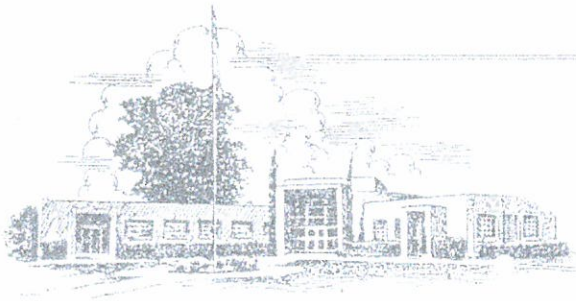


City of Coachella
Development Services Department

1515 Sixth Street
Coachella CA 92236
(760) 398-3102
Fax (760) 398-5421



Notice of Action by Planning Commission

Subject: Architectural Review No. 19-02

Date of Meeting: August 7, 2019

APPLICANT: Mr. Juan Carlos Guardado
Guardado Group, Inc.
82-204 Highway 111, Suite A
Indio, CA 92201

Action: The Planning Commission opened the public hearing and voted (4/0) to APPROVE Architectural Review No. 19-02 consisting of a request to construct a new multi-tenant retail/office center proposing two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of vacant land totaling 1.9 acres in the C-G (General Commercial) zone. (APN 778-280-001, and 002), with the findings and conditions referenced in the staff report. The condition below has been modified to reflect the addition of street trees as conditioned by the Planning Commission:

- 38. 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 applicant shall work with City Staff to add additional street trees to the landscape plan along Cesar Chavez Street between access drives

By: Luis Lopez
Luis Lopez, Development Services Director

Date: 8/8/19

cc:
Building
Applicant
City Engineer

APPEALS:

Coachella Municipal Code Section 17.70.080. Appeals. B. Time Limit - Filing of Appeal Any valid appeal shall be filed within fifteen (15) days of the date on which notice of the recommendation or determination was mailed, except that when the final day for filing an appeal falls on a Saturday, Sunday or legal holiday, the time for filing for such appeal shall be extended to the close of business on the next succeeding working day. Mailing of notice shall be as expeditious as practicable. See also Coachella Municipal Code Sections 17.72.010(I)2, 17.74.040, 17.76.040, and 17.82.040.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-02:

1. Architectural Review No. 19-02 is approved for one year 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 project entitlements.
2. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
3. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
4. 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.
5. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 6 feet high and it is only applicable to the east property line of the proposed project.
6. Any and all power lines below 50 KV shall be undergrounded and any other overhead utilities such as telephone lines and cable TV along the frontage of the proposed project.

7. The applicant shall build a decorative wall with pilasters at every 75 feet at a maximum height of 6 feet at the east property line.
8. The applicant shall process a lot-merger for the two existing lots, APN 778-280-001 and 002 prior to any building permit issuance.

Engineering:
Grading and Drainage

9. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
10. 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.
11. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the

proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

12. Applicant shall submit for review and approval by the City Engineer civil plans related to any existing utility easements in the property on-site and off-site, if any, that may affect the development of the site.
13. 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.
14. Applicant shall obtain approval of site access and circulation from Fire Marshall.
15. 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.
16. Plans shall show if there are any easements for public utilities within the property boundaries.

Street Improvements

17. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
18. 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.
 - a. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Sewer and Water Improvements

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

20. 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.
21. A separate fire connection is required as per standard W-1, W-4, W-7, W-10 (Above ground) for the new construction with the following criteria: if a building exceeds 3,600 square feet and/or has more than 100 seating area. Fire hydrants are required within 250 feet minimum from the closest building point to the hydrant. Pipe type c-900-CLS-200.

General

22. Underground or relocation of utility power lines is required along the project's frontage on Valley Road and Harrison Street. Previous to construction of offsite improvements; applicant shall contact utility company IID to contemplate alternatives. Applicant shall obtain a letter from IID for this purpose and submit to the city with IID's recommendations.
23. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. 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.
24. The applicant shall process a lot-line-adjustment between the two parcels to comply with the requirements of the proposed development.
25. 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.

26. 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.
27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion

28. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. 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.
29. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

Development Services – Landscaping:

30. 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.
31. 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.
32. 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.
33. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.

34. Landscape areas shall be dressed with a minimum ½ 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.
35. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
36. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
37. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.
38. 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 applicant shall work with City staff to add additional street trees to the landscape plan along Cesar Chavez Street between access drives.
39. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.

Development Services – Project Design:

40. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-02 the projects construction plans and elevations, and subject to review and approval.
41. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
42. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
43. All roof mounted mechanical equipment, except solar panels, 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.

44. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.
45. The applicant shall obtain all necessary easements and/or agreements to construct all access points to the site, from access drive to walkways to the proposed buildings, these includes the maintenance of landscaping along Valley Road.

Imperial Irrigation District:

46. IID holds easement rights for the CI 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. 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).
47. 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.
48. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.
49. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

50. Submit water and sewer plans for approval from Utilities Manager-project required to connect to City public water and sewer system.
51. The project will require a Water Quality Management Plan (WQMP)-> 25 parking spaces.
52. Facility will be required to submit a source control survey.
53. Facility may require grease interceptor(s) if food service establishment is being considered.

54. Submit detailed plumbing and mechanical plans
55. Install above ground “double Check Detector Assembly” DCDA for fire system; to protect water supply from contamination or pollution.
56. Backflow devices will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
57. Install separate 4G-AMI metering system for each building.
58. Install separate 4G AMI metering system for irrigation system.
59. The project shall implement the State’s drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip potable water outside or microspray systems.

Fees:

60. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
61. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
62. The applicant shall pay all required water connection fees.
63. The applicant shall be required to pay any applicable Multiple Species Habitat Conservation (MSHCP) fees for industrial development prior to issuance of building permits.
64. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of One-half (1/2) of one percent (1%) for new commercial and industrial construction.
65. The project is subject to payment of all industrial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Riverside County Fire Department:

66. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
67. Fire Department water system(s) for protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
68. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Coachella Valley Unified School District

69. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$.56 per square foot of all commercial/industrial development. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District. The fee will be required to be paid prior to the issuance of the building permit.

Miscellaneous:

70. Installation of sidewalks along all public roads may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
71. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
72. A minimum of two points of access shall be provided during all phases of construction to the satisfaction of the Riverside County Fire Marshal's office.