

Modifications as requested below are required to align the current building plans with the Conditions of Approval to allow for the city to issue a building permit ready letter prior to the 5/26 target closing deadline (6/5 statutory). The deadline to close is a governmental requirement that cannot be extended. The permit ready letter is required for closing. If the deadline is missed the project's financing will be revoked.

**RESOLUTION NO. 2023-11**

Attachment 1

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING OF A SECOND AMENDMENT TO CONDITIONAL USE PERMIT NO. 351 AND ARCHITECTURAL REVIEW NO. 22-04, AMENDING THE CONDITIONS OF APPROVAL FOR THE TRIPOLI MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL APARTMENT UNITS AND FOUR RETAIL TENANT SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).** Attachment 8

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

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

**WHEREAS** on November 9, 2022, the City Council of the City of Coachella held a duly noticed public hearing regarding proposed a first amendment to the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on February 15, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed second amendment to the project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and recommended approval of the amendments with modifications; and

**WHEREAS** on March 8, 2023, the City Council of the City of Coachella held a duly noticed public hearing regarding proposed second amendment to the project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

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

proposed development; and,

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

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

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

**Section 3.** Conditional Use Permit and Architectural Review Findings

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

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies that allows for multi-family residential development. The proposed structures on the site are in keeping with the policies of the Downtown Center land use classification and the project is internally consistent with other General Plan and the Pueblo Viejo Revitalization Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which recognize that Downtown is the heart of the City where mixed use development is also encouraged that create a new gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code and the project request modified development standards through approval of a planned unit development overlay to allow for a mixed-use development consistent with the density permitted of the General Plan of 20-65 dwelling units per acre and consistent with the Pueblo Viejo Revitalization Plan.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 108 apartment units and 4 retail spaces. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as Pueblo Viejo Villas. The plans submitted for this project propose a commercial and multi-family residential use with amenities for the future residents of the site that are permitted in the C-G PD (General Commercial, Planned Development) zone. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
5. The proposed use will include ~~three~~ two new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The

The site will include only 2 vehicular approaches

three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

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**Section 5.** 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 hereby approves a second amendment to Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in "Exhibit A" and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in "Exhibit B."

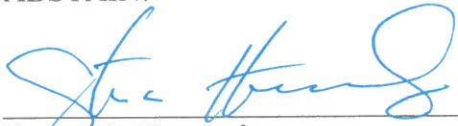
**PASSED APPROVED and ADOPTED** this 8<sup>th</sup> day of March 2023 by the following vote:

AYES: 5-0 by unanimous voice vote

NOES:

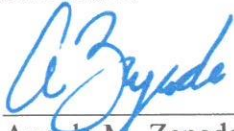
ABSENT:

ABSTAIN:



\_\_\_\_\_  
Steven A. Hernandez  
Mayor

**ATTEST:**



\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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

three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

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**Section 5.** 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 hereby approves a second amendment to Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in "Exhibit A" and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in "Exhibit B."

**PASSED APPROVED and ADOPTED** this 8<sup>th</sup> day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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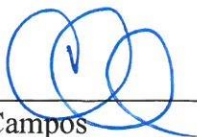
Steven A. Hernandez  
Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**



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Carlos Campos  
City Attorney

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

Attachment 8

**I HEREBY CERTIFY** that the foregoing Resolution No. 2023-11 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 8<sup>th</sup> day of March 2023 by the following vote of Council:

AYES: 5-0 by unanimous voice vote

NOES:

ABSENT:

ABSTAIN:


  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

Exhibit A - Resolution No. PC2023-11

Attachment 8

**CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 351, ARCHITECTURAL REVIEW NO. 22-04****TRIPOLI MIXED-USE PROJECT**

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

**General Conditions**

1. Conditional Use Permit No. 351 and Architectural Review 22-04 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice. **(City of Coachella submitted this documentation).**
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review. **(City to provide Application and /or Fees)**
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

Expiration  
5/11/23.  
Extension  
requested.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas per CBC and State requirements.
8. Add 1 on-site parking spaces for van pools.
9. The applicant shall accommodate an elevator for Building A ~~and~~ B.
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer.
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

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**Architectural Design, Character and Massing**

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



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

Conditions are specific to the previous design that the developer could not afford to implement. Therefore the following changes are requested:

- a. Current recessed windows are sufficient.
- c. Delete. Windows are vinyl and do not have a detail for contrast paint
- d.iii Delete decorative balcony
- e. Delete banding
- f. Delete curved awnings
- h. Divided lites are provided at retail and tower elements
- i. Delete requirement for second tower feature on Cesar Chavez.
- j. Delete moving tower feature to corner

The developer assumes the current design is in compliance with all other requirements of section 18.

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

**Public Realm/Streetscape**

Attachment 8

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

**General - Engineering**

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

A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation

rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Attachment 8  
vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

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

**ROUGH GRADING:**

Attachment 8

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

**PRECISE GRADING:**

43. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
44. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
45. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

46. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including

street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

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47. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
48. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

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

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

along property frontage

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

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

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

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

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

along property front Attachment 8

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

**SEWER and WATER IMPROVEMENTS:**

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

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

51. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
52. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
53. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

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

54. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be

completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the City on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City. Attachment 8

### Landscaping

55. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
56. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
57. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
  - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
  - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
  - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
  - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
58. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on ~~east and west sides of Building A retail space.~~  
on west side of building B retail space and where required for ADA accessibility
59. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.



60. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy. Attachment 8
61. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first class conditions.
62. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

**Coachella Valley Water District:**

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

**Fire Department ([chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov))**

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

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

Attachment 8

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

**Environmental Compliance:**

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

79. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model. Attachment 8

**Code Enforcement**

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

**Miscellaneous**

81. Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Staff, subject to greater of a minimum construction cost of \$350,000 or half the elevator cost. The applicant shall work collaboratively with staff regarding project savings achieved by the developer to be used to increase funding for park improvements above the construction cost of this condition, increase funding for building upgrades, and/or retail upgrades to attract tenants.