



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 05, 2022
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>

Or one tap mobile :

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

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Webinar ID: 845 4425 7915

Passcode: 380084

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

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

In real time:

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

In writing:

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

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes - September 21, 2022.

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Historic Preservation Roles - Planning Commission
3. Pueblo Viejo Downtown Parking Survey and Consideration of Parking Time Limits
4. Request for a second 12-month time extension for Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead Development Phase II) which consists of a mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Cesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

5. Freestanding Identification Sign – Eberhard Equipment Architecture Review No. 22-06 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant) *Continued from the Planning Commission meeting of September 21, 2022*

INFORMATIONAL:

6. Development Updates

ADJOURNMENT:

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

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 ORDINARIA DE
LA
COMISIÓN DE PLANIFICACIÓN
DE LA CIUDAD DE COACHELLA

05 de Octubre, 2022
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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ID del webinar: 845 4425 7915

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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 – 21 de Septiembre, 2022

COMUNICACIONES ESCRITAS:

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

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

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

2. Presentación - Actualización del Código de Construcción en relación con la Preservación Histórica.
3. Encuesta de Estacionamiento y Posibles límites de tiempo de Estacionamiento - Centro de Coachella.
4. Solicitud de una Primera Extensión de Tiempo para el Permiso de Uso Condicional No. 321, Permiso de Uso Condicional No. 322 y Revisión Arquitectónica No. 20-03 para un desarrollo de varios inquilinos (Desarrollo Fountainhead Fase II) que consiste en un mini mercado con venta de alcohol, y una estación de servicio con 12 casetas de combustible en una porción de terreno vacante de 3.1 acres en un centro comercial existente parcialmente desarrollado ubicado en la esquina noreste de la calle César Chávez y la calle Primera (APN 778 020 007 y 778 010 017). Solicitante Fountainhead Development.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

5. Revisión de Arquitectura No. 22-06 un letrero de identificación independiente de 21' de altura ubicado en 86100 Avenida 54 (Kubota. Eberhard Equipment) en la zona M-H (Industrial Pesada). Eberhard Equipment No.2. (Solicitante) - continuado de la reunión del PC del 21 de septiembre de 2022.

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



Coachella Civic Center, Hearing Room
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

September 21, 2022
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.

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CALL TO ORDER: 6:05 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chair Navarrete

ROLL CALL:

Commissioners Present: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen, Alternate Commissioner Gutierrez

Staff Present: *Gabriel Perez, Development Services Director

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 FIGUEROA AND SECONDED BY VICE CHAIR NAVARRETE TO APPROVE THE AGENDA

Approved agenda on a roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – July 20, 2021 and July 26, 2022.

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

Approved minutes on a roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None

WRITTEN COMMUNICATIONS:

None

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Coachella Research Park #2 Landscape and odor control plan review for an approved 833,829 sq. ft. multi-tenant medical cannabis cultivation facility at 48-451 Harrison Street. Applicant: Desert Rock Development.

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.

Bill Sanchez, Applicant, made himself available for questions.
Bill Sharon, Project Architect, made himself available for questions.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ WITH STAFF RECOMMENDATIONS TO:

- Revisit the premises at any time for changes to the Odor Control Plan.
- Change the landscape frontage trees from California Palms to Date Palms.
- Utilize ¾ inch decomposed granite and maintain cobblestone along frontage landscape area.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

5. Zoning Ordinance Amendment No. 22-07 – Proposed amendments to Subsections (A) and (C) of Section 17.32.020 of Title 17 (Zoning) of the Coachella Municipal Code Modifying Regulations for Heavy Industrial Uses within the M-H (Heavy Industrial) Zone. City-Initiated. (Continuance Requested)

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. Mr. Perez indicated that the staff recommendation is to continue the item to allow time to be able to discuss the proposed changes further with stakeholders that may be impacted by the proposed zoning ordinance amendments.

Chair Virgen opened the public hearing at 6:47 P.M.

Dave Isen and Jason Cabanyog, Imperial Western Products, opposed the proposed zoning ordinance amendment stating that it was a discriminatory re-zoning targeting to IWP, that the City failed to provide adequate notice under code 6509 and 65092 and it would be a negative impact for local business and employees.

Chair Virgen closed the public hearing at 6:51 P.M.

Chair Virgen re-opened the public hearing at 6:54 P.M.

Al Allal, Eberhard Equipment, spoke on support of IWP.

Chair Virgen closed the public hearing at 6:56 P.M.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ STAFF RECOMMENDS THE PLANNING COMMISSION TO APPROVE THE CONTINUATION OF ITEM NUMBER FIVE (5) INDEFINITELY AND SUGGESTED THAT THE ITEM RETURN AS A STUDY SESSION ITEM TO THE PLANNING COMMISSION.

Approved Continuance of the item by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

NOES: Commissioner Figueroa.

ABSTAIN: None.

ABSENT: None.

3. Architecture Review No. 22-06 and Variance No. 22-03 – Proposal to install a freestanding identification sign at 21' high located at the Eberhard Equipment facility at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Applicant: Joe Rodriguez.

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.

Chair Virgen opened the public hearing at 7:06 P.M.

Al Allal, Eberhard Equipment, made himself available for questions.

Jason Cabanyog, Imperial Western Products, spoke in support of Eberhard Equipment.

Chair Virgen closed the public hearing at 7:14 P.M.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA THAT STAFF PREPARE A RESOLUTION FOR APPROVAL OF THE VARIANCE AND ARCHITECTURAL REVIEW TO BE BROUGHT BACK TO THE PLANNING COMMISSION WITH CONDITIONS AND FINDINGS FOR CONSIDERATION.

Approved Continuance of the item by the following roll call vote:

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

NOES: None.
ABSTAIN: None.
ABSENT: None.

4. Architecture Review No. 22-07 - Proposed construction of a 5,400 square feet industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located at the northwest corner of Avenue 54 and Polk Street in the M-H (Heavy Industrial) zone. Applicant: Chris Ellison. (Continuance Requested)

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. Mr. Perez states that the applicant requested a continuance indefinitely to allow the applicant time to address City staff comments for the project.

Chair Virgen opened the public hearing at 7:21 P.M.

Chair Virgen closed the public hearing at 7:21 P.M.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY CHAIR NAVARRETE THAT THE PLANNING COMMISSION APPROVE THE CONTINUATION OF ARCHITECTURAL REVIEW NO. 22-07 INDEFINITELY.

Approved Continuance of the item by the following roll call vote:
AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.
NOES: None.
ABSTAIN: None.
ABSENT: None.

INFORMATIONAL:

Mr. Perez reported the following on behalf of City staff:

- Starbucks received their temporary certificate of occupancy September 21, 2022 and may be opening on September 29, 2022.
- Online development status map has been updated with new projects.
- Nikki Gomez pursued a new opportunity in the City of Palm Desert. The City is in the process of recruiting the Senior Planner and Associate Planner position.
- City reconsideration request to LAFCO

ADJOURNMENT: 7:29 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
10/5/2022

TO: Planning Commission Chair and Commissioners

FROM: Eva Lara, Planning Technician and Gabriel Perez, Development Services Director

SUBJECT: Pueblo Viejo Downtown Parking Survey and Consideration of Parking Time Limits

Growing the Pueblo Viejo Downtown District as a hub for small business and a destination for residents and visitors are City priorities. The 2019 Pueblo Viejo Revitalization Plan (Plan) included a parking analysis and identified recommendations for managing parking demand as Pueblo Viejo develops. The Owner of Sixth Street Coffee (1500 6th Street), Steve Garcia, requested parking time limits on 6th Street between Orchard and Vine Streets to accommodate customers who frequent 6th Street small businesses for short visits. Staff conducted a parking survey informed by the parking analysis conducted in the Plan to identify if parking demand in the area warrants parking time limits. The Plan organized parking in Downtown by numbered blocks (Attachment 1). The survey monitored parking demand on Monday, September 5, 2022 for on-street and off-street parking occupancy between the hours of 7 a.m. to 5 p.m. on these blocks and the 6th Street segment between Vine and Orchard Streets. This report is intended to update the Planning Commission of the survey results and identify parking management options.

On Sixth Street, between Orchard and Vine Streets, there are a total of 19 parallel on-street parking spaces. Adjacent uses include the Coachella Library, Sixth Street Coffee, Todec, True Awakening Studio, Las Tres Conchitas, on the South side and Alianza, COFEM, and the soon to open Firehouse Bar and Grill. The peak parking occupancy occurred at 9 a.m. at 77% and generally observed above 50% occupancy after 9 a.m. The lowest parking occupancy was observed at 7 a.m. at 33%.

On Block 6 “Library Block”, there are a total of 45 parking spaces available, of which 9 are on-street on 6th Street in front of Library/Sixth Street Coffee, 13 on Orchard, 8 on Vine and 15 on 7th Street. The peak occupancy was around 11 a.m. at 73%. Parking was observed above 50% occupancy between 9 a.m. to 1 p.m. The lowest occupancy occurred at 7 a.m. at 16%.

At Veterans Park, Block 5, there are a total of 124 parking spaces, of which 35 are on-street on Orchard Street, 26 on 4th Street, 36 on Vine Street, and 17 off-street in a gated parking lot. The peak occupancy occurred at 11 a.m. at 35%. The lowest occupancy occurred at 7 a.m. at 15%

The parking survey demonstrated that parking is abundant throughout the Downtown District. The parking occupancy is observed highest on the 6th Street segment at 77%. Parking is considered full when occupancy is above 80% and would be a reason to identify aggressive parking management strategies.

Staff recommends the Planning Commission consider the following options to manage parking on the 6th Street segment from 8 a.m.-5 p.m. Monday-Friday (15 minute, 20 minute, 1 hour or 2 hour limitations):

- A. All on-street parking between Vine and Orchard Street be time restricted
- B. Two time restricted parking spaces in front of the library and 6th Street Coffee and two time restricted parking spaces in front of the bakery and boutique.
- C. All on-street parking spaces on south side of 6th Street between Vine and Orchard Streets be time restricted.

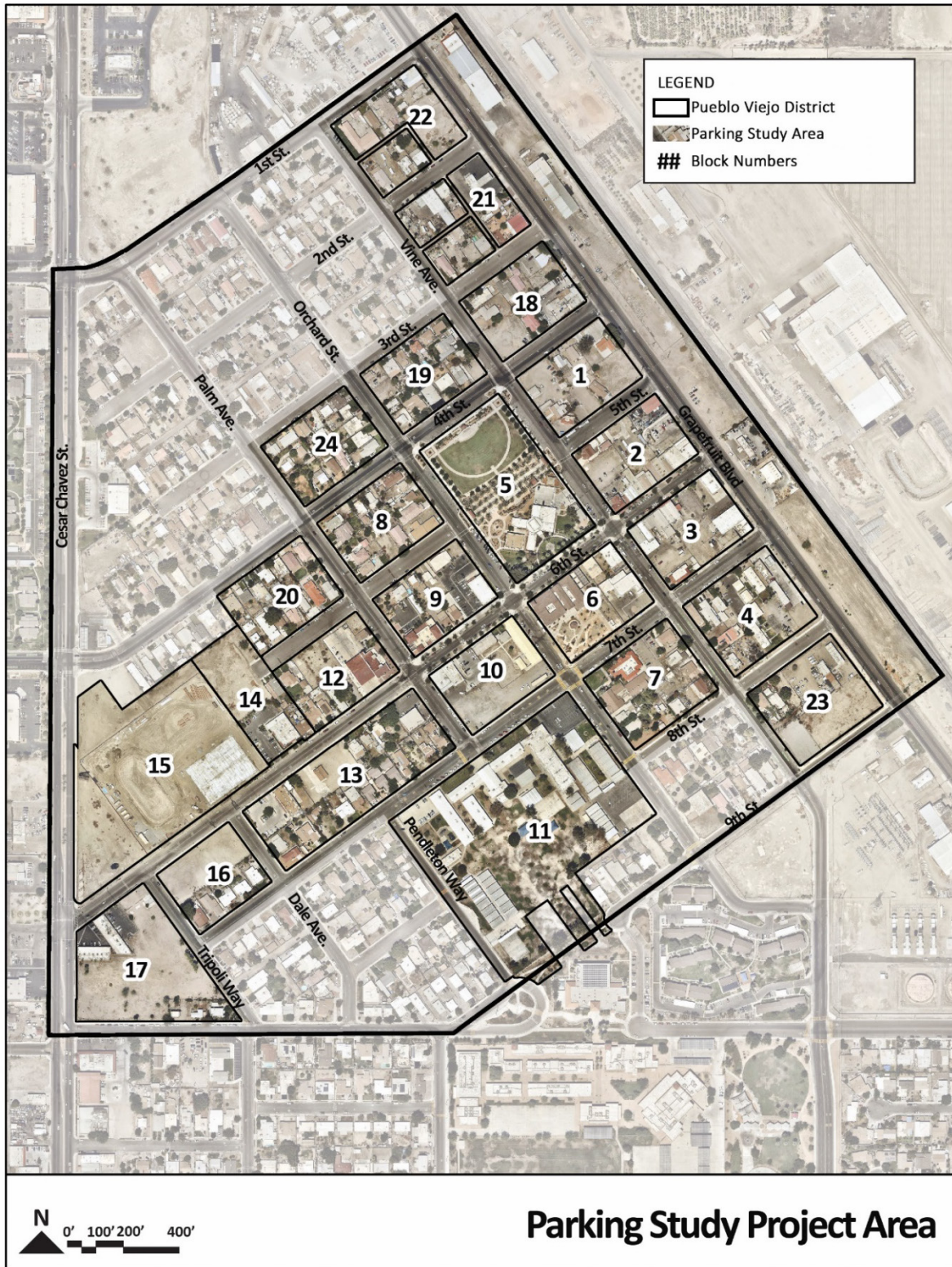
Staff believes a moderate approach of option B should be considered for managing parking that includes time limits for 4 parking spaces on 6th Street, where 2 spaces would be time restricted in front of the Library/Sixth Street Coffee and 2 spaces would be time restricted in front of the Tres Conchitas/True Awakening Studio. The businesses and nonprofit organizations on 6th Street expressed support for the moderate approach. Regular long-term parking for employees or visitors for longer stays could still find available parking along plentiful parking along Vine and Orchard Streets where parking occupancies remain low to moderate. A more aggressive approach would be recommended to the Planning Commission when future parking surveys identify parking occupancies exceeding 80%. Any approved parking limitations would need to be made apparent to the public with signage (Attachment 3) and may also include painting the curb green.

Attachments:

1. Excerpts from Pueblo Viejo Parking Analysis (Maps)
-Full Pueblo Viejo Revitalization Plan Parking Analysis
<https://www.coachella.org/home/showpublisheddocument/7801/637068252957170000>
2. Pueblo Viejo Parking Survey Results by Block
3. Example of parking limit signage



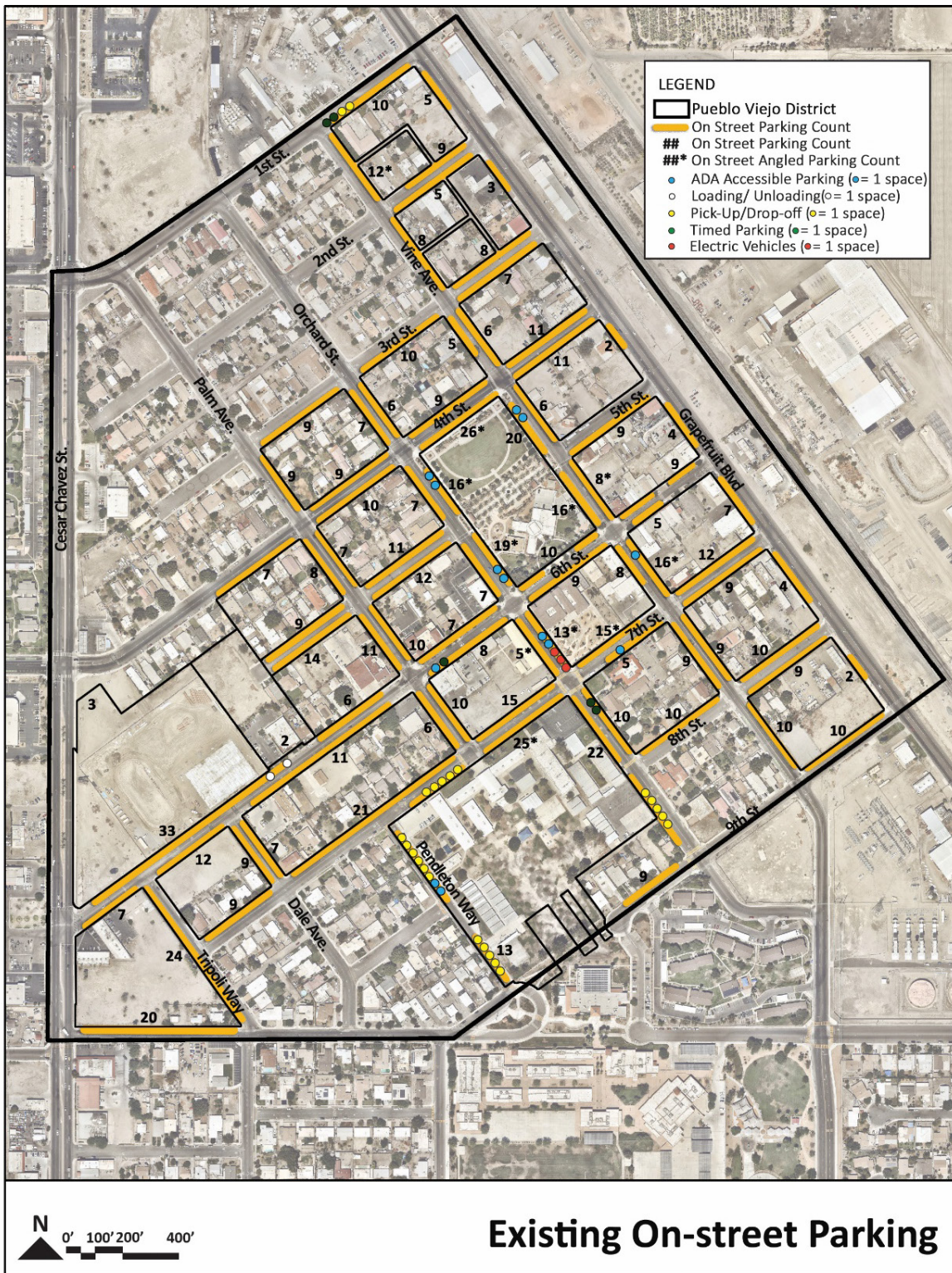
PARKING STUDY





PARKING STUDY

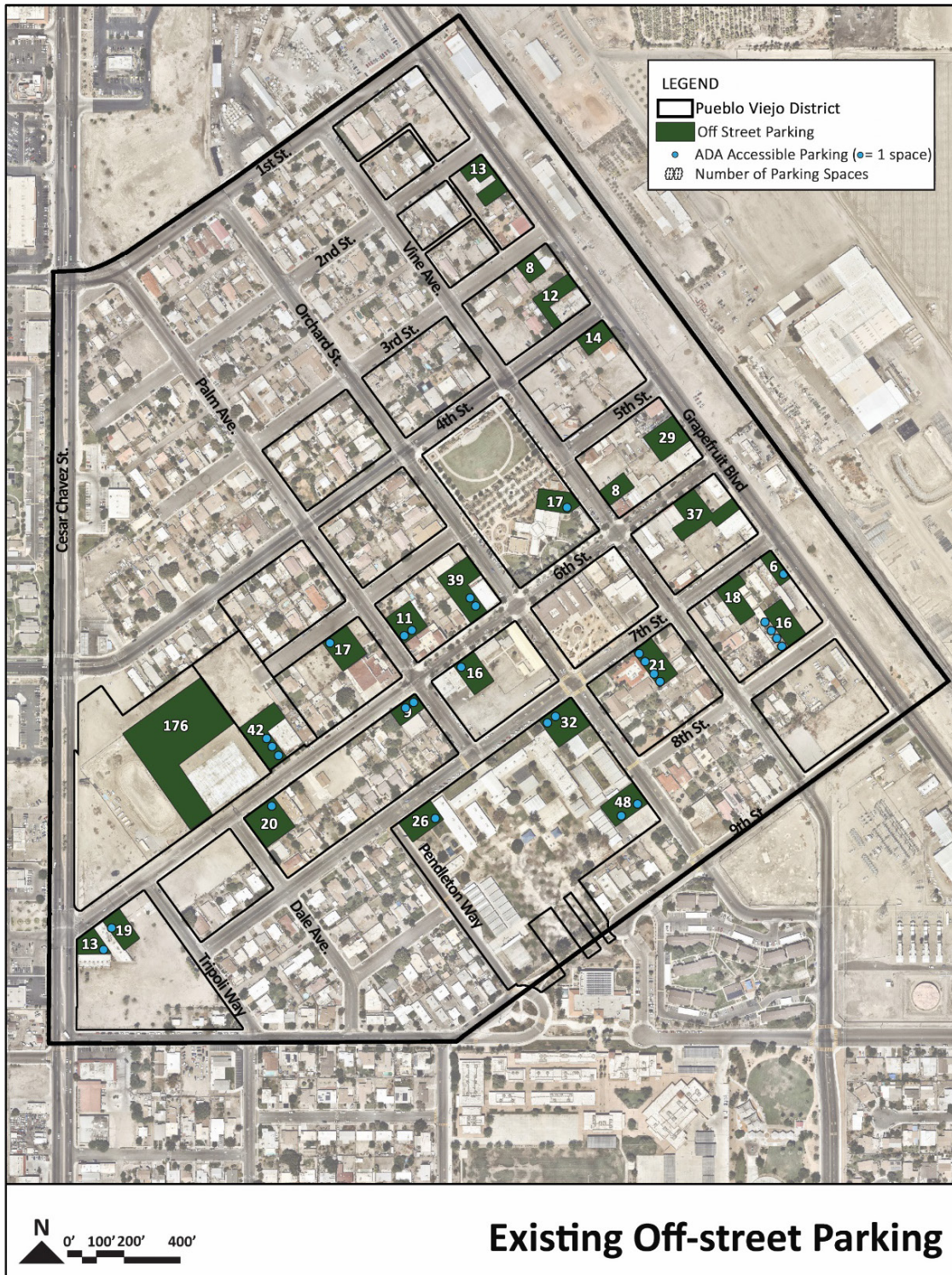
Figure 2: Existing On- and Off-Street Parking





PARKING STUDY

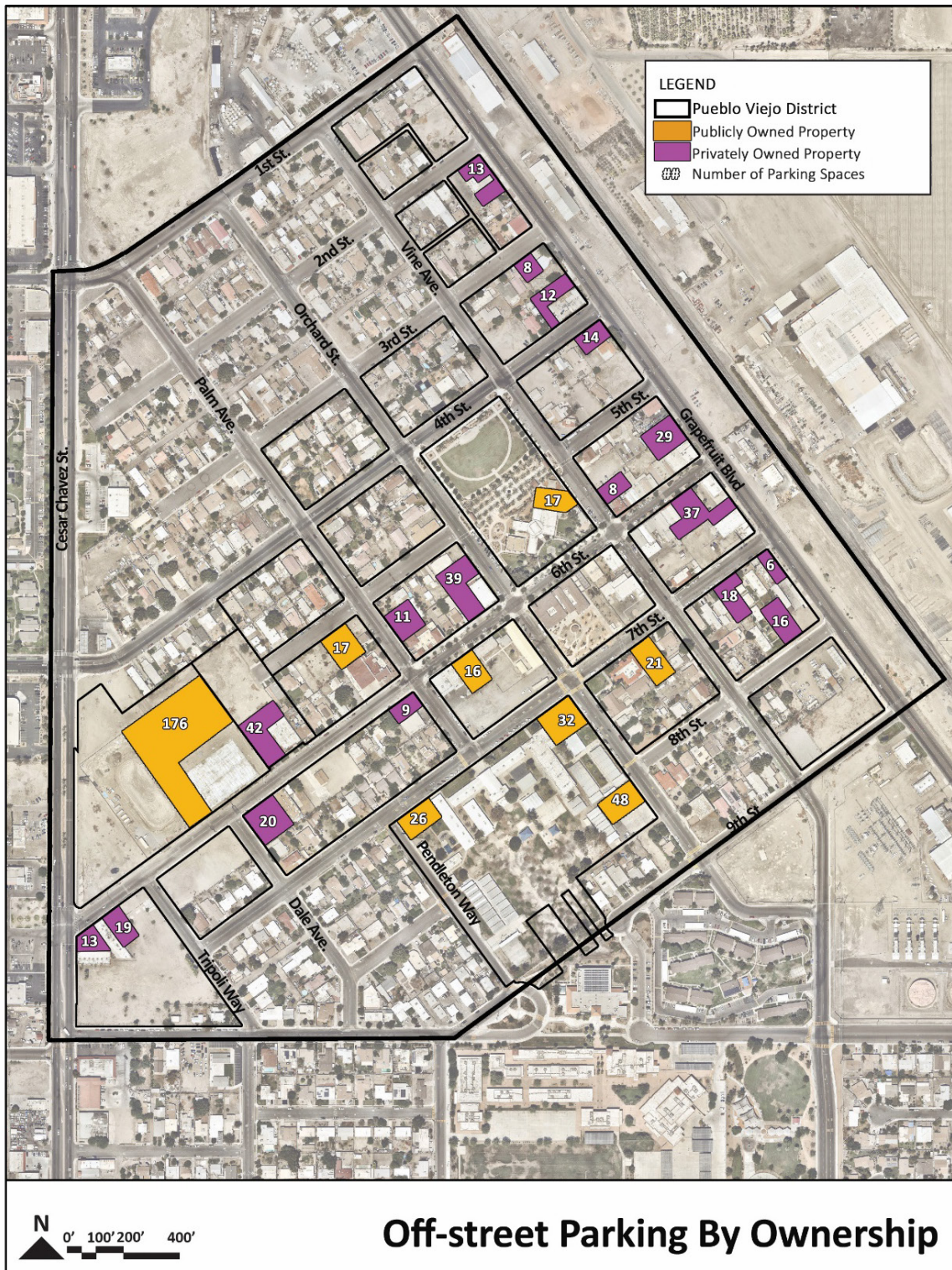
Figure 4: Existing Off-Street Parking





PARKING STUDY

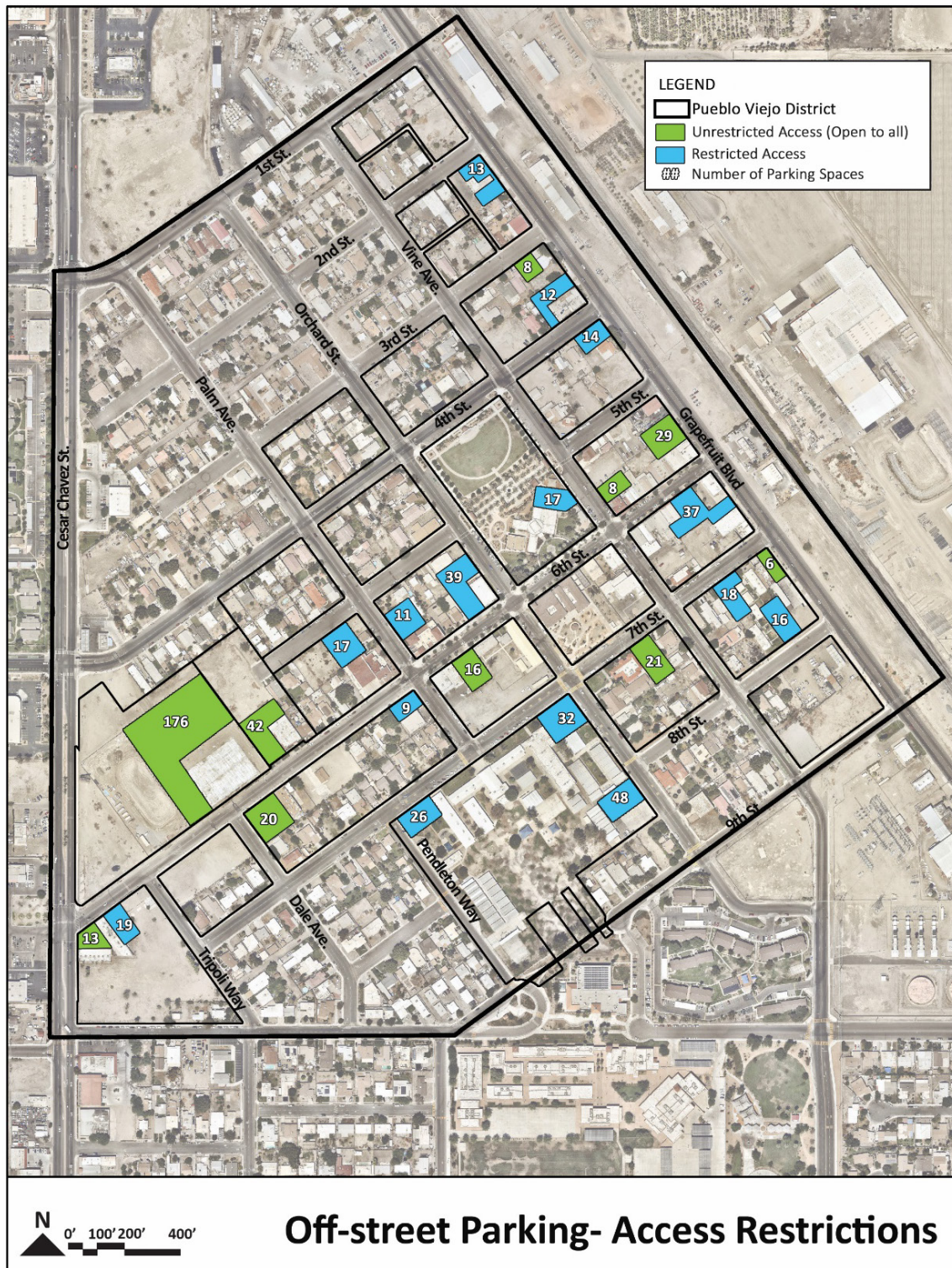
Figure 5: Off-Street Parking Lots by Ownership





PARKING STUDY

Figure 6: Off-Street Parking Lots by Access Restriction



Parking Occupancy Data - September 05, 2022

Sixth Street On-Street Parking (Vine Street to Orchard Street)							
	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
	On-Street	11	15	10	11	10	16
Total Supply	19						
Space Available		8	4	9	8	9	3
% Occupied		58%	79%	53%	58%	53%	84%

Block #	Parking Type	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM
1	Off-Street	1	8	9	7	8	2
	On-Street	0	2	5	5	4	2
Off Supply	14						
Space Available		13	6	5	7	6	12
% Occupied		7%	57%	64%	50%	57%	14%
On Supply	27						
Space Available		27	25	22	22	23	25
% Occupied		0%	7%	19%	19%	15%	7%
Total Supply	41						
Space Available		40	31	27	29	29	37
% Occupied		2%	24%	34%	29%	29%	10%
2	Off-Street	7	16	20	24	23	28
	On-Street	1	12	18	11	14	19
Off Supply	41						
Space Available		34	25	21	17	18	13
% Occupied		17%	39%	49%	59%	56%	68%
On Supply	30						
Space Available		29	18	12	19	16	11
% Occupied		3%	40%	60%	37%	47%	63%
Total Supply	71						
Space Available		63	43	33	36	34	24
% Occupied		11%	39%	54%	51%	52%	66%
3	Off-Street	4	4	7	9	6	8
	On-Street	6	11	11	11	7	8
Off Supply	37						
Space Available		33	33	30	28	31	29
% Occupied		11%	11%	19%	24%	16%	22%
On Supply	40						
Space Available		34	29	29	29	33	32
% Occupied		15%	28%	28%	28%	18%	20%
Total Supply	77						
Space Available		67	62	59	57	64	61
% Occupied		13%	19%	23%	26%	17%	21%

5	Off-Street	6	6	6	8	8	5	
	On-Street	13	35	33	36	27	22	
	Off Supply	17						
	Space Available	11	11	11	9	9	12	
	% Occupied	35%	35%	35%	47%	47%	29%	
	On Supply	107						
	Space Available	94	72	74	71	80	85	
	% Occupied	12%	33%	31%	34%	25%	21%	
	Total Supply	124						
	Space Available	105	83	85	80	89	97	
% Occupied	15%	33%	31%	35%	28%	22%		
6	Off-Street	0	0	0	0	0	0	
	On-Street	7	30	33	23	18	19	
	Off Supply	0						
	Space Available	0	0	0	0	0	0	
	% Occupied	0%	0%	0%	0%	0%	0%	
	On Supply	45						
	Space Available	38	15	12	22	27	26	
	% Occupied	16%	67%	73%	51%	40%	42%	
	Total Supply	45						
	Space Available	38	15	12	22	27	26	
% Occupied	16%	67%	73%	51%	40%	42%		
8	Off-Street	0	0	0	0	0	0	
	On-Street	4	7	8	5	12	8	
	Off Supply	0						
	Space Available	0	0	0	0	0	0	
	% Occupied	0%	0%	0%	0%	0%	0%	
	On Supply	35						
	Space Available	31	28	27	30	23	27	
	% Occupied	89%	80%	77%	86%	66%	77%	
	Total Supply	35						
	Space Available	31	28	27	30	23	27	
% Occupied	89%	80%	77%	86%	66%	77%		
9	Off-Street	3	26	30	17	28	11	
	On-Street	4	9	10	23	11	4	
	Off Supply	54						
	Space Available	51	28	24	37	26	43	
	% Occupied	6%	48%	56%	31%	52%	20%	
	On Supply	36						
	Space Available	32	27	26	13	25	32	
	% Occupied	11%	25%	28%	64%	31%	11%	
	Total Supply	90						
	Space Available	83	55	50	50	51	75	
% Occupied	8%	39%	44%	44%	43%	17%		

10	Off-Street	0	9	7	13	16	6
	On-Street	4	16	11	20	10	13
Off Supply		16					
	Space Available	16	7	9	3	0	10
	% Occupied	0%	56%	44%	81%	100%	38%
On Supply		35					
	Space Available	31	19	24	15	25	22
	% Occupied	11%	46%	31%	57%	29%	37%
Total Supply		51					
	Space Available	47	26	33	18	25	32
	% Occupied	8%	49%	35%	65%	51%	37%

Parking Limit Sign Examples



Parking Curb Painting (Green)





STAFF REPORT
10/5/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Department

SUBJECT: Request for a second 12-month time extension for Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead Development Phase II) which consists of a mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Cesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

STAFF RECOMMENDATION:

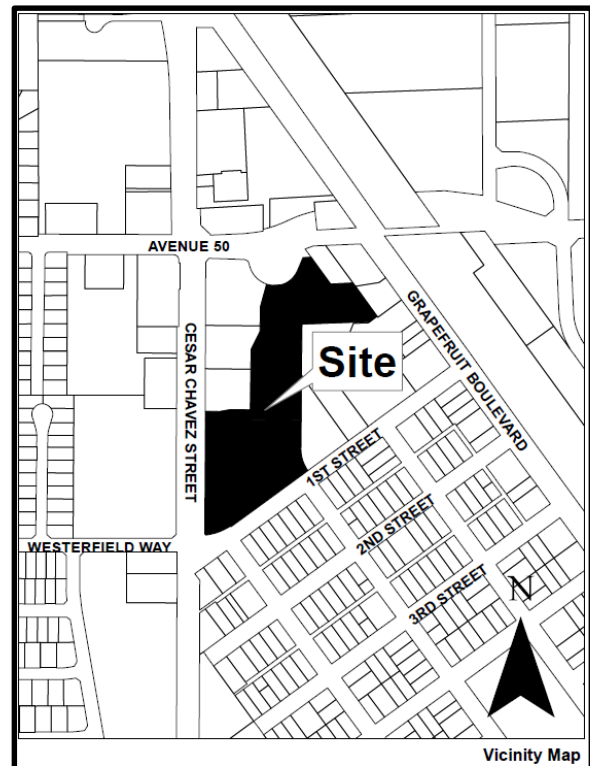
Staff recommends that the Planning Commission grant a second 12-Month time extension for Fountainhead Development Phase II, which includes Conditional Use Permit (CUP) No. 321, CUP No. 322 and Architecture Review (AR) No. 20-03 with new expiration dates of October 14, 2023.

BACKGROUND:

On September 6, 2022, the applicant, Coachella Retail Realty Associates, LP submitted a first request for a time extension for entitlements with the Fountainhead Development Phase II. The proposed development is on a vacant portion of an existing development at northeast corner of Cesar Chavez Street and First Street.

On May 7, 2008, the project was originally entitled under CUP No. 233 and AR No. 07-20 as a phased project. The first phase is the existing development properties which are the Walgreen's, Taco Bell and Mc Donald's at the southeast corner for Avenue 50 and Cesar Chaves Street.

On October 14, 2020, the City Council adopted Resolution 2020-56 approving Tentative Parcel Map (TPM) No. 37940 to subdivide 8.25 acres of vacant land into seven (7) parcels (APN 778-020-007 and 778-010-017). Parcels 4, 5, 6, and 7 is reserved for future commercial development. Parcel



7 will remain a common-area retention for storm water drainage for the existing developed properties (Walgreen's, Taco Bell and McDonalds). Final Map No. 37940 has been recorded and the subdivision is in effect. No further extensions are required for TPM No. 37940



Together with the Tentative Parcel Map No. 37940, the City Council adopted Resolution 2020-55 approving CUP No. 321, CUP No. 322 and Architecture Review No. 20-03. CUP No. 321 is for the development of a 12 pump fueling station and a 2,000 square foot drive-thru coffee shop. CUP No. 322 was approved to allow alcohol sales within the proposed mini-mart for a Type 20, Off Sale, Beer and Wine. Architecture Review 20-03 is for the architectural design of the building and potential retail and/or a restaurant. The CUP and Architectural Review entitlements above will expire on October 14, 2021. The Starbucks Coffee has been constructed and anticipated to open by October 1, 2022. On-site parking and landscaping improvements are complete for the Starbucks pad. Common area landscape improvements for the Fountainhead Plaza are underway, including rehabilitation of the original common areas for Fountainhead Plaza pursuant to project conditions of approval. Upon approval of the Planning Commission for the extension, the new expiration date will be October 14, 2023.

DISCUSSION/ANALYSIS:

The Planning Commission is required to make the prior findings, including a finding of consistency with the City's General Plan, Zoning and California Environmental Quality Act. There are no new policy items to address with respect to this project. The Commission and Council found that the project is exempt under CEQA Guidline Section 15332, there is no need for additional CEQA environmental review at this time.

RECOMMENDATION:

Staff recommends that the Planning Commission grant a second 12-month time extension for Fountainhead Development Phase II CUP No. 321, CUP No. 322 and Architecture Review No. 20-03 with new expiration dates of October 14, 2023.

Attachments:

1. Resolution No. PC2022-23
2. Applicant's Letter
3. Project Exhibits – Future Mini-Mart and Gas station.
4. Resolution No. 2020-55 for Conditions of Approval for CUP No. 321, CUP No, 322 and AR 20-03
5. Resolution No. 2020-56 for TPM No. 37940
6. Resolution No. 2022-10 for CUP No. 321 and AR No. 20-03

RESOLUTION NO. PC2022-23

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A SECOND 12-MONTH TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 321, CONDITIONAL USE PERMIT NO. 322 AND ARCHITECTURE REVIEW NO. 20-03 FOR A MINI MARKET WITH ALCOHOL SALES, AND A 12-PUMP FUELING SERVICE STATION ON A 3.1 ACRE VACANT PORTION OF LAND ON AN EXISTING PARTIALLY DEVELOPED SHOPPING CENTER LOCATED AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND FIRST STREET (APN 778-020-007 & 778-010-017). FOUNTAINHEAD DEVELOPMENT, APPLICANT.

WHEREAS On September 6, 2022, Fountainhead Development filed an application for a second one year time extension for Architectural Review No. 20-03, Conditional Use Permit No. 321 and Conditional Use Permit No. 322 for a mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Cesar Chavez Street and First Street (Assessor's Parcel No. 763-141-009 and 763-141-007); and,

WHEREAS on October 14, 2020 the City Council approved Tentative Parcel Map No. 37940, CUP No. 321, CUP No, 322 and Architectural Review No. 20-03 for the development of a 12 pump fueling station and a 2,000 square feet drive-thru coffee shop; and,

WHEREAS on November 3, 2022, the Planning Commission of the City of Coachella approved the first time extension request for Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architectural Review No. 20-03; and

WHEREAS on October 5, 2022, the Planning Commission of the City of Coachella considered the 2nd one year time extension request for Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architectural Review No. 20-03 and considered the application as presented by the applicant, findings, conditions and staff recommendations; and

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

WHEREAS, the proposed project was determined to be 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 of five acres where the parcel complies with General Plan policies and zoning regulations.

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

Section 1. Incorporation of Recitals

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

resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically be 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 of five acres where the parcel complies with General Plan policies and zoning regulations.

Section 3. Findings for Extension of time for CUP 321, CUP 322 and AR 20-03:

With respect to CUP 321, CUP 322 and AR 20-03, the Planning Commission finds as follows for the proposed time extension 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 Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. 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 for this type of development.
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 of the City's Zoning Code. The applicant proposes to amend the approved site plan by eliminating two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed development consists of an amended site plan and architectural elevations that proposes to eliminate two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code. The proposal which will provide City residents and regional residents with an alternative food service and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is

compatible with existing adjacent uses, which include similar land uses and large commercial development sites.

- 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. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.

- 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 isles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 4. 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 a second 1-year time extension request for Conditional Use Permit No. 321, Conditional Use Permit No. 322, Architectural Review 20-03 for the Fountainhead Plaza Phase II project subject to the conditions of approval of Resolution No, 2020-55 and as modified by Resolution No. 2022-10.

PASSED APPROVED and ADOPTED this 5th day of October 2022.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-23, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of October 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Fountainhead Development

September 06, 2022

Gabriel Perez
Development Service Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236
Ph: 760-398-3502
E: GPerez@coachella.org

RE: Resolution No. 2020-55 (CUP #321, #322, AR #20-03); Resolution No. 2020-56 (TPM) Time Extension #2

Dear Gabriel,

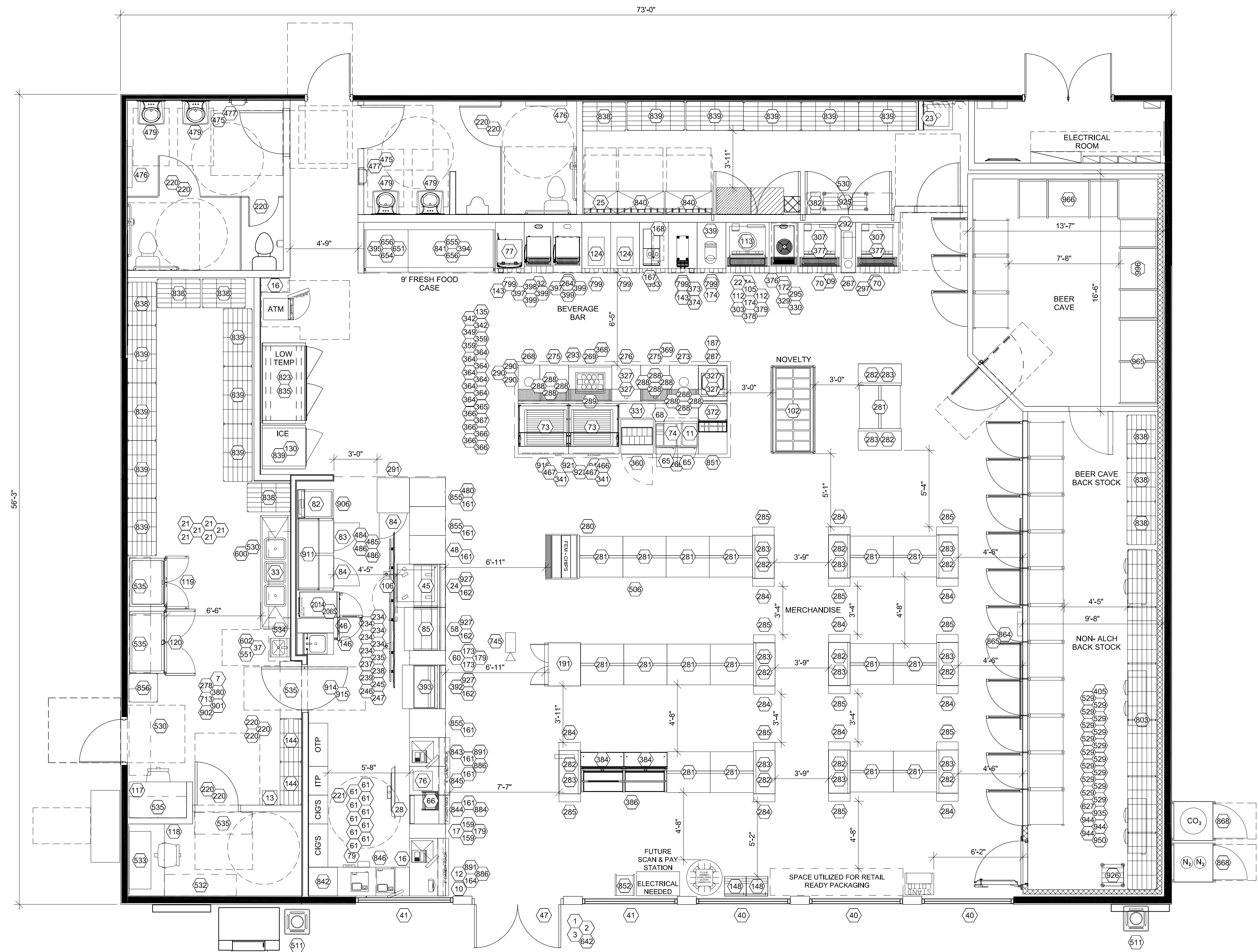
We respectfully request for time extension on the referenced project approved on 10/14/2020. Specifically on the 12-fueling service station and 4,088 sf Mini-Market and Alcohol sales. The project was impacted due to the pandemic event in 2020 affecting tenant's negotiation and specific Mini-Mart tenant withdrawing from the site. We received new tenant interest to replace the original user but will require additional time for new tenant to complete due diligence and to incorporate tenant development requirement.

Please let me know if you have any questions or require additional information on our time extension request.

Sincerely,



Francis C Chu, NCARB
Fountainhead Development



LAYOUT INFORMATION

ROLLER GRILLS	2 (SELF SERVE)
SANDWICH CASE	9'
ALC. VAULT DOORS	3
NON ALC. VAULT DRS	11
LOW TEMP DOORS	2
ICE MERCH. DOORS	1
NOVELTY CASE	1
BAKERY CASE	1 (LG)
SLURPEE BARRELS	8
GONDOLA UNITS (60"H)	38
END CAPS (60"H)	13
POWER WINGS	(20) - NOT IN TOTAL
LOW WALLS (36"H)	00
HIGH WALLS (72"H)	00
TOTAL	51

TOTAL SQ FT	= 4,100 SF
SALES FLOOR AREA	= 2,382 SF

GAS: YES LIQUOR: NO
 BEER: YES WINE: YES

OCCUPANCY LOAD (>49) = 43
 TRAVEL DISTANCE (<200) = 108'
 COMMON PATH OF TRAVEL (<75) = 48'
 RESTROOMS REQUIRED = 2
 EXITS REQUIRED = 2

OVERHEAD SHELVES = 50 FT
 FLOOR SHELVES = 71 FT

WALL TYPE LEGEND

EXISTING WALL	
EXISTING COLUMN	
NEW WALL	
NEW PARTIAL HEIGHT WALL	
NEW COOLER WALL	

OCCUPANCY CALCULATION

MERCHANDISE	2084 SF	/	60	=	35 PEOPLE
KITCHEN / SALES	298 SF	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	1299 SF	/	300	=	5 PEOPLE
OFFICE	81 SF	/	100	=	1 PERSON
RESTROOM	338 SF	/	N/A	=	0 PEOPLE

7-ELEVEN - 4,088 SF PROTO FLOOR PLAN

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

APPROVED: YES NO
 12/20/19

Rev. #	Date	Description

7-ELEVEN, INC.
 3200 Hackberry Rd, Irving, Texas 75063
7-11 #



Job#: 2019335.75
 Scale: AS NOTED
 Date: 12/23/19
 Drawn By:
 Checked By:

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SHEET:



EXTERIOR ELEVATION - SOUTH

SCALE:
1/4" = 1'-0" 2



EXTERIOR ELEVATION - EAST

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

KEYNOTES

- 1 ROOF LINE
- 2 MECHANICAL UNIT BEYOND
- 3 ELEVATION BEYOND
- 4 20 GA. PREFINISHED METAL PARAPET CAP
- 5 ALUMINUM STOREFRONT SYSTEM
- 8 INTERNALLY ILLUMINATED FASCIA SIGN (UNDER SEPARATE PERMIT)
- 7 6" WHITE VINYL STREET ADDRESS
- 8 7-ELEVEN FILM STRIPING. APPLY PER SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT)
- 9 PREFABRICATED METAL CANOPY
- 10 EMERGENCY EGRESS LIGHT FIXTURE
- 11 WALL PACK FIXTURE
- 12 VENT GRILLE
- 13 EMERGENCY SHUT OFF FOR FUEL DISPS MTD AT 48-INCHES AFF
- 14 ALTERNATE LOCATION FOR EMERGENCY SHUT OFF FOR FUEL
- 15 EXTERIOR OUTLET MTD AT 24-INCHES AFF
- 16 EXTERIOR OUTLET AT 24-INCHES AFF
- 17 CO2 TANK CAGE
- 18 KNOX BOX
- 19 GAS METER
- 20 COMPOSITE SIDING
- 21 SMOOTH STUCCO
- 22 OVERFLOW ROOF DRAIN SPOUT; SET BOTTOM AT 6-INCHES AFS
- 23 EMERGENCY EXIT DOOR
- 24 ELECTRICAL ROOM DOOR

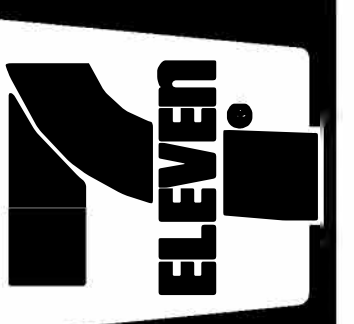
Description

Date

Rev. #

PROTO 02-28-2019

7-ELEVEN, INC.
3200 HACKBERRY RD., IRVING TEXAS 75063
7-ELEVEN #1044881
CESAR CHAVEZ STREET AND 1ST STREET
COACHIELLA, CA 92236
EXTERIOR ELEVATIONS

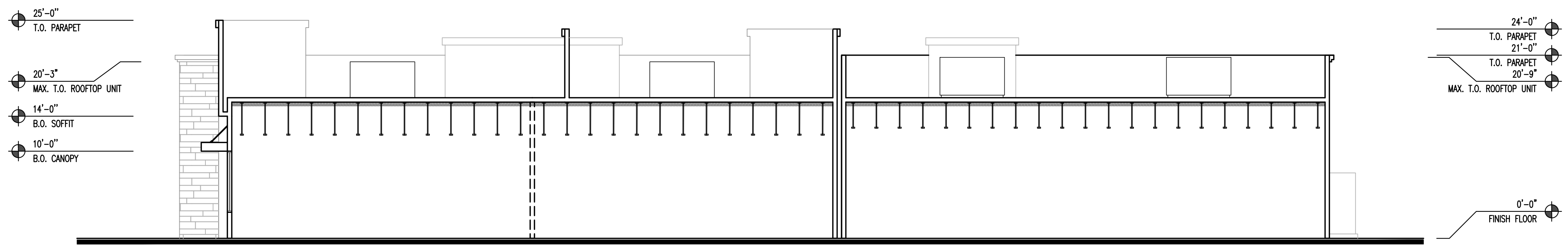


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Los Angeles
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Sacramento
Seattle
Since 1946
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Job#: SE1221
Scale: 1/4" = 1'-0"
Issued: 06/20/2019
Drawn By: SP
Checked By: DF

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SHEET:
A3.0
7043 STUD



25'-0"
T.O. PARAPET

20'-3"
MAX. T.O. ROOFTOP UNIT

14'-0"
B.O. SOFFIT

10'-0"
B.O. CANOPY

24'-0"
T.O. PARAPET

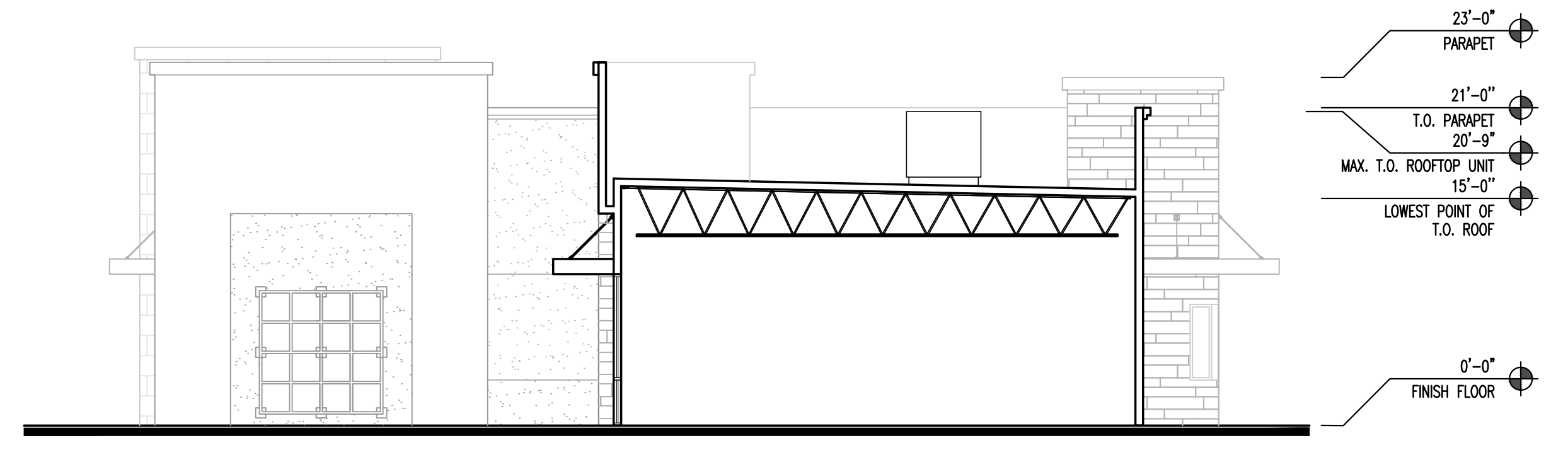
21'-0"
T.O. PARAPET

20'-9"
T.O. PARAPET

MAX. T.O. ROOFTOP UNIT

0'-0"
FINISH FLOOR

SECTION 3



23'-0"
PARAPET

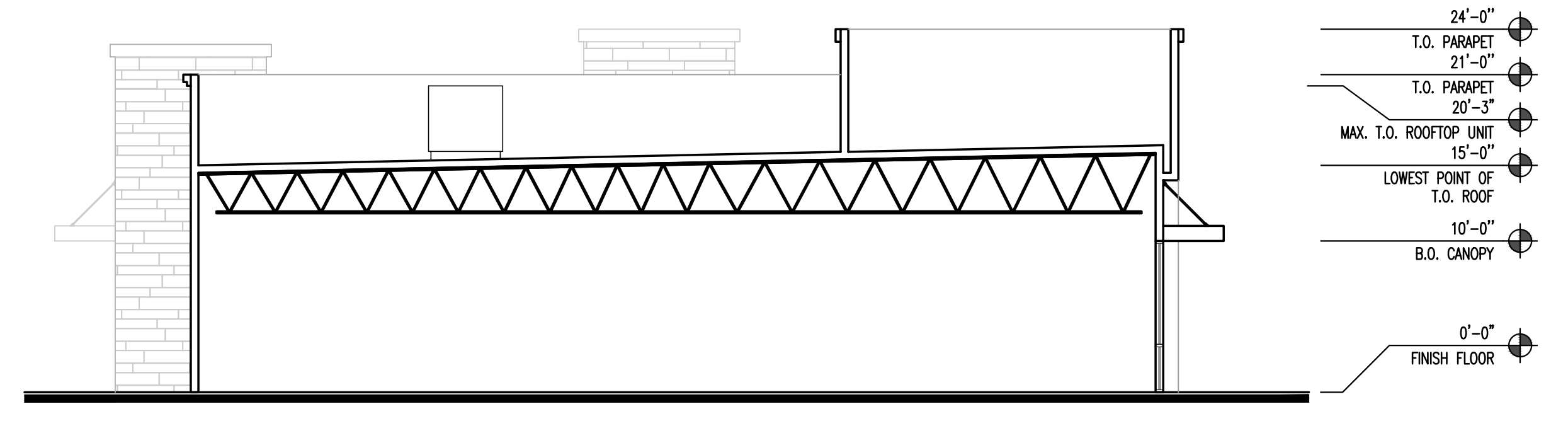
21'-0"
T.O. PARAPET

20'-9"
MAX. T.O. ROOFTOP UNIT

15'-0"
LOWEST POINT OF T.O. ROOF

0'-0"
FINISH FLOOR

SECTION 2



24'-0"
T.O. PARAPET

21'-0"
T.O. PARAPET

20'-3"
T.O. PARAPET

MAX. T.O. ROOFTOP UNIT

15'-0"
LOWEST POINT OF T.O. ROOF

10'-0"
B.O. CANOPY

0'-0"
FINISH FLOOR

SECTION 1

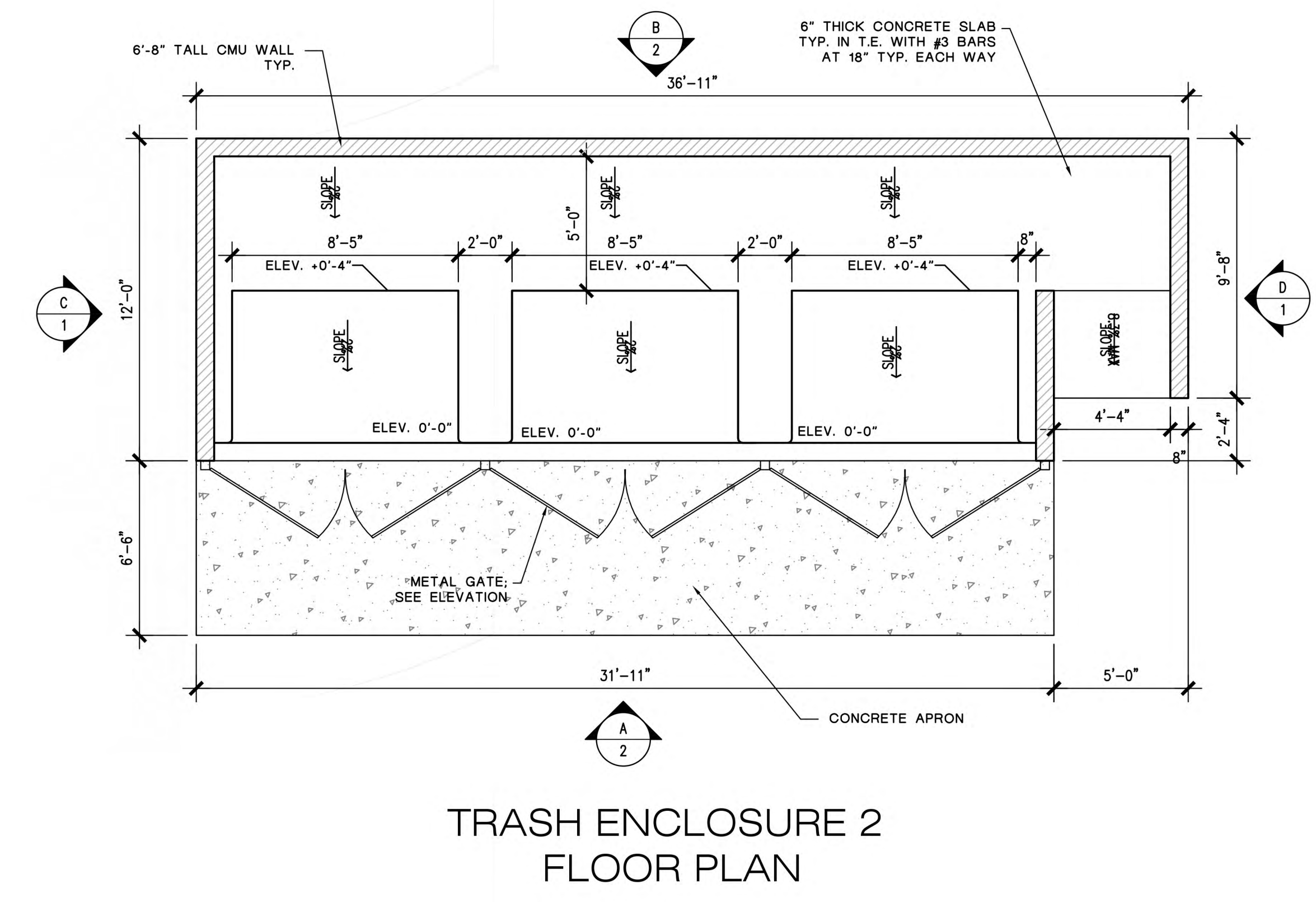
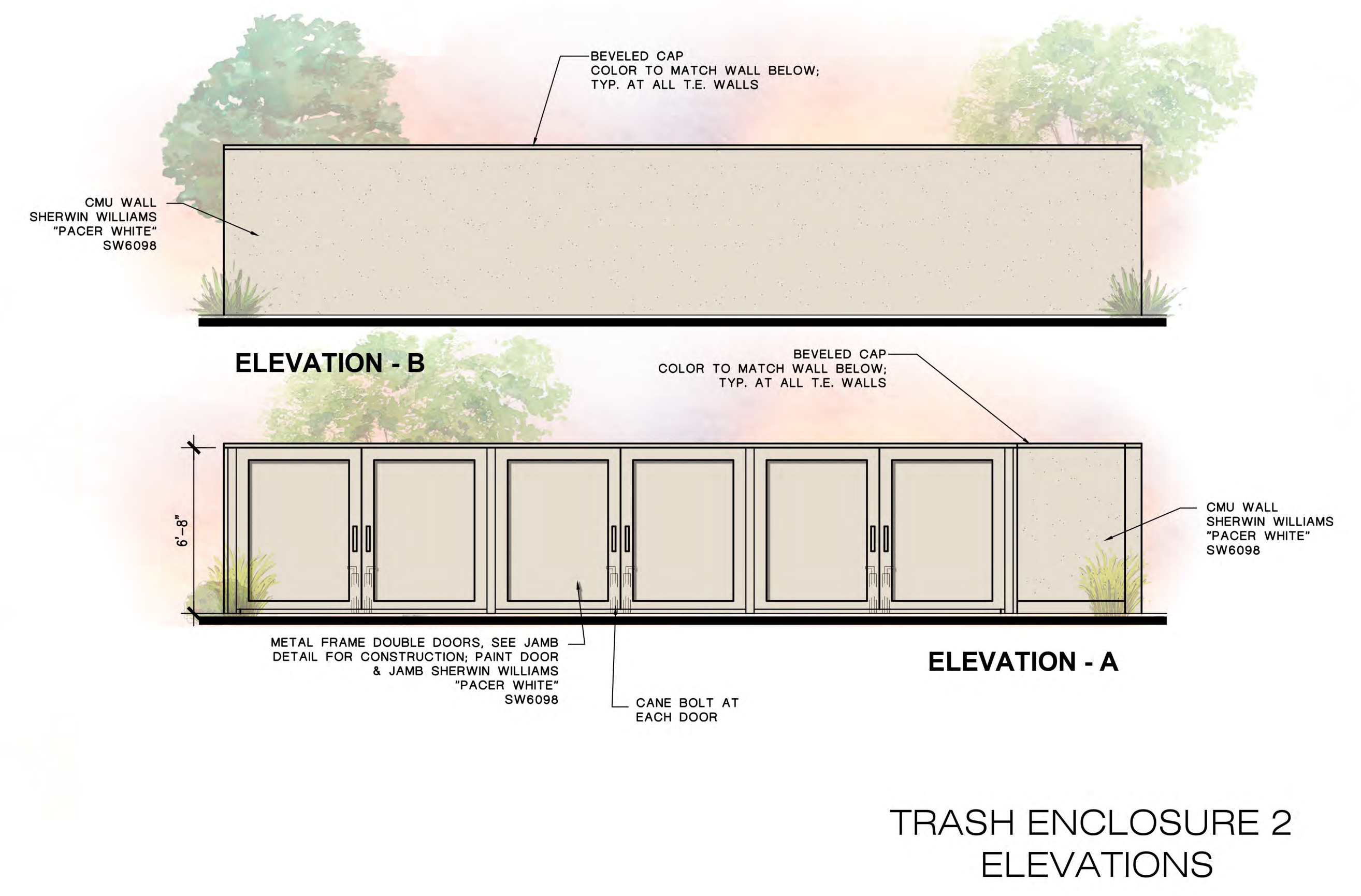
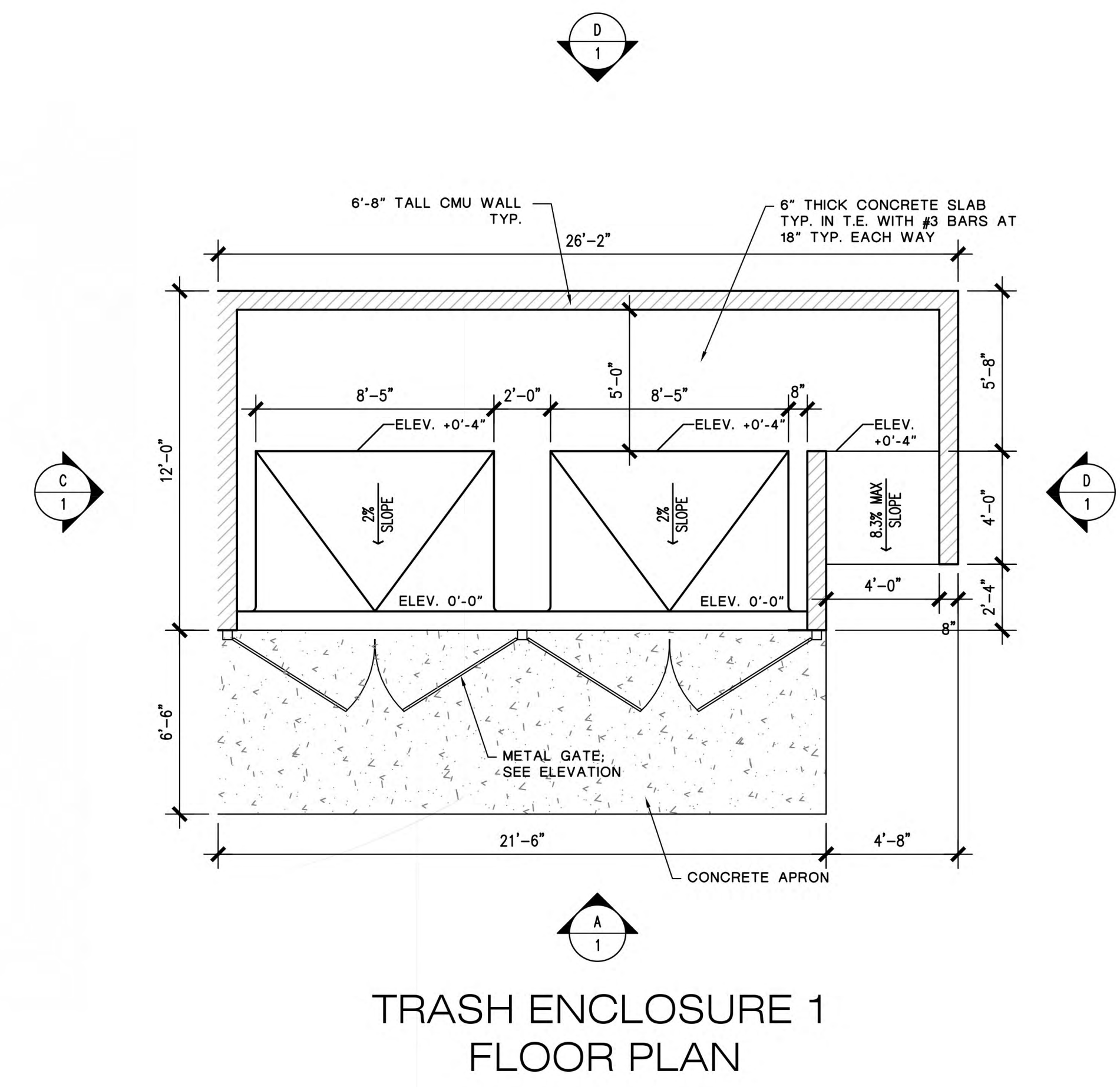
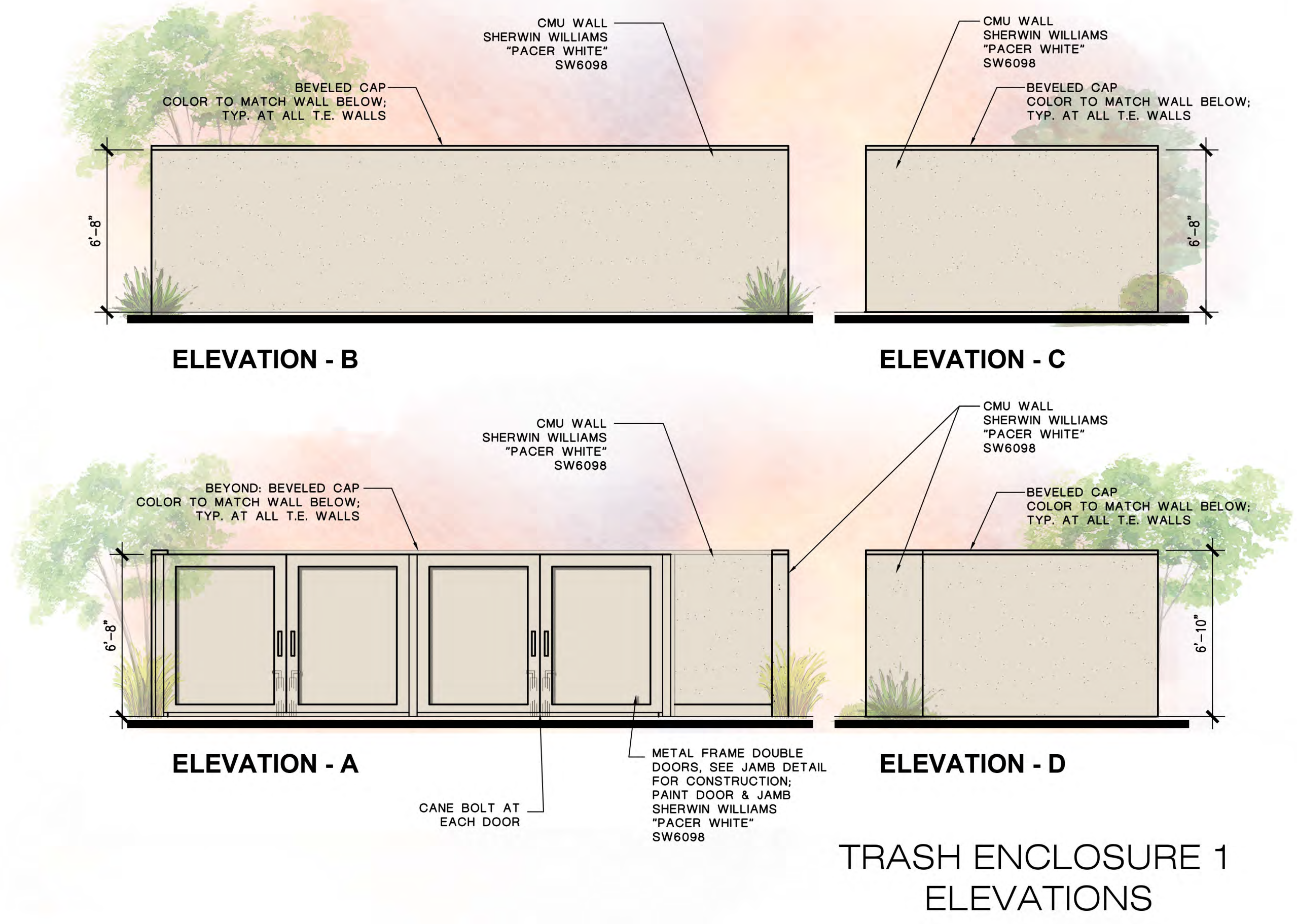
NOTE:
ALL ROOFTOP MOUNTED
EQUIPMENT TO BE SCREENED
FROM VIEW, LOCATIONS OF ALL
EQUIPMENT TO BE CONFIRMED BY
TENANT DURING CD PHASE.

MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

SCHEMATIC SECTIONS

Scale: 1/8" = 1'-0"
May 14, 2020



MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET

COACHELLA, CALIFORNIA

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Cercidium x 'Desert Museum' / Thornless Palo Verde Single Trunk High Branching	24" Box Standard	16
	Chilopsis linearis 'AZT Desert Amethyst' / Desert Willow	24" Box	12
	Prosopis chilensis / Chilean Mesquite	24" Box Standard	23
	Washingtonia filifera / California Fan Palm	15' Brown Trunk Skinned	17

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal	177
	Callirhoe involucrata / Purple Poppymallow	1 gal	58
	Convolvulus cneorum / Bush Morning Glory	5 gal	46
	Leucophyllum candidum 'Thunder Cloud'™ / Thunder Cloud™ Texas Sage	15 gal	234
	Oenothera berlandieri / Mexican Evening Primrose	5 gal	138
	Senna wislizeni / 'Wislizenus' Senna	5 gal	31

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Dasylium longissimum / Toothless Desert Spoon	5 gal	32
	Schizachyrium scoparium / Little Bluestem Grass	1 gal	98

SUCCULENTS	BOTANICAL / COMMON NAME	CONT	QTY
	Agave americana / Century Plant	15 gal	15
	Agave x 'Blue Glow' / Blue Glow Agave	15 gal	46

Mulchs and Rock SCHEDULE

SYMBOL	DESCRIPTION	QTY
	A-101 Gold Strike 2-4" Rubble Decorative Stone Solutions 800.699.1878	31.01 cy
	A-102 Gold Strike 3/4" Screened @ 2" depth. Decorative Stone Solutions 800.699.1878	37.81 cy
SYMBOL	DESCRIPTION	QTY
	A-103 3/8" Minus Desert Gold Decomposed Granite Stabilized Decorative Stone Solutions 800.699.1878	31.165 sf



Dasylium longissimum



Schizachyrium scoparium



Convolvulus cneorum



Prosopis chilensis



Cercidium x 'Desert Museum'



Chilopsis linearis 'AZT Desert Amethyst'



Leucophyllum candidum 'Thunder Cloud'



Oenothera berlandieri



Washingtonia filifera



Senna wislizeni



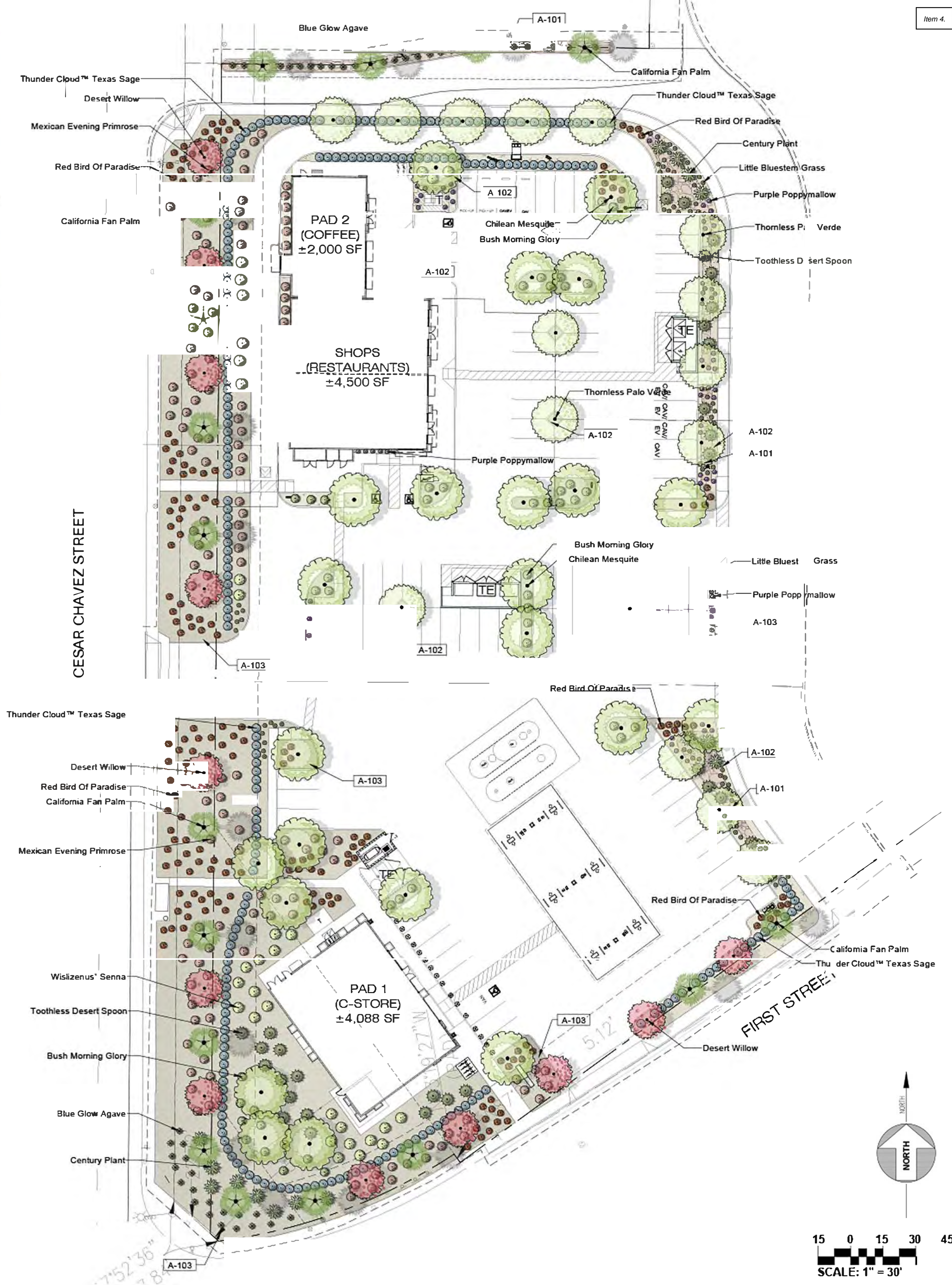
Agave x 'Blue Glow'



Caesalpinia pulcherrima



Agave americana



TENTATIVE PARCEL MAP No. 37940

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT "4" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2008-5, AS EVIDENCED BY DOCUMENT RECORDED JULY 8, 2009 AS INSTRUMENT NO. 2009-0351936, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 4 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING ON THE CENTERLINE OF 50TH AVENUE (60.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 80 PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 87°24'25" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID 50TH AVENUE, A DISTANCE OF 5.85 FEET TO THE CENTERLINE INTERSECTION OF SAID 50TH AVENUE AND HARRISON STREET (VARYING IN WIDTH) AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE CENTERLINE OF SAID HARRISON STREET SOUTH 00°32'46" WEST 353.20 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°27'14" EAST 49.89 FEET TO A POINT ON THE WEST LINE OF PARCEL "C" OF LOT LINE ADJUSTMENT RECORDED DECEMBER 3, 2002 AS INSTRUMENT NO. 2002-716366, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY LINES OF SAID PARCEL "C" SOUTH 03°24'46" WEST 13.54 FEET; THENCE NORTH 87°24'58" EAST 5.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HARRISON STREET, SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 03°24'46" WEST 365.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 03°24'46" WEST 527.69 FEET; THENCE SOUTH 47°52'36" EAST 27.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 258.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 71°54'03" WEST; SAID CURVE BEING ON THE SOUTHEASTERLY LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141° 00' 00" TO SAID CURVE NORTHEASTERLY 117.36 FEET THROUGH A CENTRAL ANGLE OF 26°03'47"; THENCE SOUTH 36°02'29" EAST 4.79 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF 1ST STREET (75.00 FEET WIDE), AS SHOWN ON SAID RECORD OF SURVEY; SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 37.50 FEET NORTHEASTERLY FROM THE CENTERLINE OF SAID 1ST STREET; THENCE NORTH 87°24'25" EAST 422.42 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 172.83 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 53°58'38" EAST; SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL "B" OF SAID LOT LINE ADJUSTMENT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY LINE OF PARCEL "B" NORTHERLY 109.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°16'23"; THENCE NORTH 07°50'00" EAST 543.68 FEET ALONG THE EASTERLY LINES OF SAID PARCEL "B" AND SAID PARCEL "C" TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE CONTINUING ALONG THE EASTERLY LINES OF SAID PARCEL "C" NORTH 87°55'58" EAST 296.17 FEET; THENCE NORTH 53°57'30" EAST 47.88 FEET; THENCE NORTH 36°02'00" WEST 176.15 FEET TO THE NORTH LINE OF SAID PARCEL "C"; THENCE ALONG SAID NORTH LINE SOUTH 87°24'25" WEST 100.43 FEET; THENCE LEAVING SAID NORTH LINE NORTH 36°02'29" WEST 146.40 FEET TO THE SOUTH LINE OF THAT CERTAIN DEED TO THE CITY OF COACHELLA RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-577231, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINES OF SAID DEED, SOUTH 87°24'14" WEST 35.85 FEET; THENCE SOUTH 22°17'00" WEST 58.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY 103.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°27'06"; THENCE NON-TANGENT TO SAID CURVE SOUTH 87°24'14" WEST 40.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 01°11'00" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 01' 52"; THENCE LEAVING SAID SOUTHERLY LINES, NON-TANGENT TO SAID CURVE, SOUTH 15°04'18" WEST 104.43 FEET; THENCE SOUTH 103°14' WEST 106.84 FEET; THENCE SOUTH 26°19'13" WEST 90.37 FEET; THENCE SOUTH 03°24'46" WEST 264.95 FEET; THENCE NORTH 89°27'14" WEST 87.06 FEET; THENCE SOUTH 80°20'32" WEST 50.80 FEET; THENCE NORTH 89°27'14" WEST 78.19 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF A LINE PARALLEL WITH AND DISTANT 72.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET, SHOWN AS LOT "A" ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SURVEYOR'S NOTES

1. THE BEARING OF NORTH 87°24'25" WEST ALONG THE CENTERLINE OF AVENUE 50, AS SHOWN ON A MAP FILED IN BOOK 136, PAGE 11, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

2. BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK PID: "DIX0666"
ELEVATION: -69.6 [FEET] (DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988)

DESCRIBED AS: NGS BENCHMARK DISK STAMPED "R 270 RESET 1958". THE MARK IS LOCATED IN THE TOP OF THE CURBING ALONG THE NORTHEAST SIDE OF CANTALOUPE AVENUE (STATE HIGHWAY 111). IT IS 39.5 FEET SOUTHEAST OF THE PROLONGATION OF THE CENTERLINE OF SIXTH STREET, 28.8 FEET SOUTHEAST OF THE SOUTHEAST END OF THE NORTHWEST DRIVEWAY TO THE BILL PARKER TEXACO SERVICE STATION AT 900 CANTALOUPE AVENUE, 18.9 FEET NORTHWEST OF THE NORTHWEST END OF THE SOUTHEAST DRIVEWAY TO THE ABOVE SERVICE STATION, AND AT RIGHT ANGLES TO THE DOOR OF THE SAME SERVICE STATION.

EASEMENTS:

EASEMENTS SHOWN HEREON ON THE MAP ARE REFERENCED TO A COMMITMENT FOR TITLE INSURANCE ORDER NO. NGS-990186-541, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 30, 2019.

1. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STATUTES AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PALM AVENUE AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JULY 25, 2001 INSTRUMENT NO. 2001-307892 OF OFFICIAL RECORDS.

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED JANUARY 15, 2010 AS INSTRUMENT NO. 2010-0018778 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY; TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 18, 2010 AS INSTRUMENT NO. 2010-0227692 OF OFFICIAL RECORDS.

3. SAID DOCUMENT CONTAINS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING, UTILITIES, STORM DRAIN RUNOFF, AND SIGNAGE AND IS BLANKET

IN FAVOR OF: THE CITY OF COACHELLA, A MUNICIPAL CORPORATION AS DESCRIBED THEREIN

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN MAY 2020.

PETER E. WEILBACHER, PLS 8403
EXPIRES 06-30-22

05/15/20
DATE

PETER E. WEILBACHER, PLS 8403
Exp. 06/30/22
NO. 8403
STATE OF CALIFORNIA

APPLICANT:

BICKLE GROUP ARCHITECTURE
3600 SW BIRCH STREET SUITE 120
NEWPORT BEACH, CA 92660
CONTACT: JESSICA STEINER

LAND OWNER:

FOUNTAINHEAD DEVELOPMENT
1401 QUAIL STREET SUITE 100
NEWPORT BEACH, CA 92660
PH: (949) 752-2515
CONTACT: FRANCIS CHU

LAND SURVEYOR:

PBLA SURVEYING, INC.
981 CORPORATE CENTER DR. STE. 150
POMONA, CA 91766
PH: (661) 233-5549
FAX: (714) 398-9191
CONTACT: PETER WEILBACHER, PLS

ENGINEER

KIMLEY-HORN
765 THE CITY DRIVE, STE. 200
ORANGE, CA 92668
PH: (714) 786-6338
CONTACT: HANNAH SMITH, PE

APN:

78-020-007-3 AND 778-010-017

ZONING:

EXISTING ZONING = CG (GENERAL COMMERCIAL)
PROPOSED ZONING = CG (GENERAL COMMERCIAL)

AREA:

EXISTING AREA GROSS = 359,573 S.F./8,255 ACRES
PROPOSED AREA GROSS = 359,573 S.F./8,255 ACRES

PARCEL 1 AREA GROSS/NET = 39,041 S.F./0.896 ACRES
PARCEL 2 AREA GROSS/NET = 39,149 S.F./0.899 ACRES
PARCEL 3 AREA GROSS/NET = 55,467 S.F./1.273 ACRES
PARCEL 4 AREA GROSS/NET = 52,664 S.F./1.209 ACRES
PARCEL 5 AREA GROSS/NET = 79,102 S.F./1.816 ACRES
PARCEL 6 AREA GROSS/NET = 32,403 S.F./0.744 ACRES
PARCEL 7 AREA GROSS/NET = 61,747 S.F./1.418 ACRES

FLOOD ZONE:

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06065C2270M, BEARING AN EFFECTIVE DATE OF MARCH 06, 2018.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY PROVIDERS

WATER, SEWER, STORM DRAIN & TRAFFIC SIGNAL
THE CITY OF COACHELLA
5390 ENTERPRISE WAY
COACHELLA, CA 92236
PH: (760) 398-5744

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVE.
REDLANDS, CA 92374
PH: (909) 335-7955

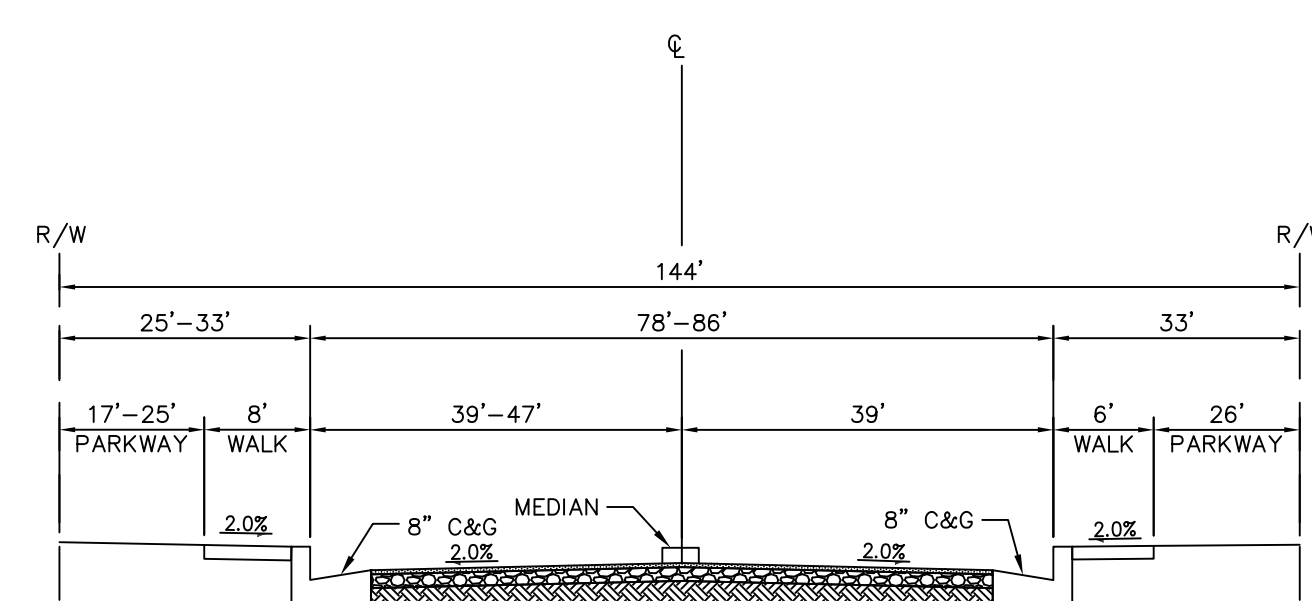
ELECTRIC
IMPERIAL IRRIGATION DISTRICT
LA QUINTA DIVISION
81-600 AVENUE 58
LA QUINTA, CA 92253
PH: (760) 398-5823

TELEPHONE, CABLE, TELEVISION & COMMUNICATIONS
SPECTRUM/CHARTER COMMUNICATIONS
83473 AVENUE 45
INDO, CA 92201
PH: (760) 674-5455

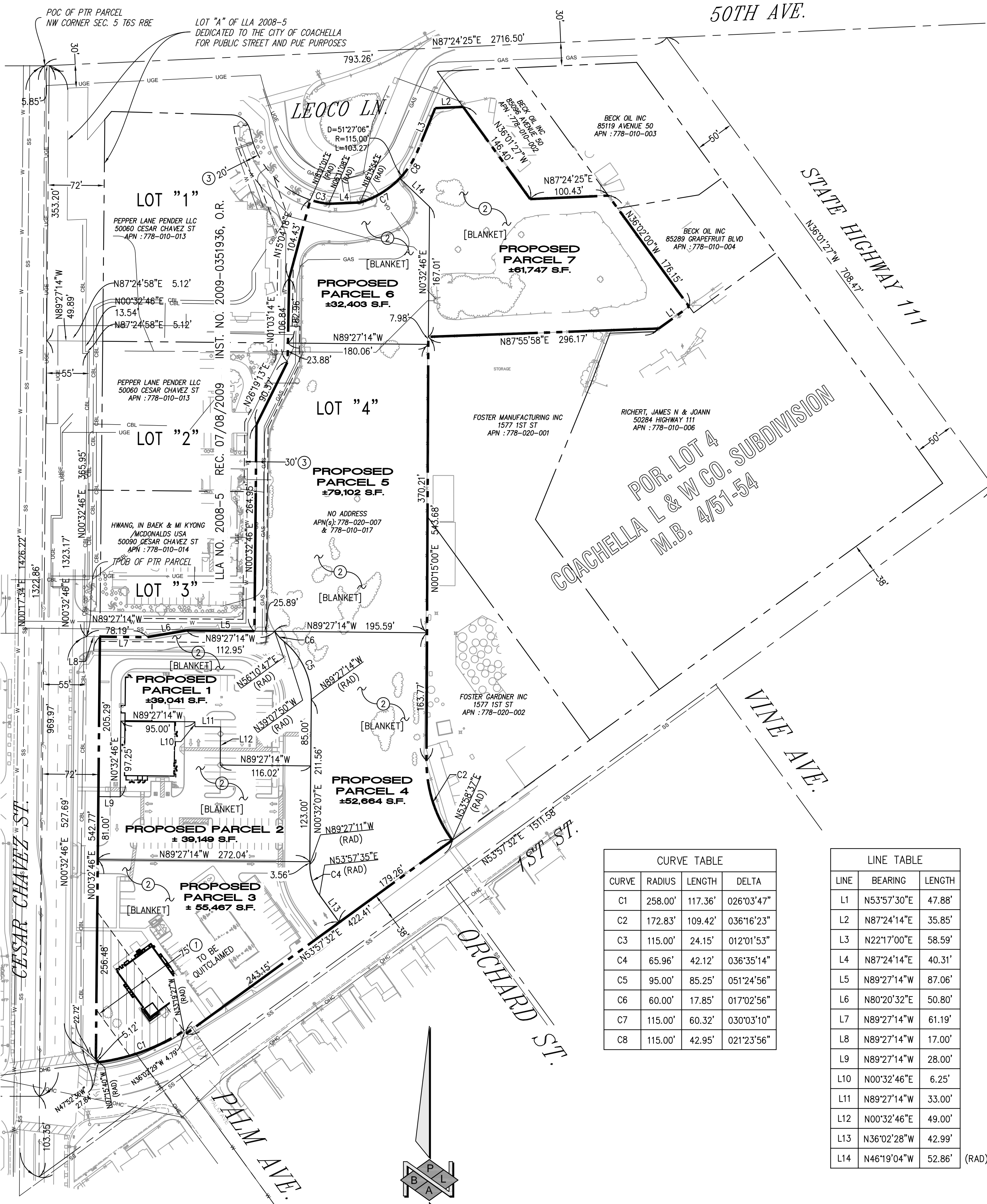
FRONTIER COMMUNICATIONS
PH: (877) 462-6640

LEGEND:

---	EX CENTERLINE	EX	EXISTING
---	EX P/L	PL	PROPERTY LINE
---	BOUNDARY	(R)	RADIAL
---	PROPOSED P/L	R/W	RIGHT OF WAY
---	EX EASEMENT LINE	⊗	VALVE
---	EX FENCE	⊙	STREET LIGHT
---	EX WALL	⊕	MANHOLE
---	EXISTING P.U.E. EASEMENT TO BE QUITCLAIMED	⊖	FIRE HYDRANT
---		⊗	YARD LIGHT
---		⊕	BOLLARD LIGHT



TYPICAL SECTION
CESAR CHAVEZ STREET

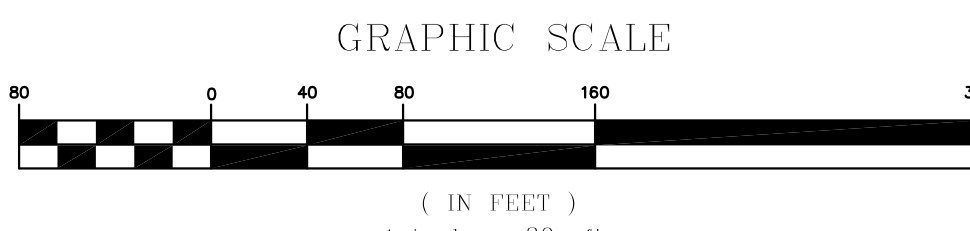


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	258.00'	117.36'	026°03'47"
C2	172.83'	109.42'	036°16'23"
C3	115.00'	24.15'	012°01'53"
C4	65.96'	42.12'	036°35'14"
C5	95.00'	85.25'	051°24'56"
C6	60.00'	17.85'	017°02'56"
C7	115.00'	60.32'	030°03'10"
C8	115.00'	42.95'	021°23'56"

LINE TABLE

LINE	BEARING	LENGTH
L1	N53°57'30"E	47.88'
L2	N87°24'14"E	35.85'
L3	N22°17'00"E	58.59'
L4	N87°24'14"E	40.31'
L5	N89°27'14"W	87.06'
L6	N80°20'32"E	50.80'
L7	N89°27'14"W	61.19'
L8	N89°27'14"W	17.00'
L9	N89°27'14"W	28.00'
L10	N00°32'46"E	6.25'
L11	N89°27'14"W	33.00'
L12	N00°32'46"E	49.00'
L13	N36°02'28"W	42.99'
L14	N46°19'04"W	52.86'



PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
PBLA SURVEYING, INC. Planning • Engineering • Surveying 981 CORPORATE CENTER DR., STE. 150 POMONA, CALIF. 91786 (888) 714-9642 • (714)398-9191 FAX	04/29/2020	DH	1ST SUBMITTAL	PW	5001-230
	05/05/2020	DH	2ND SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	05/07/2020	DH	3RD SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	05/15/2020	DH	4TH SUBMITTAL - STREET NAME REVISION	PW	

RESOLUTION NO. 2020-55

A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING CONDITIONAL USE PERMIT NO. 321, CONDITIONAL USE PERMIT NO. 322, AND ARCHITECTURAL REVIEW 20-03 TO ALLOW THE CONSTRUCTION OF A MULTI-TENANT RESTAURANT/RETAIL BUILDING INCLUDING A 2,000 SQ. FT. DRIVE-THRU COFFEE SHOP AND 4,500 SQ. FT. RESTAURANT/OFFICE SPACE, AND A 12-FUELING POSITION CANOPY FOR SERVICE STATION AND A 4,088 SQ. FT. MINI-MARKET WITH ALCOHOL SALES AND 24 HOUR OPERATION ON 3.1 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) FOUNTAINHEAD DEVELOPMENT (APPLICANT)

WHEREAS, Fountainhead Development (applicant) has filed Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03 to allow for the construction of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land located at the NEC of Cesar Chavez Street and First Street; and,

WHEREAS, on January 15, 2020 the Planning Commission had a policy discussion on the proposed project and on February 5, 2020 the Planning Commission had a second policy discussion and directed Staff to work with the applicant on the proposed uses and considered the original entitlement under CUP No. 233 and AR No. 07-20 which included auto related uses such as the proposed service station and the proposed drive thru use; and,

WHEREAS, on July 5, 2020 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; and,

WHEREAS, a public hearing was held to consider CUP No. 321, CUP No. 322, and AR No. 20-03, as well as TPM No. 37940 (as part of the development under separate resolution No. PC2020-07) at a regular Planning Commission meeting, on July 15, 2020 in the Coachella Permit Center located at 53-990 Enterprise Way, Coachella, California; and,

WHEREAS, the proposed project is in conformity with the City's General Plan and appropriate for the affected subject site, and not likely to be detrimental to the adjacent properties or residents; and,

WHEREAS 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,

WHEREAS, the proposed project could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved, that the City Council of the City of Coachella, California does hereby approve Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03, subject to the findings and conditions of approval listed below.

FINDINGS FOR CUP 321, CUP 322, AND AR 20-03:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission did find that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the newly adopted City of Coachella General Plan 2035.
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 of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed development consists of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land which will provide City residents and regional residents with an alternative dining choice and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses which include similar land uses and large commercial development sites.
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. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.

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 isles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

CONDITIONS OF APPROVAL FOR CUP 321, CUP 322 AND AR 20-03:

1. Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03 are approved for 12 months from the effective date of approval unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the proposed project which includes all three application mentioned above.
2. Tentative Parcel Map No. 37940 is approved for 24 months from the final date of City Council approval unless a one year time extension is requested by the applicant and approved by the Planning Commission. Exhibit 1 is approved herein by reference. A reciprocal access easement shall be reserved over all common-area driveways and parking lots for the benefits of all lots within Tentative Parcel Map No. 37940. All required drainage easements for benefitted properties using Parcel 7 of Tentative Parcel Map No. 37940 as the servient Parcel, shall be recorded as part of the Final Map.
3. Should the California Department of Alcoholic Beverage Control not issue the Type 20 license within one year, a request for an extension of time may be filed with the Development Services Department. Applications for an extension of time shall be filed prior to the expiration date and pay applicable fees.
4. An open patio trellis shall be provided in front of Pad No. 2 (Coffee Shop) to encourage pedestrian and outdoor activities as encouraged in the Downtown Center Land Use standards. The design shall be an approved design by the Development Services Director or his/her designee.
5. An open patio trellis/Plaza shall be provided at the intersection of First Street and Cesar Chavez Street to encourage pedestrian activities as encouraged in the Downtown Center Land Use standards. The design shall be an approved design by the Development Services Director or his/her designee. The applicant may propose a piece of art as

required with the City's Art in Public Places Ordinance. The City's "bronze eagle" or comparable statuary may be incorporated into the Plaza design, subject to an arts procurement agreement.

6. The applicant shall be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.

Final Map

7. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
8. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
9. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
10. Proof of any and all easement abandonment shall be provided to the satisfaction of the City Engineer.
11. The construction shall be in conformance with the plans submitted and conditions imposed herein for Conditional Use Permits and Architectural Review. This shall include the materials and colors as shown on the approved plans and the material sample board submitted as part of this application.
12. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 20-03, including architectural features, materials, and site layout.

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 California Building Codes and related ordinances, 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. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
15. Five (5) sets of copies of check prints. The applicant shall pay all necessary plan check, permit, and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
16. The applicant shall pay plan check fees at 750.00 per sheet of improvement plans and \$350 for PM 10 plan.

Engineering Grading and Drainage

17. 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.
18. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
19. Plans shall show reciprocal easements access between proposed parcels.
20. 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 locations after the retention basins have been rough graded. 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.

21. 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.
22. Applicant shall comply with the regional 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.
23. 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.
24. 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.
25. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
26. Applicant shall obtain approval of site access and circulation from Fire Marshall.
27. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

28. 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.

Rough Grading

29. Prepare and submit rough grading and erosion control plans for the project.
30. The project's soils engineer shall certify to the adequacy of the grading plan.
31. 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

32. 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.
33. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
34. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.

Street Improvements

35. Condition deleted.
36. 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 %.
37. 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.

38. Public improvements along the project's frontage shall include repair and construction of pavement, curb, gutter, and sidewalk necessary for compliance with current standards and ADA requirements.

Sewer and Water Improvements

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

Prior to Issuance of Building Permits

41. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
42. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, on-site lighting, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
43. 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.
44. 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

45. Temporary Certificates of occupancy may be issued to allow businesses to open, prior to, 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.

Riverside County Fire Department:
GENERAL CONDITIONS

46. For any buildings with public access, provide or show a water system capable of delivering a fire flow 1500 gallons per minute for 2 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1.
47. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
48. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
49. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
50. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
51. Blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org).
52. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

53. An approved Fire Department access key lock box shall be installed next to the approved Fire Department access door to the building. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring. Required order forms and installation standards may be obtained at the Fire Department.
54. Any turn-around requires a minimum 38-foot turning radius. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
55. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
56. The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
57. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

Imperial Irrigation District:

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

Utilities:

60. The applicant shall ensure that a Source Control “Short Form” has been completed by the applicant, turned into Source Control, reviewed and all modifications have been completed prior to issuance of a Certificate of Occupancy.
61. The applicant shall ensure that adequate fire protection is included and the public water supply is protected with a “Double Check Detector Assembly” (DCDA) or greater on all fire water lines to commercial/industrial facilities.
62. The applicant shall ensure that a “Reduced Pressure Principle Back-Flow Prevention Assembly” (RP) is correctly installed within 12” of all water meters servicing landscape, commercial and/or industrial facilities.
63. The applicant shall ensure that all landscape is on a separate water meter with a “Reduced Pressure Principle Back-Flow Prevention Assembly” (RP) ensuring the establishment is

not assessed sewer fees for water used on landscape.

64. The applicant shall submit all mechanical and plumbing plans to Source Control for review to determine if an oil/grease interceptor is required, proper sizing is established and sample box is included, if constructed.
65. All facilities and landscape plumbing which have water or wastewater (sewer) services are required to obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy. This includes but is not limited to new construction and/or tenant improvements.
66. If a fire suppression system is to be installed, it must be conducted to a dedicated fire suppression system not the domestic drinking water system. Separation by an RP is acceptable prior to obtaining the C of O.

Coachella Valley Water District:

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

Coachella Valley Unified School District:

68. The applicant shall pay all applicable mitigation fees as required by the Coachella Valley Unified School District prior to issuance of a building permit. The fee has been established at \$0.54 square foot for all commercial/industrial construction; however, it is subject to change without prior notice.

Riverside County Environmental Health Department:

69. Applicant must comply with the Riverside County of Environmental Health Department.
70. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
71. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
72. The applicant shall pay all required water connection fees.
73. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial development prior to issuance of building permits.
74. The project is subject to payment of all commercial development impact fees whether or

not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Landscaping and Fencing:

75. 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.
76. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and

Development Services Department.

77. 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.
78. The landscape plans shall provide for minimum 5-gallon groundcover plants, 5-gallon shrubs, for all plantings shown on the approved site plan. All new plantings and all existing plants and trees shall be irrigated with an automatic and durable drip irrigation system.
79. Any new landscaped areas that have been disturbed shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
80. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size. The developer shall incorporate Washingtonia filifera palm trees along the frontage of Cesar Chavez Street to match the existing Walgreens/Taco Bell/McDonalds center.
81. A minimum of 10 California or Mexican Fan Palms with a minimum 10 to 15 foot brown trunk height shall be planted at the intersection of First Street and Cesar Chavez Street.
82. Full diamond planters shall be provided at every four (4) parking stalls where parking stalls are facing each other, half diamonds also at every four (4) parking stalls where parking stalls are not facing each other such as in front of buildings and any perimeter landscaping.
83. 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

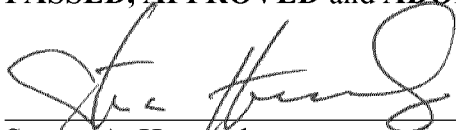
submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:

- 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.
84. Where any parking area or driveway abuts a street, there shall be a minimum setback of ten (10) feet from the public right-of-way that shall be fully landscaped and irrigated.
85. The applicant shall submit a lighting plan for all exterior parking, landscape and driveway areas during plan check.

Project Design:

86. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 20-03 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
87. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
88. 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.
89. 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.

PASSED, APPROVED and ADOPTED this 14th day of October 2020.




Steven A. Hernandez
Mayor

ATTEST:



Angela M. Zepeda
City Clerk

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. 2020-55 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14th day of October 2020 by the following vote of Council:

AYES: Councilmember Gonzalez, Mayor Pro Tem Martinez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: Councilmember Bautista and Councilmember Beaman Jacinto.



Andra J. Carranza, MMC
Deputy City Clerk

RESOLUTION NO. 2020-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 37940 TO SUBDIVIDE 8.25 ACRES OF VACANT LAND (APN 778-020-007 & 778-010-017) INTO SEVEN PARCELS FOR FINANCING AND DEVELOPMENT PHASING PURPOSES ON COMMERCIAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. COACHELLA RETAIL REALTY ASSOCIATES, LP, APPLICANT.

WHEREAS, Coachella Retail Realty Associates, LP filed an application for Tentative Parcel Map No. 37940 and entitlements for a new service station, multi-tenant retail building, and drive-thru coffee shop which included a proposed subdivision of approximately 8.25 acres of vacant land into seven (7) parcels, located on the northeast corner of First Street and Cesar Chavez Street, more particularly described in Exhibit “A” attached hereto and made a part hereof; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64600, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on July 15, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does recommend the approval to the City Council of Tentative Parcel Map No. 37940, subject to the recommended findings and conditions of approval contained in the staff report and contained herein; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California, California does HEREBY APPROVE Tentative Parcel Map No. 37940 with the findings and conditions listed below.

Findings for Tentative Parcel Map 37940

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of Downtown Center according to the General Plan 2035 Land Use Element which allows for the proposed commercial uses. The subdivision is consistent with the development standards permitted by the Downtown Center, with the exception of the auto related uses for which the Planning Commission found to be approved uses under the original entitlement of the subject site (CUP No. 233 and AR No. 07-20). Tentative Parcel Map 37940 is in compliance with the standards of the Zoning Ordinance with respect to the G-C (General Commercial) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This subdivision will accommodate for a variety of commercial uses

and is consistent with the City's vision for this area to be developed with commercial uses to serve the adjacent urban residential uses by providing close proximity to commercial amenities.

2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for a phased commercial development. The seven (7) proposed lots will have adequate dimensions, and ingress and egress to accommodate future development by access drives and internal circulation for ingress and egress and reciprocal access on the existing driveways.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is more than one mile away from the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of commercial uses intended and identified in the General Plan and the zoning code. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create seven (4) additional lots for future commercial development with adequate street access, and utility connections to all lots.
6. The City of Coachella has determined that the proposed project qualifies for a CEQA exemption under Section 15332. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site where no more than five acres are to be developed and substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. Therefore, the City has acknowledged that the project is exempt from CEQA. As such, there are not additional mitigation measures required and no additional environmental reviews for the subdivision to be approved.

Conditions of Approval for TPM No. 37940:

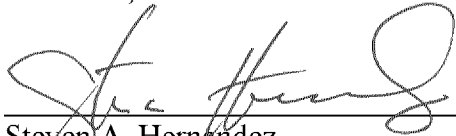
1. Tentative Parcel Map No. 37940 is approved for the Fountainhead Development Project

for a two-year period from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the conditional use permit. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permits and architectural Review.

Final Map

- 2. The Final Map shall be submitted to the City Engineering Department for plan check and final approval prior to recordation.
- 3. The final map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
- 4. All public streets shall be dedicated to City of Coachella.
- 5. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
- 6. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
- 7. Proof of any and all easement abandonment shall be provided to the satisfaction of the City Engineer.

PASSED, APPROVED and ADOPTED this 14th day of October 2020.



 Steven A. Hernandez
 Mayor

ATTEST:



 Angela M. Zepeda
 City Clerk

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. 2020-56 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14th day of October 2020 by the following vote of Council:

AYES: Councilmember Gonzalez, Mayor Pro Tem Martinez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: Councilmember Bautista and Councilmember Beaman Jacinto.



Andrea J. Carranza, MMC
Deputy City Clerk

RESOLUTION NO. 2022-10

A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING AMENDMENTS TO ARCHITECTURAL REVIEW 20-03 AND CONDITIONAL USE PERMIT 321 TO ALLOW THE CONSTRUCTION OF A 2,028 SQ. FT. DRIVE-THRU COFFEE SHOP AND A 4,088 SQ. FT. MINI-MARKET WITH ALCOHOL SALES AND 24 HOUR OPERATION ON 3.1 ACRES OF A 5.9 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) COACHELLA RETAIL REALTY ASSOCIATES, LP (APPLICANT).

WHEREAS, Coachella Retail Realty Associates, LP filed an application for Conditional Use Permit (CUP 346), CUP 347, Architectural Review (AR) 21-12 and amendments to CUP 321, AR 20-03, and Tentative Parcel Map (TPM) 37940 to allow the construction of a 2,028 sq. ft. drive-thru coffee shop, 2,600 sq. ft. drive-thru restaurant, and a 20,422 sq. ft. supermarket located at the northeast corner of First Street and Cesar Chavez Street (APN 778-020-007 and 778-010-017); and

WHEREAS, on October 14, 2020, the City Council of the City of Coachella held a duly noticed and published Public Hearing and considered the Architectural Review 20-03 and Conditional Use Permit 321 as presented by the applicant, adopting Resolution 2020-55 with the findings, conditions, and staff recommendations; and

WHEREAS on December 15, 2021 and January 5, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

WHEREAS on January 26, 2022, the City Council of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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 City Council determine the project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

WHEREAS, the proposed change could not adversely affect the general health, safety and welfare of the community.

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

Section 1. Incorporation of Recitals

The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council 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 City Council and the facts outlined below, the City Council hereby finds and determines that the proposed project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

Section 3. Conditional Use Permit and Architectural Review Findings

With respect to the modifications to Conditional Use Permit 321 and Architectural Review 21-03, the City Council finds as follows for the proposed for the 2,028 sq. ft. drive-thru coffee shop:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. 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 for this type of development.

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 of the City's Zoning Code. The applicant proposes to amend the approved site plan by eliminating two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code.

3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed development consists of an amended site plan and architectural elevations that proposes to eliminate two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code. The proposal which will provide City residents and regional residents with an alternative food service and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.

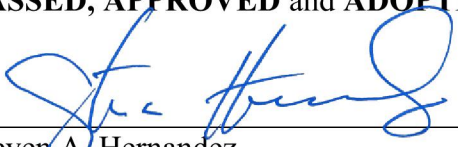
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.

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 isles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 4. City Council Approval

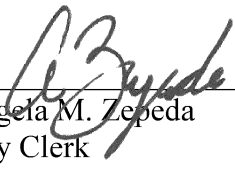
Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council approves modification to Conditional Use Permit 321 Architectural Review 20-03 for the Fountainhead Plaza Phase II development and subject to the Conditions of Approval as set forth in Resolution No. 2020-55 and as modified by the Conditions of Approval as set forth in "Exhibit A"

PASSED, APPROVED and ADOPTED this 26th day of January 2021.



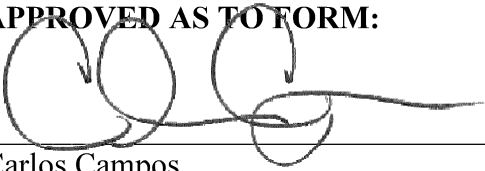
Steven A. Hernandez
Mayor

ATTEST:



Angela M. Zepeda
City Clerk

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. 2022-10 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of January 2022, by the following vote of Council:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSENT: Councilmember Beaman Jacinto.

ABSTAIN: None.



Andrea J. Carranza, MMC
Deputy City Clerk

**CONDITIONS OF APPROVAL
CONDITION USE PERMIT 321 (modification) AND ARCHITECTURAL REVIEW 20-03 (modification) FOUNTAINHEAD PLAZA (STARBUCKS AND 7-ELEVEN)**

CONDITIONS OF APPROVAL FOR AR 20-03:

*Modified conditions are in “Bold” and deleted text is in “strike-out.”

45. ~~Temporary Certificates of occupancy may be issued to allow businesses to open, prior to,~~ **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. **A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.**
81. A minimum of 10 date palm trees ~~California or Mexican Fan palms~~ of a minimum 10 to 15 foot brown trunk height shall be planted at the intersection of First Street and Cesar Chavez Street.
90. **The Conditions of Approval of Resolution No. PC 2021-25 (CUP 346 and CUP 347 and AR No, 21-12) Exhibit A are incorporated herein as conditions of approval for Conditional Use Permit 321 and Architectural Review No. 20-03 by reference.**



STAFF REPORT
10/5/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Freestanding Identification Sign – Eberhard Equipment

SPECIFICS: Architecture Review No. 22-06 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant) *Continued from the Planning Commission meeting of September 21, 2022*

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-33 approving Architecture Review No. 22-06 and Variance No. 22-03 pursuant to the findings and conditions contained in the resolution.

BACKGROUND:

On November 2020, Eberhard Equipment occupied the existing facility at 86100 Avenue 54. Eberhard Equipment provides service/parts and equipment rentals/sales of agricultural/farming equipment to municipalities, school districts, and independent contractors. Ken L. Eberhard founded the company in 1945. There are two locations within Southern California, the first location is at Santa Ana in operation for over 40 years and the second location is the subject property in the City of Coachella. The site was once the location of California Pools and Spas and the development was approved by the Planning Commission on October 17, 2001 as Architectural Review No. 01-14 with a monument sign at the corner of Tyler Street and Avenue 54. The Planning Commission requested that Staff prepare a resolution for approval of the Architectural Review and Variance request for the October 5, 2022 meeting.



DISCUSSION/ANALYSIS:

The applicant, Eberhard Equipment No. 2, has submitted a request for an Architecture Review for freestanding identification sign. The freestanding sign consist of a pylon sign at 21 feet in height located at the southern portion of the property along Avenue 54 as shown in the Figure 2 below.

Figure 1: Proposed Sign Location at Subject Site.

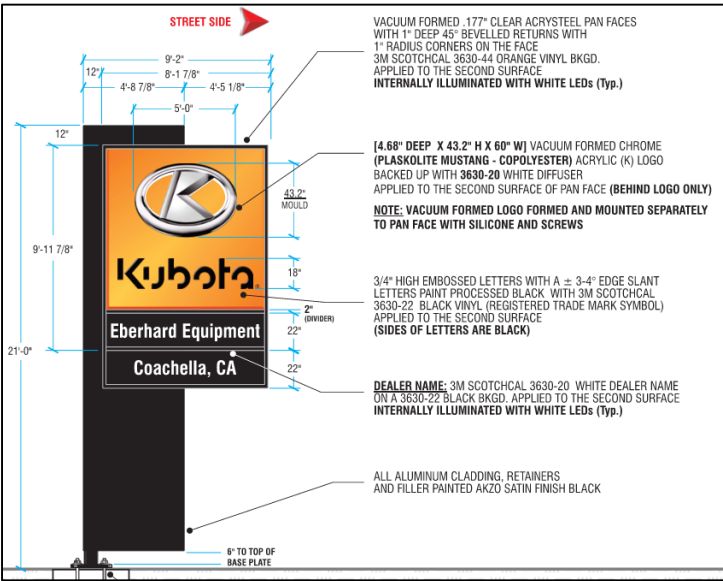


Table 1 – Development/Operational Standards C.M.C. Chapter 17.56 - Signs

	Zoning Ordinance	Proposed	Complies with Code
Location	Main Signs for Commercial and Industrial Centers (More Than One Acre)	M-H (Heavy Manufacturing) zone 1.36 acre parcel	Yes
Setbacks	Signs shall not extend beyond the property line	All the freestanding signs is within property line.	Yes
Utilization	Sign shall be used solely to identify the commercial or industrial center	The freestanding signs depicts the name of the development “Kubota – Eberhard Equipment”	Yes
Height	Signs shall not exceed a maximum height of six feet for monument sign or twenty-five (25) feet for a free-standing sign for businesses on more than two and one-half acres of land subject to architectural review and planning commission approval	The freestanding sign is at 21’ in height on a site that is 3.86 acres.	Yes

Sign Size	The allowable sign area shall be based on ten (10) square feet of sign per acre to a maximum area of seventy-five (75) square feet per face.	The 21' freestanding sign has a total of ninety-six (96) square foot sign face.	No. 21 sq. ft. more than permitted
Illumination	A sign is defined as any identification, illustration or device illuminated or non-illuminated, which is visible from any public place or is located on provide property and exposed to the public and which directs attention to a product, place, activity, person, institution, business or solicitation with exception of window display.	The 21' freestanding sign is internally illuminated.	Yes

Figure 1: Sign Plan



The proposed freestanding sign at 21' in height depicts the business name “Kubata,” “Eberhard Equipment,” and “Coachella, CA” with vacuum formed acrysteel pan faces internally illuminated with LED lighting. The “Kubata” name and “K” symbol are embossed letters on the pan faces. The Kubata portion of the sign is orange in color with black lettering. The remainder of the sign is colored black and lettering for the business and location are in white.

The proposed sign complies with all development standards for signs (C.M.C. Chapter 17.56 Signs) as identified in Table 1, except for sign face size. The applicant proposes a sign with a 96 sq. ft. sign face area and the Zoning Ordinance allows a maximum sign face area of 75 sq. ft, and therefore the sign cannot be approved without approval of a variance and making the variance findings. Staff cannot support the variance as there are no practical difficulties and unnecessary physical hardships; there is observed disparity of privilege to remedy, or the need to permit a use substantially inconsistent with the limitation upon other properties in the same

zone and vicinity. If the Planning Commission elected to support the sign, staff would recommend that all black portions of the sign face be masked to reduce glare.

Environmental Setting:

The subject site has an existing building with on-site improvements on a 3.86 site, consisting of a 1.35-acre parcel and a 2.51-acre parcel, and generally surrounded by industrial and agricultural uses, with adjoining zoning and land uses as follows:

North: Vacant Land (M-H) Heavy Industrial Zone

South: Avenue 54 and Vacant Agricultural Land (M-H) Heavy Industrial Zone

East: Industrial Building (M-H) Heavy Industrial Zone

West: Vacant Agricultural Land (M-S) Manufacturing Service Zone

Site Plan / Parking and Circulation:

The project site includes two adjoining parcels with a main entrance located on Avenue 54 with secondary access for stored vehicles and equipment on Tyler Street. The business currently displays/stores farming/agricultural vehicles on existing parking spaces located to the south and west of the building.

CONSISTENCY WITH THE GENERAL PLAN:

The proposed freestanding identification sign is intended to attract customers to the subject site business. The location of the proposed sign is within the General Plan Subarea 5 – Airport District, which includes a policy to “*Encourage the development of a variety of industrial and manufacturing uses within this subarea.*” The site is within the Industrial District land use designation of the General Plan. The proposed sign would be compatible with the vision and goals of the General Plan.

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 “Accessory Structures-On premise signs” CEQA Guidelines, Section 15311, Class 11).

RECOMMENDATIONS:

1. Adopt Resolution No. PC 2022-33 to approve Architecture Review No. 22-06 and Variance No. 22-03 with findings.
2. Deny the proposed project.
3. Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as this would allow the Planning Commission to consider the resolution for approval that the Commission requested.

Attachments:

1. Resolution No. PC 2022-33
2. Vicinity Map
3. Sign Plan Exhibits - Eberhard Equipment

RESOLUTION NO. PC2022-33

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW NO. 22-06 AND VARIANCE NO. 22-03 FOR THE PROPOSED INSTALLATION OF A FREESTANDING IDENTIFICATION SIGN AT 21 FEET HIGH AND A 96 SQUARE FOOT SIGN FACE FOR AN EXISTING AGRICULTURAL EQUIPMENT RENTAL BUSINESS LOCATED ON A 3.86 ACRE SITE AT 86100 AVENUE 54 IN THE M-H (HEAVY INDUSTRIAL) ZONE. EBERHARD EQUIPMENT NO. 2, APPLICANT.

WHEREAS Joe Rodriguez, on behalf of Eberhard Equipment No. 2 filed an application for Architectural Review No. 22-06 and Variance No. 22-03 to freestanding identification sign at 21 feet high and 96 sq. ft. sign face area for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 (Assessor’s Parcel No. 763-141-009 and 763-141-007); and,

WHEREAS on October 7, 2001 the Planning Commission approved Architectural Review No. 01-14 to allow the construction of a 10,000 sq. ft. industrial building with offices, warehouse, and outdoor storage space with a corner monument sign located at 86100 Avenue 54 for California Pools; and,

WHEREAS on September 11, 2022, the Planning Commission of the City of Coachella published a public hearing notice and conducted a duly noticed public hearing on Architectural Review No. 22-06 and Variance No. 22-03 and considered the application as presented by the applicant, findings, conditions and staff recommendations; and

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

WHEREAS the proposal to allow the proposed freestanding sign would be inconsistent with the City of Coachella Zoning Ordinance with respect to total sign area as the proposed sign proposes a sign area of 96 sq. ft. which exceeds the 75 sq. ft. maximum size permitted in the Zoning Ordinance but the Planning Commission is able to make the required findings to support granting of the variance; and,

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

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

Section 1. Incorporation of Recitals

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

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 11) “Accessory Structures” as the applicant proposes an on-premise sign which is consistent with the Class 11 exemption for construction, or placement of minor structures accessory to existing industrial facilities.

Section 3. Variance Findings

With respect to Variance No. 22-02, the Planning Commission finds as follows for the proposed variance request:

1. That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter the Coachella Municipal Code as the subject site is located in a portion of the Heavy Industrial Zone at the edge of the City limits where there are difficulties in visibility of the business that provided retail and rental of agricultural vehicles and machinery. Heavy Industrial uses in the M-H zoning district typically consist of manufacturing related businesses that are not focused on attracting customers as a storefront retail business. Eberhard Equipment depends on a reliable customer base for rental and sales. The variance would allow for a sign that exceed the sign face size by only 21 sq. ft..
2. That there are special circumstances applicable to the subject property, which are the location or surroundings that do not apply generally to other property in the same zone and vicinity. The Zoning Ordinance Chapter 17.56 allows for a sign face size based on ten (10) square feet of sign per acre to a maximum area of seventy-five (75) square feet per face for businesses with one more than two and one-half acres of land. The subject business is located on a parcel in the M-H Heavy Industrial zoning district where it is less visible than major commercial corridors in the City of Coachella. The subject parcel is also located on a property in the M-H zone that does not have frontage on Major corridors as other M-H zoned properties along Grapefruit Boulevard.
3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity. The subject business is located on a parcel in the M-H Heavy Industrial zoning district where it is less visible than major commercial corridors in the City of Coachella. The subject parcel is also located on a property in the M-H zone that does not have frontage on Major corridors as other M-H zoned properties along Grapefruit Boulevard
4. That the granting of such variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as the sign is located on a property in the M-H zone at the edge of the City limits that would not cause a nuisance to nearby residential neighborhoods and is more characteristic of development in the M-H Heavy Industrial zoning district.
5. That the granting of the variance will not adversely effect any element of the general plan

as the general plan does not preclude freestanding signs of this size.

Section 4. Architectural Review Findings

With respect to Architectural Review No. 22-06, the Planning Commission finds as follows for the proposed freestanding sign request:

1. Compatibility with neighboring property. The proposed sign would be compatible with signage for industrial properties in the vicinity in the M-H Zone and would be located at the edge of the City where there would be limited aesthetic impacts and would not affect any designated visual corridors.
2. The Zoning Ordinance development standards allows for a maximum sign area of 75 square feet considered suitable of industrial sites larger than 2 ½ acres and architectural review by the Planning Commission to determine suitability of the sign for the site. The Planning Commission concludes that the proposed sign at this location of 96 sq. ft. (21 sq. ft. above the max sign face standard) is suitable and would have a negative impact incompatible with the goals of the City’s sign ordinance.
3. The proposed sign would not impact traffic congestion as the sign would be located in an appropriate location so as not to interfere with site line distance.
4. That approval of the Architectural Review No. 22-06 will not adversely effect any element of the general plan as the general plan does no prescribe sign standards or appearance.

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 Architectural Review No. 22-06 and Variance No. 22-03 for the Eberhard Equipment No. 2 freestanding sign project subject to the conditions of approval of “Exhibit A” and Sign Plan in “Exhibit B.”

PASSED APPROVED and ADOPTED this 5th day of October 2022.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-33, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of October 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2022-33
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 22-06 VARIANCE NO. 22-03 EBERHARD
EQUIPMENT

General Conditions

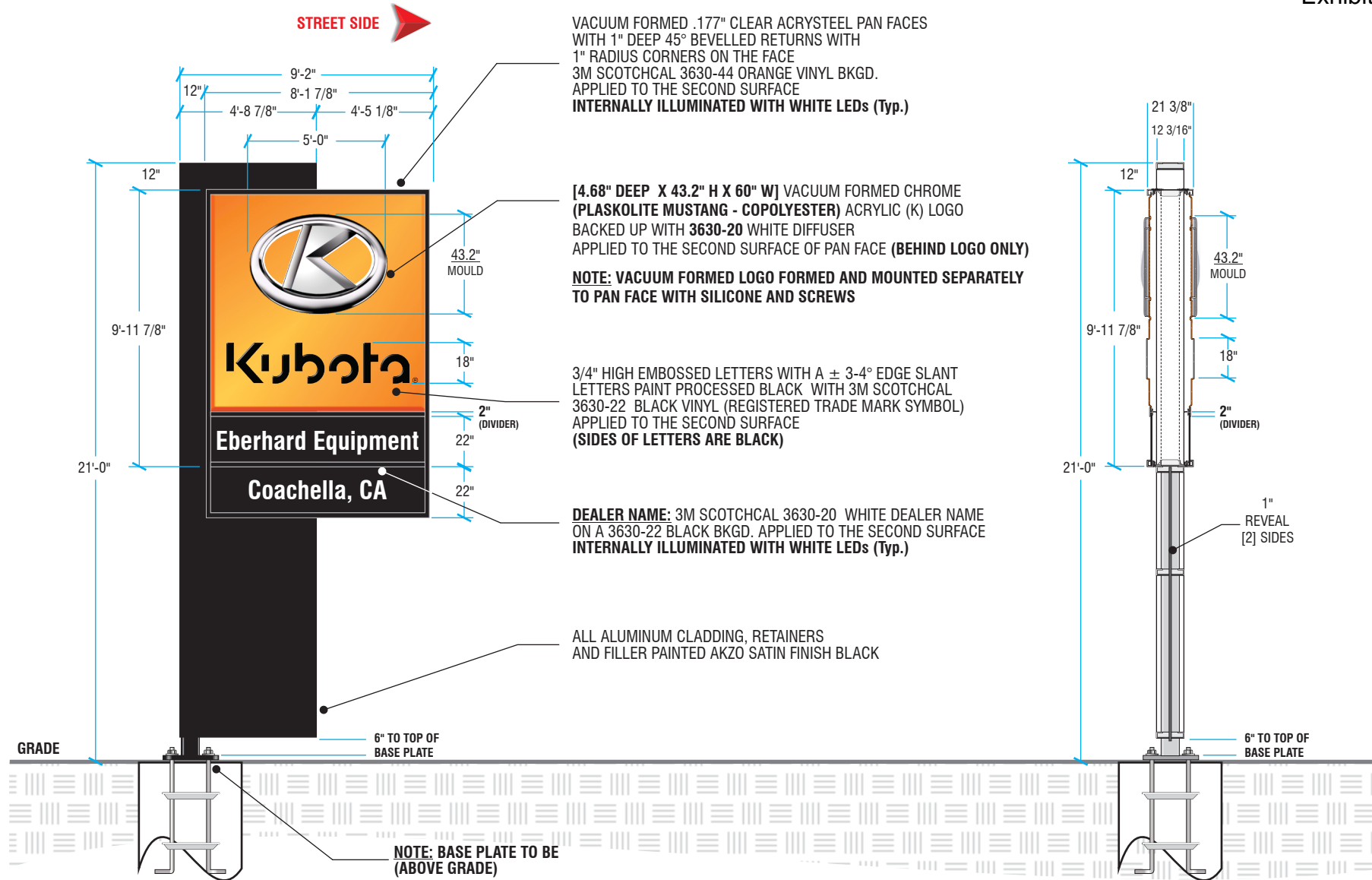
1. Architectural Review 22-06 and Variance 22-03 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year 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 City of Coachella in the amount of \$50 for filing the CEQA Notice.
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.
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. Sign to be located a minimum of ten feet (10’) away from CVWD agricultural drain pipeline

7. Customer to apply for and obtain a CVWD Noninterference Review Letter for existing improvements within our easement, including fencing and landscaping, as well as for the proposed sign.
8. Applicant shall ensure temporary banners and overgrown weeds along street frontage areas are removed prior to final sign off by City of the freestanding sign.
9. Applicant shall provide clearance during building plan check from the Imperial Irrigation District (IID) of the placement of sign.

NEW D/S VACUUM FORMED ILLUMINATED 21 Ft. PYLON SIGN

KUB PYL-43938R0-1

Exhibit B - Resolution No, 2022-035



CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNTIL APPROVED BY ENGINEERING



DESIGN • ENGINEERING • MANUFACTURING

86 Plant Farm Blvd., Brantford, Ontario N3S 7W3

Customer:	KUBOTA	Drawing. No:	49121
Address:	Coachella, CA	Sheet:	1
Designer:	ELH	Scale:	3/16" = 1'-0"
Accnt. Rep:	Lia Salinitri	Date:	OCT. 14/21

This drawing is the property of TEKSIGN, INC. and contains proprietary and confidential information which must not be duplicated, used or disclosed other than as expressly authorized by TEKSIGN, INC.

REVISION / ECN:

Approval:	
Date:	

NORTH



PROPOSED SIGN LOCATION



Eberhard Equipment

86-100 Avenue 54
Coachella, CA 92236
(760) 398-4141
(760) 398-6635 Fax
joe@eberhardequipment.com
www.eberhardequipment.com

Joe Rodriguez
OFFICE MANAGER

