE: NONE = 1'-0"



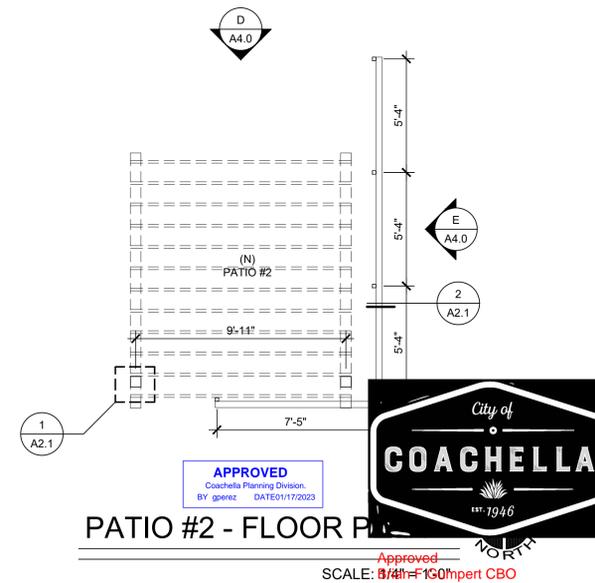
PATIO #1 - ROOF SCALE: 1/4" = 1'-0"



PATIO #1 - FLOOR PLAN SCALE: 1/4" = 1'-0"



PATIO #2 - ROOF PLAN SCALE: 1/4" = 1'-0"



PATIO #2 - FLOOR PLAN SCALE: 3/4" = 1'-0" Import CBO



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G D DESIGNS

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PROJECT NAME AND ADDRESS

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A.P.N. : 768-323-013

AS-BUILT OF TENANT IMPROVEMENT FOR :

NO. **REVISION/ISSUE** **DATE**

1	PLAN CHECK COMMENTS	09.28.2022

PROJECT: SHEET

DATE: 12/21/22

SCALE: AS NOTED

A3.0

ELECTRICAL NOTES

- A. GENERAL LIGHTING AT KITCHEN AND BATHS TO BE LED
- B. PROVIDE ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. SHALL HAVE NO OTHER OUTLETS. NOTE ON PLANS NEC 220-4(B)
- C. ALL FLUSH CANS TO BE RECESSED WITH BLACK BAFFLE.
- D. BATHROOM CIRCUITING SHALL BE EITHER: A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
- E. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED, AND ARE REQUIRED TO BE INSTALLED IN THE FOLLOWING LOCATIONS. SECTION 106.3.3
- F. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. SMOKE ALARMS SHALL BE 120-VOLT WITH BATTERY BACK-UP. PROVIDE INTERCONNECTION SO THAT ACTIVATION OF ANY SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING.
- G. ALUMINUM CONDUCTORS ARE PERMITTED ONLY IF SIZE 1/0 OR LARGER, AND ONLY TO FEED MAIN OR SUB-PANELS. ALL OTHER CURRENT CARRYING CONDUCTORS SHALL BE COPPER.
- H. EACH ROOM CONTAINING A SHOWER OR BATHTUB SHALL HAVE AT LEAST ONE LUMINARY WITH LAMP(S) WITH AN EFFICACY OF 40 LUMENS PER WATT OR GREATER. IF THERE IS MORE THAN ONE LUMINARY IN THE ROOM, THE HIGH-EFFICACY LUMINARY SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.
- I. ALUMINUM CONDUCTORS ARE PERMITTED ONLY IF SIZE 1/0 OR LARGER, AND ONLY TO FEED MAIN OR SUB-PANELS. ALL OTHER CURRENT CARRYING CONDUCTORS SHALL BE COPPER. (LMC 8.03.030)
- J. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION".
- K. SMOKE ALARMS SHALL BE 120-VOLT WITH BATTERY BACK-UP. (CBC 310.9.1.3)
- L. ALL RECESSED CAN LIGHT FIXTURES SHALL BE IC LISTED, AIR-TIGHT LABELED, AND NOT BE EQUIPPED WITH STANDARD MEDIUM BASE SCREW SHELL LAMP HOLDER. ES 150.(K)
- M. SFD OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY, BE MANUALLY ON/OFF SWITCH CONTROLLED, AND HAVE BOTH MOTION SENSOR AND PHOTOCELL CONTROL

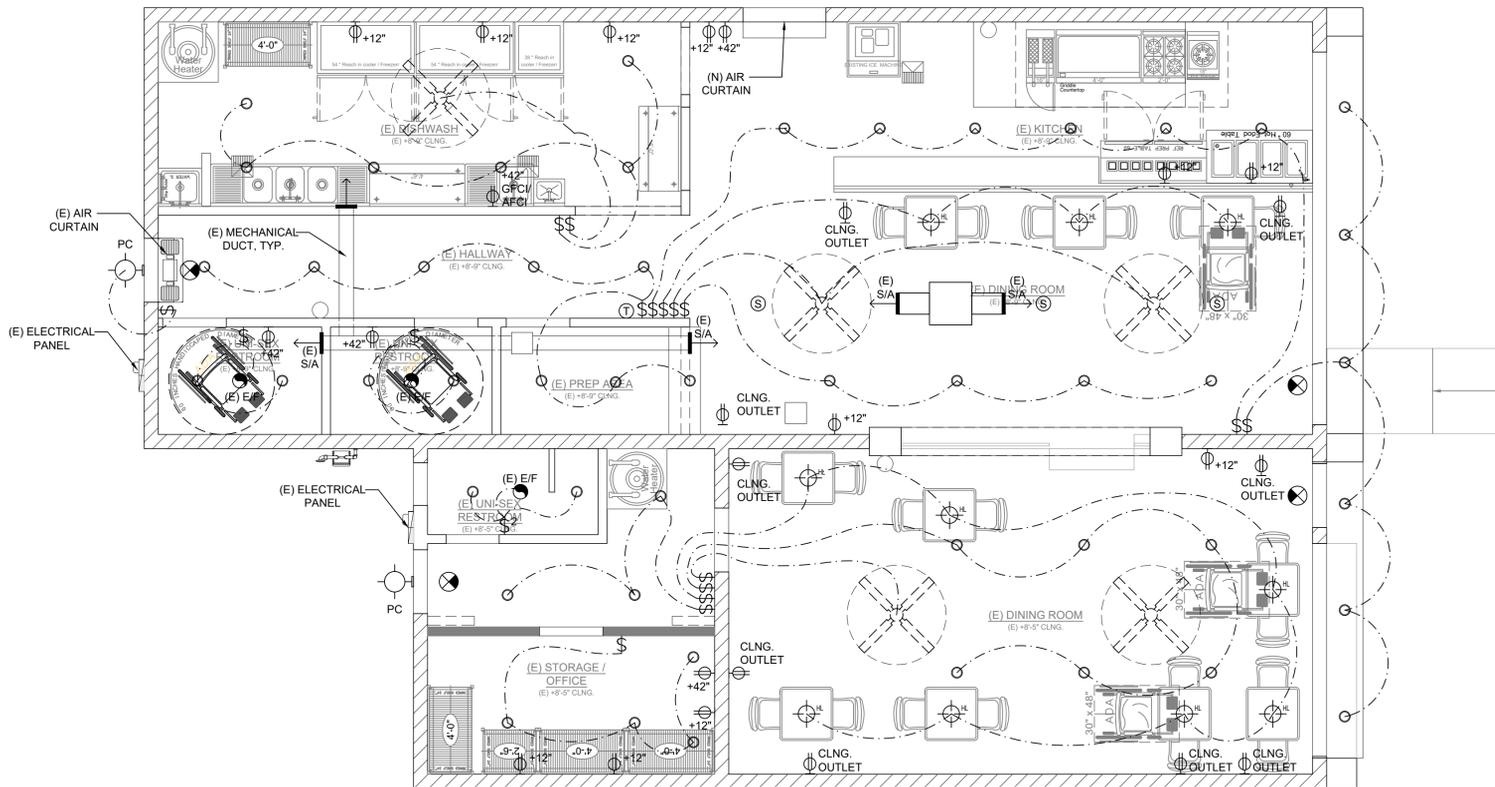
ELECTRICAL LEGEND

- ⊕ 110V WALL OUTLET
- ⊕ 220V 220V WALL OUTLET
- WP WATER PROOF OUTLET
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- AFCI ARC-FAULT CIRCUIT INTERRUPTER (COMBINATION TYPE ONLY)
- ⊕ SWITCH
- ⊕ MS SWITCH W/ MOTION SENSOR & MANUAL ON/OFF SWITCH
- ⊕ OS OCCUPANCY SENSOR
- TV TELEVISION / CABLE
- PHONE
- HL HANGING LIGHT
- WALL SCENCE
- RECESSED LED CAN LIGHT
- J-BOX
- VAPOR PROOF LIGHT. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED 'SUITABLE FOR DAMP LOCATION' (CEC 410-4(A))
- COMBO CARBON MONOXIDE/SMOKE DETECTOR TO 110V W/ BATTERY BACK-UP

EXHAUST FAN (50 CFM MIN. CAPACITY). ENERGY STAR, MODEL #FV-08VKSZ (0.3 SONES) - VENT TO OUTSIDE OF BUILDING FOR HUMIDITY CONTROL, CAPABLE OF 5 AIR CHANGES PER HOUR. DUCT EXHAUST FAN TO OUTSIDE OF BUILDING CONTINUOUS.



Approved
Brian F Gumpert CBO



APPROVED
Coachella Planning Division,
BY gpercz DATE 01/17/2023

CEILING PLAN

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

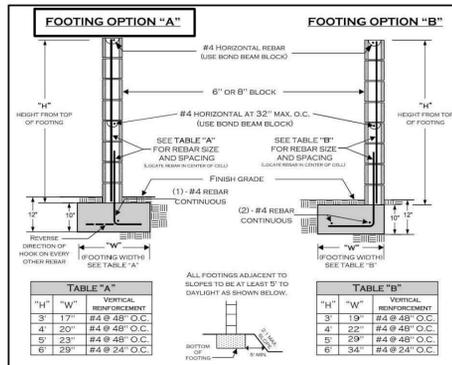


TABLE "A"

"H"	"W"	VERTICAL REINFORCEMENT
3'	17"	#4 @ 48" O.C.
4'	20"	#4 @ 48" O.C.
5'	23"	#4 @ 48" O.C.
6'	25"	#4 @ 24" O.C.

TABLE "B"

"H"	"W"	VERTICAL REINFORCEMENT
3'	19"	#4 @ 48" O.C.
4'	22"	#4 @ 48" O.C.
5'	25"	#4 @ 48" O.C.
6'	34"	#4 @ 24" O.C.

NOTES:

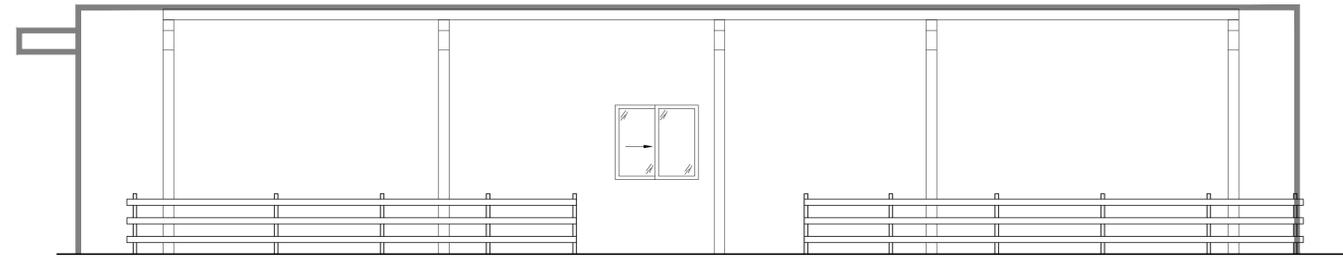
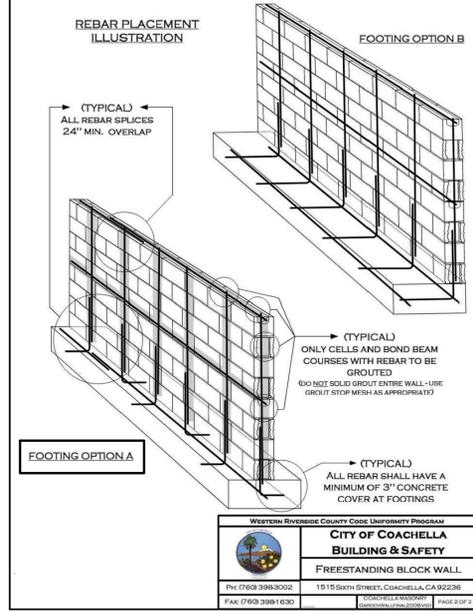
- THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS OF MORE THAN 6" ON OPPOSING SIDES OF THE WALL. THIS IS NOT A RETAINING WALL.
- FENCE HEIGHTS ARE REGULATED - CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
- NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
- GROUT ONLY THE CELLS CONTAINING REBAR. THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
- ALL REBAR TO BE ASTM SPEC. #4 15% GRADE 40 MINIMUM.
- ALL REBAR LAP SPLICES TO BE 24" MINIMUM.
- ALL MASONRY UNITS TO BE ASTM C90 GRADE N.
- REBAR TO BE CENTERED IN MASONRY CELLS.

REQUIRED INSPECTIONS

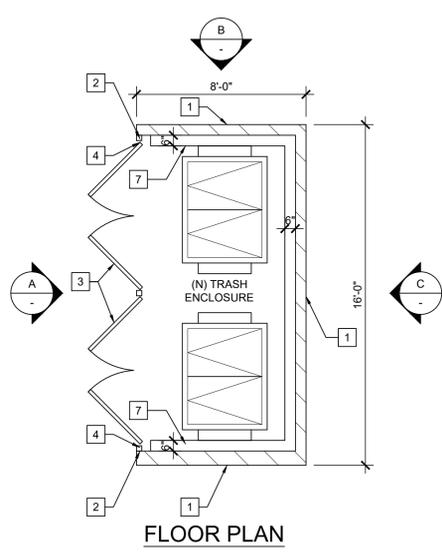
- FOOTING, EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 3" ABOVE AND AWAY FROM THE SURROUNDING EARTH/OILT.
- REBAR/PRE-GROUT; BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT.
- FINAL AFTER GROUT IS PLACED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.

DISCLAIMER:
ALTERNATE DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS STANDARD DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

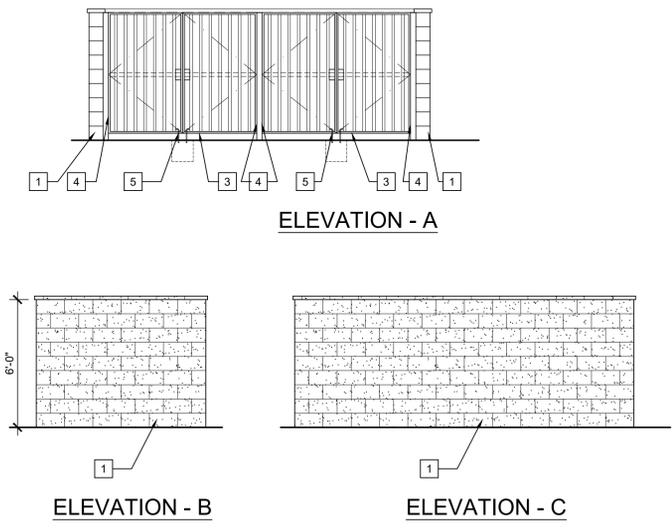
CITY OF COACHELLA BUILDING & SAFETY
1515 SIXTH STREET, COACHELLA, CA 92236
PH: (760) 398-3002 FAX: (760) 398-1630



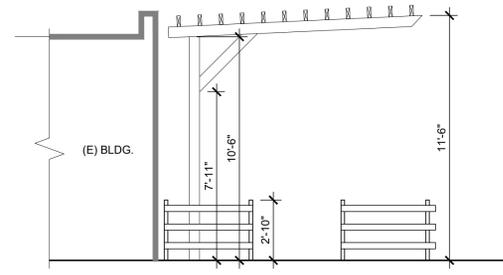
A PATIO #1 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



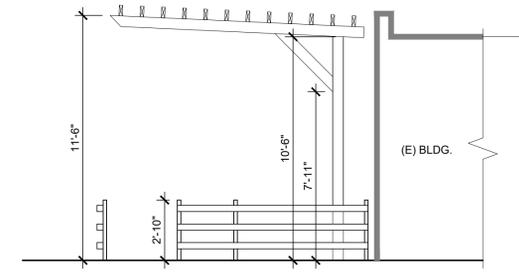
- NOTES:**
- 6" X 6" X 16" 6' HIGH ORCO RUNNING BOND PATTERN, SPLIT FACE, MEDIUM WEIGHT BLOCK, COLOR: TAN WITH 2" CAP BLOCK FOLLOW CITY OF COACHELLA STANDARD BLOCK WALL SPECIFICATION FOR RE-BAR PLACEMENT AND GROUT INSTRUCTIONS.
 - 3" SQUARE STEEL TUBE WITH SOLID TOP FLUSH.
 - METAL GATES OR SCREEN WITH 3" X 3" X 1/4" STEEL FRAME, CONTINUOUS WELD ALL JOINTS. EXTRA HEAVY DUTY METAL HINGE, CONTINUOUSLY WELDED TO GATE AND JAMB TUBE.
 - 3/16" METAL PLATE WITH SLIDE BOLT ASSEMBLY WELDED IN PLACE EACH GATE.
 - FOOTING PER CITY OF COACHELLA FREE STANDING BLOCK WALL SPECIFICATIONS AND DRAWINGS.
 - 6" CURB



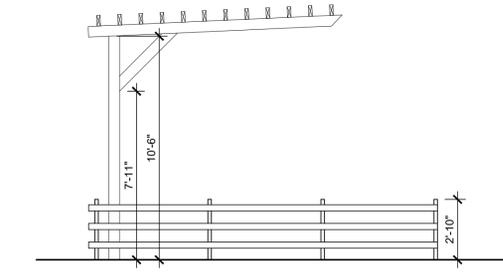
TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



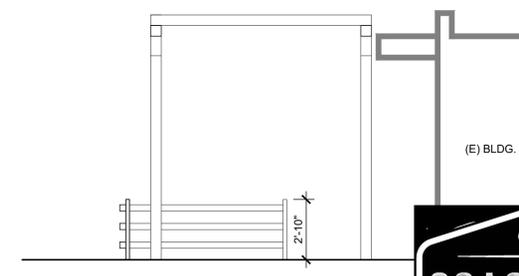
B PATIO #1 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



E PATIO #2 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



D PATIO #2 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

RESIDENTIAL DESIGNS
REMODELS
REPAIRS
SERVICES

G D DESIGNS

GUSTAVO RAYA
gustavo_raya@yahoo.com
83-570 QUAIL MOUNTAIN TERRACE
COACHELLA, CA. 92236
CELL: 760.855.9063

OWNER NAME AND ADDRESS
VICTOR LOPEZ
51557 CESAR CHAVEZ ST.
COACHELLA, CA. 92236
TEL.: (661) 808-8825

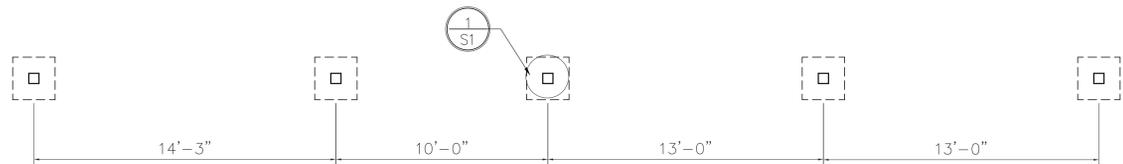
PATIO ELEVATIONS

PROJECT NAME AND ADDRESS
AS-BUILT OF TENANT IMPROVEMENT FOR:
MR. CLAMATO
51557 CESAR CHAVEZ ST.
COACHELLA, CA. 92236
A.P.N.: 768-323-013

NO.	REVISION/ISSUE	DATE
1	PLAN CHECK COMMENTS	09.28.2022

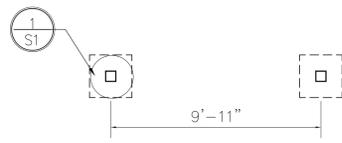
PROJECT: SHEET
DATE: 12/21/22
SCALE: AS NOTED
A4.0





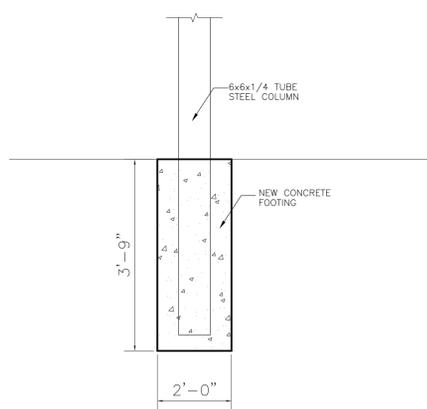
FDN PLAN (PATIO #1)

SCALE: 1/4" = 1'



FND PLAN (PATIO #2)

SCALE: 1/4" = 1'



FOOTING DETAILS 1 N.T.S.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES AS WELL AS FIRE CODES AND/OR LOCAL CODES AND ORDINANCES:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- AMERICAN CONCRETE INSTITUTE (ACI 318-99)

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS OR FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR FOR ANY OF THE WORK AGENTS OR EMPLOYEES OR ANY OTHER PERSON PERFORMING ANY OF THE WORK.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY SUPPORT ALL WALLS, TRUSSES, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES, IN CASE OF CONFLICT.

WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.

SHOULD DISCREPANCIES OCCUR ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. ACTUAL DIMENSION NUMBERS SHOWN ON THE PLANS ARE TO BE USED. IF DIMENSIONAL CONFLICTS EXIST, NOTIFY THE ENGINEER IMMEDIATELY. ANY CONTRACTOR SCALING DRAWINGS FOR ANY PURPOSE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ANY ERRORS AND MISTAKES WHICH MAY RESULT.

PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT: (WHEN REQUIRED BY THE SOILS REPORT)

- A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
- B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
- C. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.

THE TOTAL NUMBER OF EMPLOYEES PER SUITE DURING ANY GIVEN SHIFT SHALL NOT EXCEED THAT OF FOUR IF ONLY ONE RESTROOM IS PROVIDED.

NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEEDS THE QUANTITIES LISTED IN CBC TABLE 307.1(1) AND 307.1(2).

PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF CEILING ASSEMBLIES SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 712.

NO "BUILT-IN" EQUIPMENT SHALL BE INSTALLED AT FIRE WALLS

ALL GLASS WINDOWS SHALL COMPLY WITH TABLE 2403.2.1

FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. SECTION 717

OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27-INCHES AND 80-INCHES ABOVE THE FLOOR SHALL PROTRUDE NO MORE THAN 4-INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12-INCHES MAXIMUM FROM 27-INCHES TO 80-INCHES ABOVE THE GROUND OF FINISHED FLOOR. (THIS APPLIES TO ANY OBJECTS PROPOSED (IF ANY) AND ANY ADDITIONAL OBJECTS INSTALLED IN THE FUTURE BY OWNER OR TENANTS. CBC SECTION 1133B.6.8)

FIRE BLOCKS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS PER CBC SECTION 717.2:

- A. IN CONCEALED SPACES OF WOOD STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FOOT.
- B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
- C. IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING WITH NON-COMBUSTIBLE MATERIALS.
- D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

REINFORCED CONCRETE NOTES

CONCRETE MIXES SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE PER TABLE 1904.2.2 AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4500 P.S.I. IN FOOTINGS UP TO TOP OF FORMS AT 28 DAYS CURE AND CONTAIN 6 SACKS OF TYPE V CEMENT PER CUBIC YARD AND 2500 PSI IN SLAB AT 28 DAYS CURE AND CONTAIN 6 SACKS OF TYPE V CEMENT PER CUBIC YARD. THE WATER CEMENT RATIO SHALL NOT EXCEED 0.45 BY WEIGHT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF ANY SPECIAL ADMIXTURES ARE REQUIRED FOR THIS JOB FOR ITEMS SUCH AS: IMPROVE DURABILITY, WATER REDUCTION, RETARDING SETTING TIME, ACCELERATING SETTING TIME, TEMPERATURE CONTROL, ELIMINATE ADVERSE EFFECTS OF REACTIVE AGGREGATES, IMPROVE WORKABILITY, PROVIDE WATER TIGHTNESS OR PROVIDE EXPANSION PRIOR TO HARDENING.

ALL ANCHOR BOLTS SHALL BE GRADE "A" CONFORMING TO A.S.T.M. A-307.

ANCHOR BOLTS SHALL BE SECURELY TIED IN PLACE PRIOR TO THE INSPECTING OR PLACING OF THE CONCRETE. ANCHOR BOLTS TO HAVE A MIN. 3" CONCRETE COVER OR BE EPOXY DIPPED FOR CORROSION PROTECTION

HOLD-DOWNS SHALL BE SECURELY NAILED TO FORMS PRIOR TO THE INSPECTING OF THE CONCRETE POUR.

WELDED MATS OF STEEL ESWWR CONFORM TO A.S.T.M. A-496 AND ASTM A 497.

ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO A.S.T.M. A-615Y #4 OR SMALLER SHALL BE GRADE 40 STEEL. ALL BARS #5 OR LARGER TO BE GRADE 60 BETTER.

MINIMUM PROTECTIVE COVER FOR REINFORCING STEEL:

ON EARTH SIDE WHEN PLACED AGAINST EARTH.....3"

ON EARTH SIDE WHEN FORMED.....2"

SLAB-ON-GRADE (WWF OR BARS) @ CL OF SLAB

IF A MINIMUM OF 3" CONCRETE COVER IS NOT POSSIBLE, THEY MUST BE EPOXY DIPPED.

ALL REINFORCING STEEL SHALL BE ADEQUATELY SUPPORTED BY CONCRETE CUBES W/ TIE WIRE, SPACERS, ETC. AND SHALL BE SECURELY TIED IN PLACE, BEFORE CONCRETE PLACING IS BEGUN.

LAP SPLICE CONTINUOUS REINFORCING STEEL 40 BAR DIAMETERS IN CONCRETE, OR 24 INCHES, WHICHEVER IS GREATER. STAGGER ALL SPLICES.

JOINTS: THE LOCATION OF ALL CONSTRUCTION, CONTROL AND WEAKENED PLANE JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE PLACING OF THE CONCRETE. CONTROL JOINTS SHALL BE TOOLED AT TIME OF POUR OR SAW-CUT (WITH A "SOFT CUT" SAW) IMMEDIATELY AFTER FINISHING THE SLAB.

FOOTINGS SHALL EXTEND A MIN. OF 12" (INTERIOR) AND 18" (EXTERIOR) INTO PROPERTY COMPACTED FIRM UNDISTURBED NATURAL SOIL OR PROPERLY COMPACTED FILL.

2019 CALIFORNIA BUILDING CODE WIND PARAMETERS.

WIND LOAD (W)

- ULTIMATE WIND SPEED (3-SECOND GUST)= 123 MPH
- WIND EXPOSURE = C
- APPLICABLE INTERNAL PRESSURE COEFFICIENT: Kzt=1.0 ; z=1.29
- COMPONENTS AND CLADDING (THE DESIGN WIND PRESSURE IN TERMS OF PSF TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL) PS= 24.8 PSF

2019 CALIFORNIA BUILDING CODE SITE PARAMETERS.

SEISMIC DESIGN DATA

- RISK CATEGORY = I,II,III
- SEISMIC IMPORTANCE FACTOR, I_s = 1.0
- MAPPED SPECTRAL RESPONSE ACCELERATIONS S_a AND S₁= S_a= 1.5g S₁=0.634g
- SITE CLASS = CLASS "D"
- DESIGN SPECTRAL RESPONSE COEFFICIENTS S_{Ds} AND S_{D1}= S_{Ds}= 1.2g S_{D1}=0.634g
- SEISMIC DESIGN CATEGORY = "D"
- BASIC SEISMIC-FORCE-RESISTING SYSTEM(S) = CANTILEVER SYSTEM
- DESIGN BASE SHEAR V_b=0.96
- SEISMIC RESPONSE COEFFICIENT(S), C_s = 0.96
- RESPONSE MODIFICATION FACTOR(S), R = 1.25
- ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE

ENGINEERING INSPECTION:

SPECIAL INSPECTION WILL BE PROVIDED FOR THE FOLLOWING:

ITEM	REQUIRED	REMARK
1.- Concrete Construction:	YES	
2.- Wood Construction:	YES	
3.- Masonry Construction:	YES	
4.- Welding Construction	YES	

STRUCTURAL STEEL

1. MATERIAL AND WORKMANSHIP SHALL CONFORM TO A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. LATEST EDITION.
2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWINGS A.S.T.M. DESIGNATION:

MEMBER	DESIGNATION
STRUCTURAL TUBES	A500, GRADE B (F _y = 45 KSI)
PIPE COLUMNS	A53, TYPE E OR S, GRADE B
"W" ROLLED SHAPES	A992 (F _y = 50 KSI)
UNFINISHED BOLTS	A307
HIGH STRENGTH BOLTS	A325 U.N.O.
OTHER STRUCTURAL STEEL	A36

3. PROVIDE FULL BEARING ON UNTHREADED PORTION OF SHANK FOR BOLTS AT ALL STEEL MEMBER CONNECTIONS UNLESS NOTED OTHERWISE.
4. WELDS SHALL BE MADE ONLY BY CERTIFIED WELDERS AS PRESCRIBED IN THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY.
5. WELDING ELECTRODES: LOW HYDROGEN E70XX SERIES PER A.W.S. D1-1, UNLESS NOTED OTHERWISE.
6. ALL FIELD WELDING AND HIGH STRENGTH BOLTING SHALL BE UNDER CONTINUOUS SPECIAL INSPECTION. SPECIAL INSPECTION NEED NOT BE CONTINUOUSLY PRESENT DURING WELDING OF SINGLE-PASS FILLET WELDS NOT GREATER THAN 5/16" IN SIZE, PROVIDED THE MATERIALS AND QUALIFICATIONS OF WELDING PROCEDURES AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK; PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS; AND VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF SHOP WELDING.
7. SHOP WELDING MUST BE DONE BY A FABRICATOR APPROVED AND RECOGNIZED BY THE BUILDING OFFICIAL OR WELDING MUST HAVE CONTINUOUS SPECIAL INSPECTION. A RECOGNIZED TESTING LAB IS ONE SUPERVISED BY A STATE REGISTERED ENGINEER. A CERTIFICATE OF PERFORMANCE SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING INSPECTION AND THE ENGINEER FOR ALL SHOP WELDED WORK.
8. THE CONSTRUCTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL MEMBERS SHOWN OR BY ENG. & SURV., INC. DRAWINGS, INCLUDING SPECIAL FABRICATED STEEL WOOD-TO-WOOD CONNECTORS. REQUIRED SHOP DRAWINGS SHALL SHOW MEMBER LAYOUT, SIZE, LENGTH, BOLT HOLE SIZES AND LOCATIONS, CONNECTION DETAILS, GRADE AND ERECTION PROCEDURES.
9. HIGH-STRENGTH BOLTS, NUTS AND WASHERS MAY BE REQUIRED TO BE SAMPLED, TESTED AND APPROVED BY THE COUNTY OF IMPERIAL, INSPECTION SERVICES DIVISION PRIOR TO THE INSTALLATION.
10. SPECIAL INSPECTION IS REQUIRED FOR BOLTED CONNECTIONS UTILIZING ACCORDANCE WITH APPROVED, NATIONALLY RECOGNIZED STANDARDS AND THE REQUIREMENTS OF CHAPTER 17, WHILE THE WORK IS IN PROGRESS, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE REQUIREMENTS FOR BOLTS, NUTS, WASHERS AND PAINT; BOLTED PARTS; AND INSTALLATION AND TIGHTENING IN SUCH STANDARDS ARE MET. SUCH INSPECTIONS MAY BE PERFORMED ON A PERIODIC BASIS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1701.6. THE SPECIAL INSPECTOR SHALL OBSERVE THE CALIBRATION PROCEDURE. CALIBRATION PROCEDURES ARE REQUIRED BY THE PLANS OR SPECIFICATIONS TO DETERMINE THE CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER AND THE PROCEDURE IS PROPERLY USED TO TIGHTEN ALL BOLTS. MENTIONED REQUIREMENTS ON THE SPECIAL INSPECTION 1701.5 ITEM #6)

MR CLAMATO
VICTOR LOPEZ

51-657 CESAR CHAVEZ ST
COACHELLA CA 92236

DATE: 11/29/2022



NO.	DESCRIPTION	DATE	BY

NOTE: THE ENGINEER'S SEAL, TYPED BELOW, INDICATES THAT THE METHOD OF ANALYSIS, PRESENTED IS CONSISTENT WITH ACCEPTED ENGINEERING PRACTICES AND CODE DESIGN VALUES AND THAT THIS ENGINEER IS ONLY RESPONSIBLE FOR THE DESIGN OF CIVIL ENGINEERING WORK SHOWN ON THIS PLAN.

11/28/23
DATE

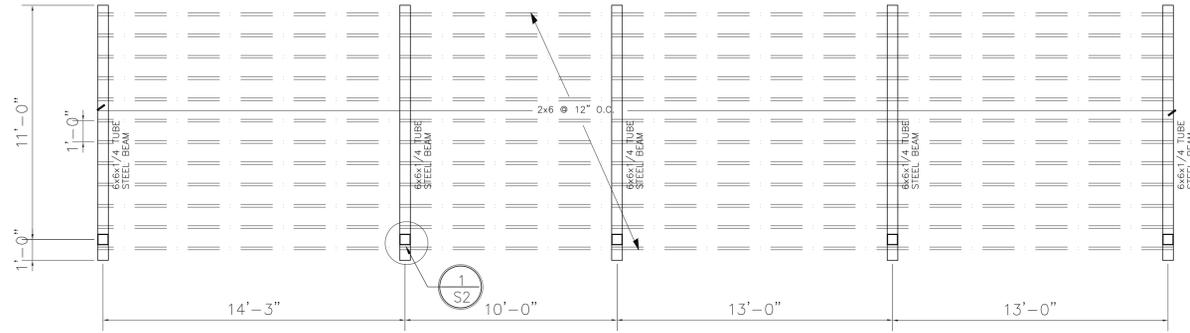
JOSE J. AVILA M&PE
R.C.E. NO. 66706



FOUNDATION PLAN

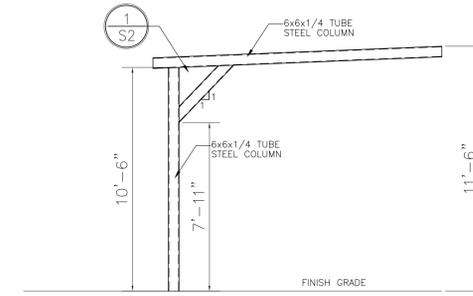
SHEET: 1 OF 2

Approved
Brian F Gumpert CBO



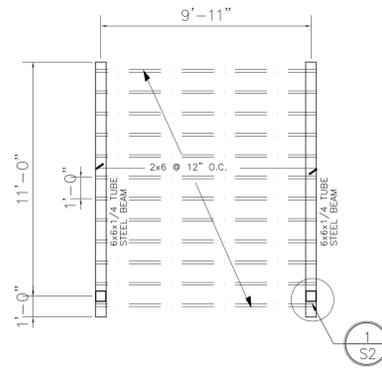
ROOF FRAMING PLAN (PATIO #1)

SCALE: 1/4" = 1'



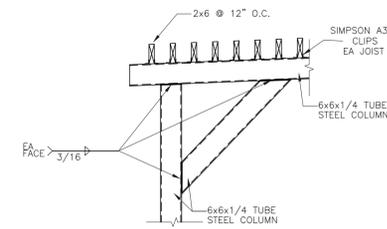
TYP. PATIO ELEVATION

SCALE: 1/4" = 1'



ROOF FRAMING PLAN (PATIO #2)

SCALE: 1/4" = 1'



CONNECTION DETAILS

1 N.T.S.

MR CLAMATO
VICTOR LOPEZ
51-567 CESAR CHAVEZ ST
COACHELLA CA 92236
DATE: 11/29/2022



NO.	DESCRIPTION	DATE	BY

NOTE: THE ENGINEER'S SEAL, LISTED BELOW, INDICATES THAT THE METHOD OF ANALYSIS PRESENTED IS CONSISTENT WITH ACCEPTED ENGINEERING PRACTICES AND CODE ACCEPTED DESIGN VALUES AND THAT THIS ENGINEER IS ONLY RESPONSIBLE FOR THE DESIGN OF CIVIL ENGINEERING WORK SHOWN ON THIS PLAN.

JOSE J. AVILA Ms.PE
R.C.E. NO. 66706
DATE: 11/28/22

APPROVED
Coachella Planning Division
BY: gpenz DATE: 01/17/2023



Approved
Brian F Gumpert CBO

ROOF FRAMING PLAN
SHEET: 2 OF 2