



STAFF REPORT
1/15/2020

TO: Planning Commission Chair and Commissioners

FROM: Juan Carrillo, Associate Planner

SUBJECT: Architectural Review No. 19-08 ~~is an application~~ to allow the construction of the Pueblo Viejo Villas and Transit Hub including ~~The project entails~~ a new three-story mixed-use building with ~~consisting of~~ 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone on 2.61 acres of vacant land generally located at the northeast corner of Cesar Chavez Street and 6th Street. A transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency, will be constructed on a 1.66-acre vacant parcel located at the southeast corner of 4th Street and Cesar Chavez Street. (APN 778-080-009 and -012).

S-STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Architectural Review No. 19-08 to allow the construction of the Pueblo Viejo Villas and Transit Hub project, subject to the Findings and Conditions of Approval listed below ~~attached to~~ in this Staff Report, on a total of 4.27 acres of vacant land designated C-G- PD (General Commercial – Planned Development) Overlay Zone for a mixed use development.

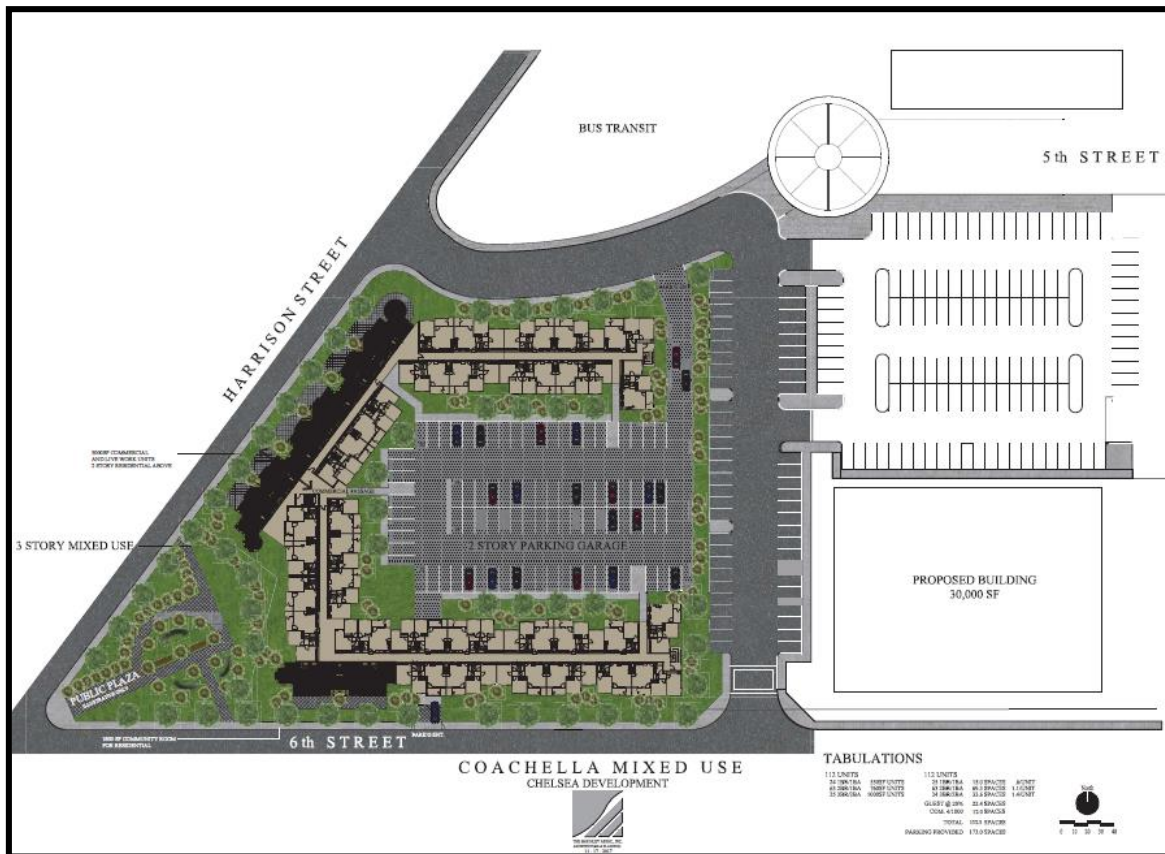
BACKGROUND:

On November 29, 2017 the City Council adopted Ordinance No. 1116 applying a PD (Planned Development) Overlay Zone to the existing C-G (General Commercial) district ~~on~~ over the 4.27 acres of land ~~the subject site~~, which include the proposed mixed-use building and the future multi-modal transportation component of the project: (1.66 acres are a portion of the 4.27 acres for the proposed multi-family development). The proposed project includes a mixed use development consisting of up to 105 multi-family residential units with a 3,000 square foot commercial component fronting on 6th Street and Cesar Chavez Street. On December 19, 2018 the Planning Commission approved a time extension for CUP 294. At that time the applicant had indicated that the number of residential units had dropped from 125 to a maximum of 105 units and that the two story parking structure was no longer at the scope of the revised project. Because of the changes mentioned the applicant was advised to submit a conditional use permit application modifying the entitled project as the project had revised the number of units and the parking structure removed from the original site design.

On September 11, 2019 the Coachella City Council provided staff with policy direction regarding the expected design features for the project, in light of the AHSC (State of California) funding for

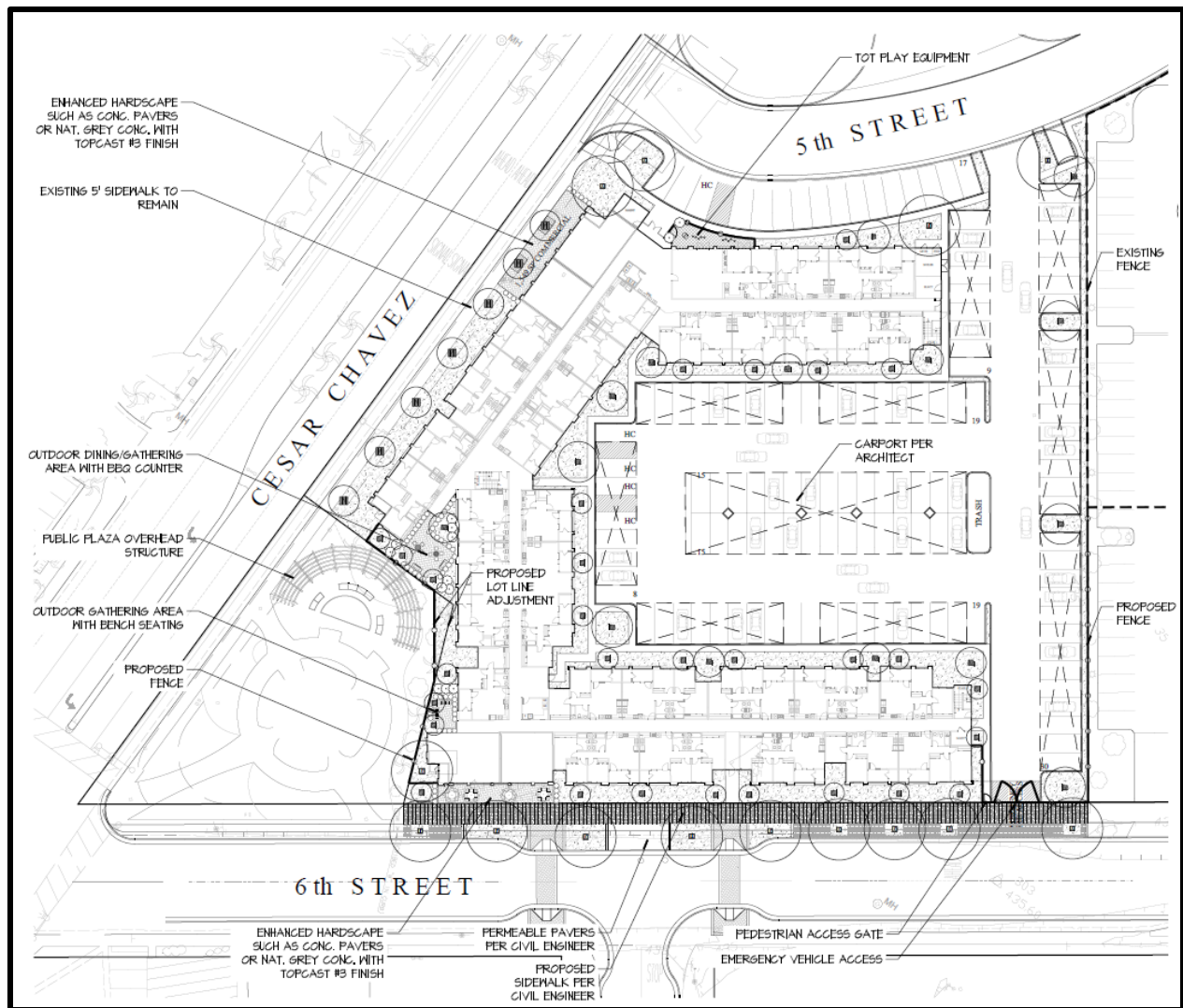
this project. Staff has included conditions of approval requiring certain project amenities that the City Council directed, including the use of elevators for the dwelling units, construction of an audible bell tower, and to create direct access to the sidewalk from all ground-floor dwelling units. Additionally, the City Council discussed the possibility of having the community center room on the upper floors of the project, to take advantage of scenic vistas. However, this option was omitted because it would create operational challenges with the community room which relies on easy access to the general public and residents, and to provide after-school programs where easy pick-up and drop-off are available.

The site plan below reflects the 125 multi-family residential units as approved by the Planning Commission on November 29, 2017. The site plan also shows the two-story parking garage. The proposed project included a multi-modal transportation component as it incorporates SunLine and other modes of public transportation. The SunLine Bus Transit station is still part of the project and an essential financing component of the proposed project. The building pad labeled “Proposed Building” is the DPSS building now providing social services.



Approved site plan by the Planning Commission on November 29, 2017

As mentioned above, the project has now being modified to be comprised of a maximum of 105 units, 3,000 square feet of commercial space, and the transit hub kiosk building and shade structure component to be operated by SunLine. The site plan below shows the modified design of the site. The foot print of the proposed building remains the same as does the location of parking stall where a two-story parking garage was proposed. Fifth Street still remains as going thru the project site and connecting to Cesar Chavez Street as a private street.



Project Site History and Established Development Standards

The project site is a 2.61 acres portion of a 7.2 acre parcel of land on which the Riverside County Department Social Services (~~DPSS~~), has leased ~~constructed~~ a 30,000 square foot building constructed by CP Coachella DPSS, LLC for social services. The site plan below illustrates the approved site plan for the DPSS building and also an approved Change of Zone applying an overlay zone to portion of the site:



The Chelsea Investment Group submitted an application for Conditional Use Permit to establish development standards, pursuant to Section 17.38.020-d of the Municipal Code which states as follows:

“A conditional use permit must be obtained by the applicant as a part of the PD overlay zone and related entitlements in order to vest modified land use regulations, utilize flexible standards of the PD overlay zone and vest the design guidelines for the planned development.”

The approved Planned Development Overlay Zone established the following minimum development standards (which vary from the Municipal Code) on the 2.61 acre site for the proposed multi-family development: (It is important to note that the entire development site parcel has shared reciprocal access over the entire is comprised of 7.5 acres which includes the DPSS building, the future transit hub kiosk building and shade structure site and the Pueblo Viejo Villas which includes a maximum of 105 multi-family units and 3,000 square feet of commercial development).

1. Building height: up to three stories height or 45 feet,
2. Minimum residential unit size;
 - a. One-bedroom unit 550 square feet
 - b. Two-bedroom unit 760 square feet

- c. Three-bedroom unit 1,000 square feet

3. Parking regulations;

- a. .6 per one bedroom unit
- b. 1.1 per two-bedroom unit
- c. 1.4 per three-bedroom unit

PROJECT DESCRIPTION:

Architectural Review No. 19-08 is a request by Mr. David Davis to development 105 multi-family residential units with a commercial component fronting on the ground floor along Sixth Street and Cesar Chavez Street. A manager’s unit will also be part of the proposed project. The site will further accommodate a future transit hub kiosk building and shade structure as it is being coordinated with SunLine Transit Agency. With the recently built DPSS building, the proposed mixed-use building, and future transit hub, the 7.2 acres making up the larger vicinity will create a center for employment and commerce with residences in close proximity.

The proposed project is ~~seeking~~ received funding from Cap and Trade funds (AHSC Grant), and entails a partnership between private investments, and City participation with an urban plaza/park site, and a Payment in Lieu of Taxes agreement, and City-owned land to be leased to SunLine Transit Agency to expand the existing transit hub on Vine Street and Fifth Street. The City will further assist in acquiring the 5th Street right-of-way and abandoning excess 4th Street right-of-way for the project.

The total number of dwelling units currently proposed are a maximum of 105 apartment units (1, 2, and 3-bedrooms) and commercial tenant spaces along Cesar Chavez and Sixth Street. The City’s General Plan allows a density from 20 to 65 units per acre; and the proposed project has a density of 42 units per acre measured over the 2.61 acres over the 2.5 acre parcel. Thus, the proposed density is within the maximum allowable density of the General Plan. The zoning code calls for minimum unit sizes depending on the number of bedrooms per unit, the table below provides current development standards for multi-family residential units:

Chapter 17.20 R-M MULTIPLE-FAMILY RESIDENTIAL ZONE	
Efficiency	600 square feet
One bedroom	750 square feet
Two bedroom	900 square feet
Each additional bedroom	150 square feet

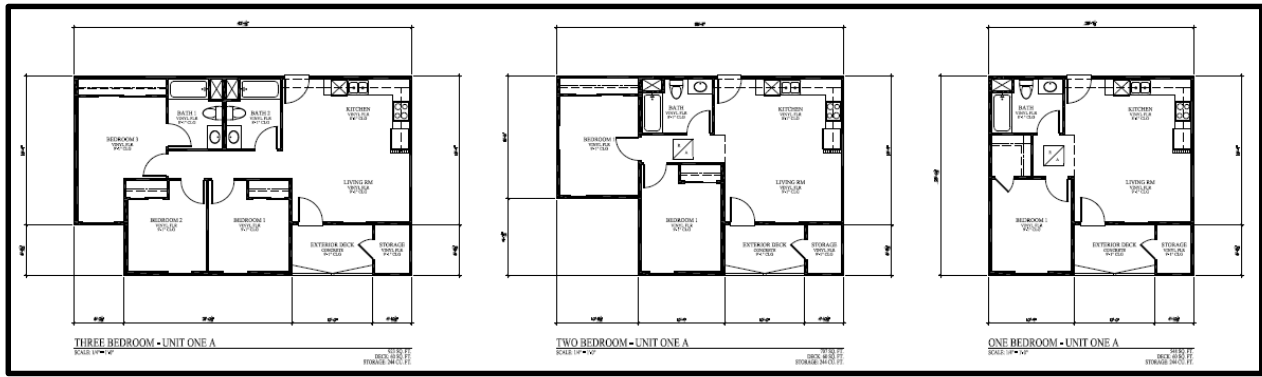
The following development standards for the proposed project have already been approved by the Planning Commission under CUP 294, based on 105 units. One of the requests includes a reduced off-street parking standard for the proposed uses which includes a commercial component of 3,000 square feet as shown below:

TABULATIONS				
105 UNITS		105 UNITS		
50 1BR/1BA	550 SF UNITS	50 1BR/1BA	30.0 SPACES	.6/UNIT
28 2BR/1BA	760 SF UNITS	28 2BR/1BA	30.8 SPACES	1.1/UNIT
27 3BR/2BA	1000 SF UNITS	27 3BR/2BA	37.8 SPACES	1.4/UNIT
		GUEST @ 20%	21.0 SPACES	
		COM. 4/1000	12.0 SPACES	
		TOTAL	131.6 SPACES	
		PARKING PROVIDED	132.0 SPACES	

The project-approved proposed development standard for a one-bedroom unit is 200 square feet smaller than the Municipal Code standard, 140 square feet smaller than the Municipal Code standard for a two-bedroom unit, ~~140 square feet smaller~~, and 50 square feet smaller than the Municipal Code standard for a three bed-room unit, ~~50 square feet smaller~~.

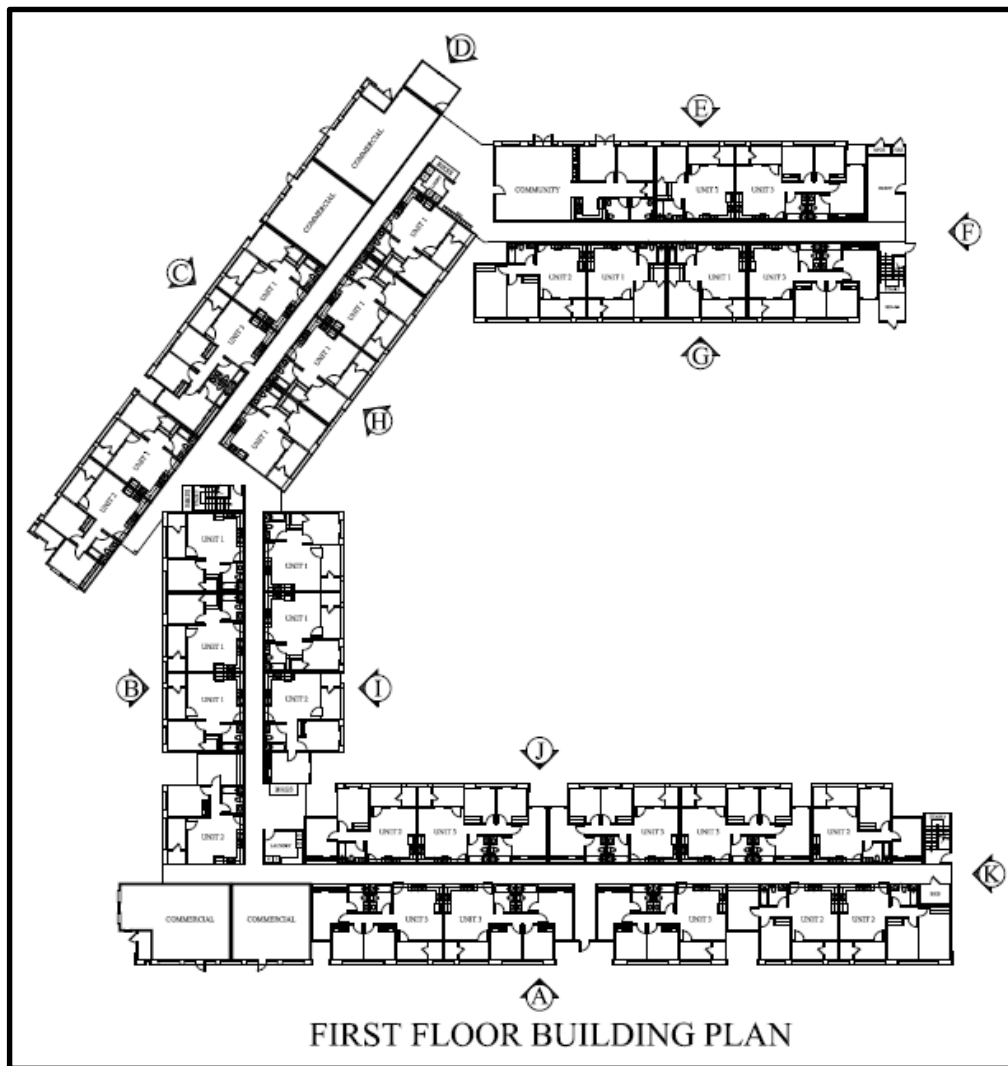
All off-street parking is in accordance with the regulations set forth by the City of Coachella Zoning Ordinance, except for parking ratios for residential as explained in section B of the Design Guidelines submitted for the proposed project. Additionally, parking areas are to be landscaped in accordance with the mentioned design guidelines. The following table indicates the current development standard for parking requirements for multi-family projects:

(2) For Multifamily, Attached Single-Family Dwellings and Duplexes.	
0 to 1 bedroom	One per dwelling unit, to be covered or in a garage. Plus two-thirds open space per dwelling unit.
2 or more bedrooms	One per dwelling unit, to be covered or in a garage. Plus one and one-third open space per dwelling unit.



As requested by the applicant and approved by the Planning Commission, the parking development standard for the proposed project is; .6 per one-bedroom unit, 1.1 for the two-bedroom units, and 1.4 for the three-bedroom units. The current parking code for commercial development is 1:250 square feet or 4 parking spaces per 1,000 square feet.

The proposed project complies with Municipal Code ~~current~~ standards since the commercial component the project proposes 3,000 square feet of commercial and the parking table shows 12 parking spaces which complies with the retail/commercial parking ~~current~~ standards.



Building foot print

The proposed buildings consist of three story buildings. The buildings are proposed to front onto Sixth Street, Cesar Chavez, and the alignment of Fifth Street. The proposed 3,000 square feet of commercial will be on the first floor with residential units above. The architecture of the buildings is what is being presented under this application for approval by the planning commission.

DISCUSSION/ANALYSIS:

Environmental Setting:

The proposed Change of Zone is 4.34 acres of a 7.2 acre site of vacant land within the C-G (General Commercial) zone.

Surrounding land uses and zoning classifications include the following:

North:	Existing service station zoned C-G, General Commercial
South:	Existing strip mall and existing residential zoned C-G, General Commercial R-S, and Single Family Residential
East:	Existing DPSS (Riverside County Department of Public and Social Services) zoned C-G, C-G PD (General Commercial, Planned Development) Overlay Zone
West:	Existing commercial uses zoned C-G, General Commercial

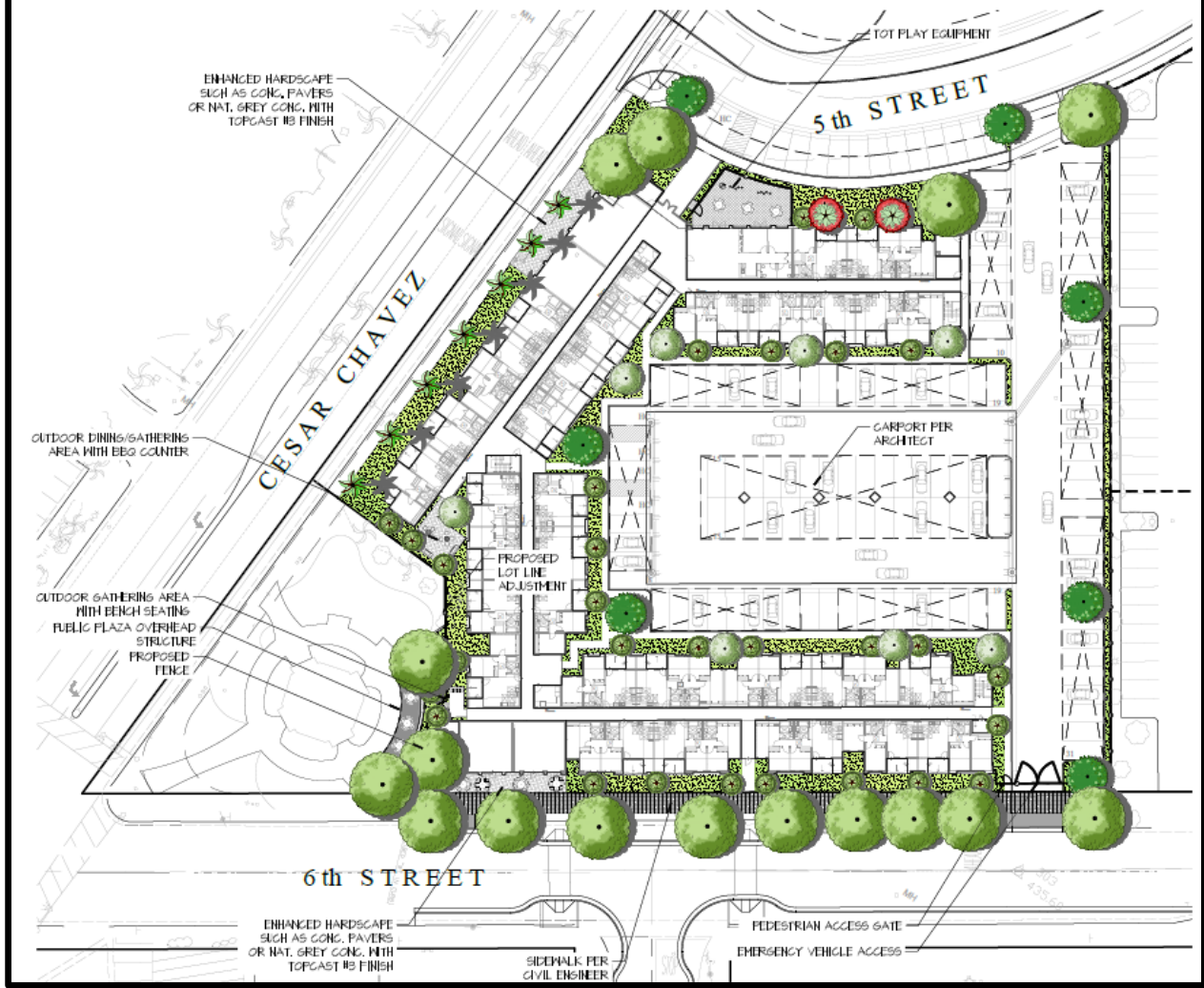
Design Guidelines

Pursuant to Section 17.38 of the Municipal Code, the Applicant is required prepare a set of Design Guidelines for the proposed project. The intent of design Guidelines is to integrate appropriate site design, building architecture, and community desires. The intent of the proposed guidelines is to establish an individual identity, yet blend in with the overall existing design elements that currently exist along Sixth Street as reflected with the new DPSS building and the recently constructed City of Coachella Library.

The Design Guidelines are intended to provide guidance for all development and construction, including new buildings, site work and landscaping. The proposed project is designed as an affordable apartment project where the natural character of the site and surroundings are integrated into the community design. The landscape themes on Sixth Street will continue the current design adopted for The Pueblo Viejo Revitalization Plan, as it is reflected on the DPSS building next door recently constructed. The site design features quality commercial themes along the frontages of the proposed buildings; along Fifth Street, Sixth Street, and Cesar Chavez Street.

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

ILLUSTRATIVE CONCEPT PLAN












Proposed landscape plan

The proposed landscape plan complies with the landscape requirements of the General Plan and the Pueblo Viejo Revitalization Plan. Additionally, the sidewalk will match the existing sidewalk along the frontage of the existing DPSS building in width and building material. The exhibit below is the landscaping material to be used which includes existing an extension of planting material and trees at the adjacent DPSS building, such as Mulga Tree, Desert Willow, Texas Ebony, Acacia Aneura, California Fan Palm, and bushes including Mexican Bush Sage, Desert Spoon, Texas Ranger, and other similar existing-planting material. Staff has conditioned the ground floor -units to have a front door and open patio enclosure with direct access from the street, which will require an expanded sidewalk design and minimal perimeter plantings.

The street tree- planting for Cesar Chavez Street features a row of trees and sidewalk adjacent to the commercial activity. The areas between the sidewalk and residential units will have an expanded sidewalk area giving access to the front door and open patio enclosure for all-ground

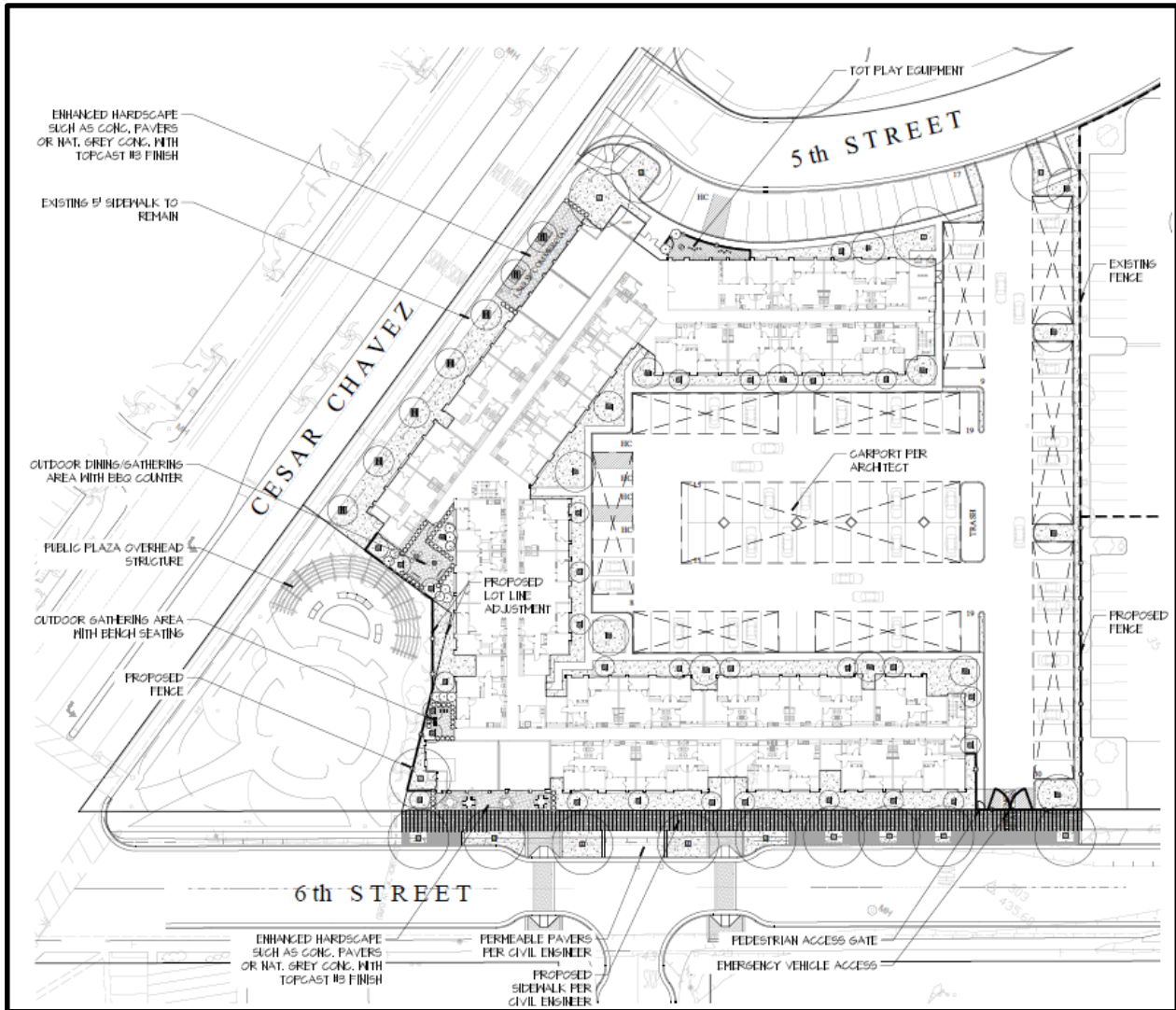
floor units and minimal perimeter plantings along the building edge. The area adjacent to commercial spaces will be enhanced concrete which reflect a local natural appearance.

PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUGOLS
	8	ACACIA ANEURA	MULGA	24" BOX	L
	2	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24" BOX	M
	30	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24" BOX	VL
	7	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	16	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24" BOX	M
	7	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10" BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUGOLS	
LARGE	ENCELIA CALIFORNICA	BRITTLEBUSH	5 GAL.	VERY LOW	
SHRUBS					
4'-8' HEIGHT	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	LOW	
	 SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	LOW	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUGOLS	
SMALL	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL.	MODERATE	
SHRUBS					
1'-3' HEIGHT	DALEA GREGGI	TRAILING INDIGO BUSH	1 GAL.	LOW	
	 DASYLIRON WHEELERI	SPOON YUCCA	1 GAL.	LOW	
	FESTUCA GLAUGA	ELIJAH BLUE	1 GAL.	MODERATE	
	NANDINA 'COMPACTA'	DWARF NANDINA	1 GAL.	MODERATE	
	ROSA x NOARE'	CARPET ROSE	1 GAL.	MODERATE	
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	MODERATE	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUGOLS
	16,437	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	FLAT	L
NOTES					
1. ALL TREES WITHIN 10' OF ANY HARDSCAPE ELEMENT, SHALL RECEIVE ROOT BARRIERS.					
2. ALL SHRUB AREAS SHALL RECEIVE A 2" LAYER OF 3/4" CRUSHED GRAVEL.					

Proposed planting material

Site Plan/Circulation:

The proposed project, including the residential and commercial components is illustrated on the exhibit below:

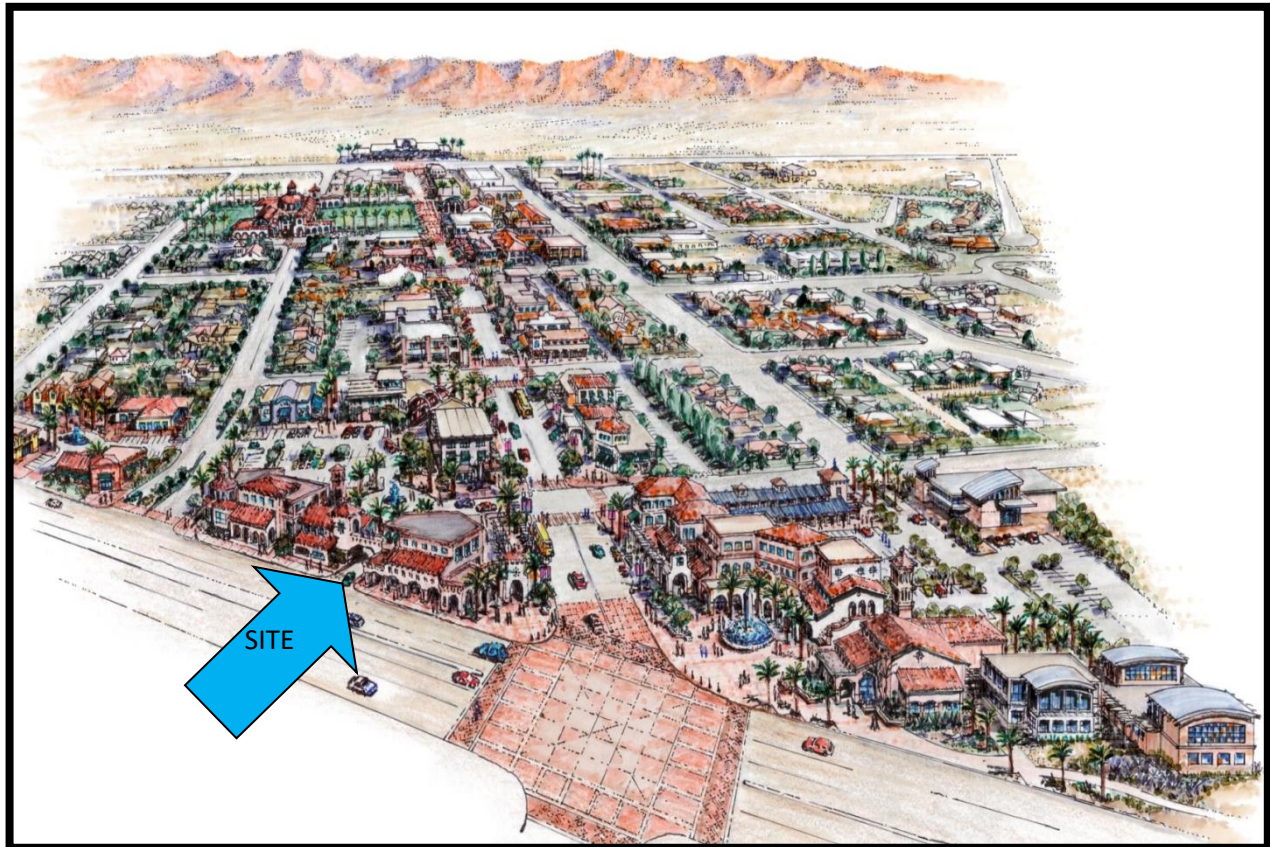


The main point of access to the mixed use project will be from Cesar Chavez Street along the south side of Fifth Street (private street section) with 16 parking spaces along Fifth Street and the driveway access to the 105 units. One emergency gated access point from Sixth Street is provided. Overall, the entire site will be accessed from the alignment of Fifth Street and Fourth Street as illustrated above.

The remainder of 5th Street and the private driveways will include Other improvements include curb and gutter, sidewalks, decorative lamps, pedestrian bollard lighting, potted plantings, street furniture, decorative paving, and shade trees to complement match the existing sidewalk on Sixth Street in front of the Civic Center. Perimeter landscaping along all public street frontages as well as in the interior of the project site will also be provided.

Compliance with Pueblo Viejo Revitalization Plan and Implementation Strategy Plan:

The Pueblo Viejo vision plan, contained within the Pueblo Viejo Revitalization Plan identifies the subject site for mixed-use development as depicted in the artist rendering below.



The proposed buildings are in substantial conformance with the Vision Plan which shows mixed-use buildings fronting directly on the street edge along Cesar Chavez Street and 6th Street. The new Transit Hub will similarly be designed in an urban format creating the strong pedestrian orientation along the street.

Proposed Architectural Theming

The building architecture is subject to the City's adopted policies ~~provides in~~ the latest design guidelines prepared by Michael Baker, International for the "Pueblo Viejo Implementation Strategy Plan" to guide ~~their~~ architectural theming. The images below show the colored architectural renderings with color schemes for both street frontages.



As shown above, the buildings will have a contemporary Spanish/Mediterranean design theme, with private patios and balcony enclosures oriented towards the street frontages. Additionally, there is a strong architectural “tower” element at the corner of 6th Street nearest the coffee shop. The project shows a series of light and dark vertical “columns” with a tile mosaic at the ground floor of each of the darker accent columns. Additionally, staff encouraged a resident entry into the building at 6th Street to enhance the commercial character of the street. The architecture of the proposed buildings include the City Library color schemes as inspiration for this project and are compatible with the architecture and color elements that exist along Sixth Street.





General Plan Consistency:

The overall site, which includes the DPSS building, is comprised of 7.2 acres. The site is designated Downtown Center on the Coachella General. The Downtown Center designation is intended to create a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic, and recreation. The downtown brings the entire community together in a one-of-a-kind Coachella Center that is the civic heart of the City with concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. As is the case with this project, high density residential with a transit hub, are generally located at the intersection of two major roadways and are intended to balance the need to provide a comfortable, walkable environment for residents, shoppers, and diners.

The proposed project is consistent with the intent and purpose, intended physical character, allowed land uses, network and connectivity, street design, parks and open space and urban form guidelines as stated in the General Plan. As stated in the General Plan, the proposed development intensity is 20-65 DU/AC for residential uses and a FAR ratio of 0.5-3 for commercial uses.

Environmental Review:

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and

public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

CONCLUSIONS AND RECOMMENDATIONS:

The proposed project to allow the construction of the Pueblo Viejo Villas and Transit Hub which entails new three-story mixed-use buildings consisting of 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor and a transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency complies with Conditional Use Permit No. 294 which established the basic land use regulations and minimum development standards for the Pueblo Viejo Villas project to include multifamily residential uses, neighborhood commercial uses, Live-Work Units, and a Public Transit Station with common open space elements on the subject site. The proposed project is consistent with the City's General Plan and consistent with the Pueblo Viejo Revitalization Plan. As such, staff is recommending approval of Architectural Review No. 19-08 with the findings and conditions contained in the Staff Report.

Findings for Approval for Architectural Review No. 19-08:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035 and the Pueblo Viejo Revitalization Plan. The site has a Downtown Center land use designation 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 development is encouraged and mixed use development is also encouraged on vacant parcels and create a new gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.
2. The proposed project will be in compliance with the applicable land use regulations and development standards of the City's Zoning Code and the development standards established under CUP No. 294 approved by the Planning Commission on December 20, 2017. The site plan proposes to develop a vacant 2.66 acre site with 105 multi-family residential development and a transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency.
3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the General Plan and the Pueblo Viejo Revitalization Plan. The proposed project site is within the Downtown Center land use designation of the City's General Plan and the Pueblo Viejo Revitalization Plan. 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, including City Hall.

4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a 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.
5. The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

General Conditions:

1. Approval of Architectural Review No. 19-08 shall be valid 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 Architectural Review.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Design Guidelines as approved under CUP NO. 294 and for the Pueblo Viejo Villas Project, City Council policy directives, and conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Pueblo Viejo Villas Project application.
 - b. All fencing or garden walls for the project shall be subject to issuance of a separate building permit by the City Building Division.
 - c. All parking lot lighting for the project center shall incorporate a Spanish Colonial decorative design in a style compatible with the project design.
 - d. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.

e. All dwelling units shall have access to an elevator located in a central or convenient location to all residents, and all elevators shall be available and in good working order for all residents on a 24-hour basis.

f. A minimum of 10 per cent of the total number of units shall be made available to developmentally disabled tenants.

g. An on-site managers unit shall be designated for on-site management.

h. A minimum of five designated parking spaces for Cal-Vans and ride-share vehicles shall be made available along the north side of the property, adjacent to the 5th Street alignment.

g. The commercial tenant space nearest the Etherea Pocket Park shall be leased to a coffee shop, snack bar, or similar eating and drinking establishment. The owner shall enter into an agreement with the City of Coachella for use of the landscaped areas on the east side of the Etherea monument to create expanded trellis covers and outdoor seating areas to serve the commercial tenant suite.

~~d.~~h. All ground dwelling units shall have a front door accessible from the 6th Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure adjacent to the sidewalk. The sidewalks along Cesar Chavez Street and 6th Street shall be expanded to provide access into the ground floor units with an urban character, and reduced perimeter planter areas adjacent to the building edge.

3. 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. 19-08, including architectural features, materials, and site layout.
4. 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.
5. 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.

6. 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.

Engineering Conditions

GENERAL:

7. 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.
8. 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.
9. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
10. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
17. 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.
18. 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:

19. Prepare and submit rough grading and erosion control plans for the project.
20. The project's soils engineer shall certify to the adequacy of the grading plan.
21. 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:

22. 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.
23. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
24. 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.
25. 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:

26. 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 %.
27. 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.
28. Applicant shall ~~provide detail information regarding~~ construct and provide maintenance improvements on 5th Street from the existing east end to as well dedication of land if ~~street will be extended and connect to Cesar Chavez Street.~~ That portion of 5th Street shall remain as a private street within the entire length onnecting to Cesar Chavez Street.

SEWER and WATER IMPROVEMENTS:

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

30. 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:

31. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
32. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
33. 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.
34. 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:

35. 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.

Development Services – Landscaping:

36. 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.
37. 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.
38. 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.
39. 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.
40. Landscaped areas 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.
41. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
42. 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.
43. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
44. 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.
45. 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 ground coating.

Development Services – Project Design:

46. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-08 elevations and color/material

board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.

47. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
48. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burretec Waste Management Standards. The location of the trash enclosure shall be approved by both Burretec Waste Management and the City Engineer.
49. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed as viewed from approved "Line of Sight Locations". Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
50. 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
51. 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. The "purple pipe" water lines shall be installed along the entire Avenue 48 street frontage according to City standards.
52. Prior to issuance of a building permit, the applicant or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new residential dwellings. The amount paid for supplemental water supplies shall be based on CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, if approved by the City, by collection of the SWSC through an approved phasing plan that is comparable to CVWD fee-collection policies in effect at that time consistent with the MOU between CVWD and the City of Coachella.

Riverside County Fire Department:

53. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.
54. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.
55. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 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. *50% reduction has been applied for the proposed sprinklered building provision.*

For any building with public access, including all having one or two dwelling units of less than 3,600 square feet - provide or show a water system capable of delivering a fire flow of 1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. **50% reduction has been applied for the proposed sprinklered building provision*

56. 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.
57. 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.
58. Blue dot retro-reflectors pavement markers shall be provided on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)
59. 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 60,000 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.
60. Any turn-around shall require a minimum 38-foot turning radius.
61. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
62. 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.
63. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.
64. 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:

65. 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).

66. 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:

67. Detailed plumbing and mechanical plans shall be submitted.
68. The project will require a Water Quality Management Plan (WQMP).
69. Install 4AMI type water service meters.
70. Separate water service meter for landscape irrigation shall be required.
71. The applicant shall install above ground “Double Check Detector Assembly” DCDA for fire system to protect water supply from contamination or pollution.
72. RP/Backflow device shall be installed at least 12 inches of all water meters servicing landscape for commercial facilities or uses.
73. The proposed project must adhere to the State Drought Mandate for drip or micro-spray of all landscape.
74. A pollution Prevention Plan for chemical storage and material for water play area shall be provided.
75. The proposed project may be required to install a sub-meter for non-residential buildings to determine “return to sewer” from water use.

Fees:

76. 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.
77. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
78. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
79. The applicant shall pay all required water connection fees.

80. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial and residential development prior to issuance of building permits.
81. 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 (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
82. 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.
- 82-83. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of action of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City. The applicant shall submit an indemnification agreement in a form acceptable to the City Attorney.

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