



STAFF REPORT
4/17/2019

TO: Planning Commission

FROM: Juan Carrillo, Associate Planner

SUBJECT: Architectural Review No. 18-11 to approve the Pueblo Viejo Plaza; a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings to be developed in four phases totaling 6,900 square feet. (APN 778-102-008)

STAFF RECOMMENDATION:

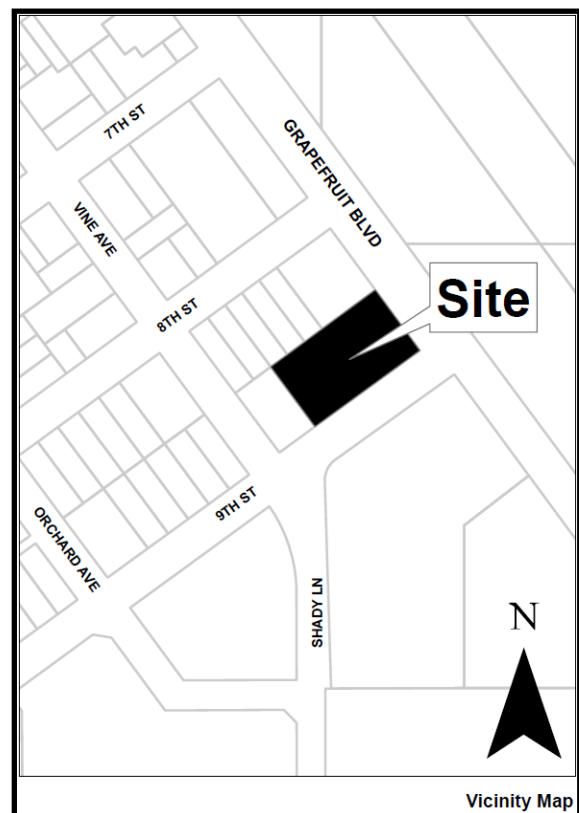
Staff recommends that the Planning Commission approve Architectural Review No. 18-11 for Pueblo Viejo Plaza with the findings and conditions of approval contained in this staff report.

BACKGROUND:

The above-referenced project was submitted on December 18, 2018 for the proposed development. Once the application was deemed complete Staff scheduled the application to the April 17, 2019 Planning Commission meeting. The development is proposed on a .9 acre vacant commercial at located at the SW corner of Grapefruit Blvd and 9th Street (1694 Sixth Street) as illustrated on the vicinity map to the right.

Project Description:

Architectural Review 18-11 is an application by Mr. Pedro Padilla for a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings totaling 6,900 square feet. One of the proposed buildings is proposed for a future cannabis retail use. (separate entitlement applications will be required). The restaurant buildings propose a balcony for patrons of the restaurants and private events. On-site parking and landscaping is provided. The subject site is



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located within The Pueblo Viejo Revitalization Plan and it is located at the northwest corner of Grapefruit Blvd. and 9th Street. (APN 778-102-008).

Executive Summary:

The applicant, Mr. Pedro Padilla is proposing to develop a .9 acre vacant parcel located at the northwest corner of Grapefruit Blvd. and 9th Street with 4 buildings totaling 6,900 square feet. Two of the proposed buildings are proposed as future restaurants (Phase 1 and Phase 4), one of the buildings may provide store fronts and/or office space (Phase 3). The fourth building is proposed for a future retail cannabis use (Phase 2). The applicant submitted an application for conditional Use Permit and Change of Zone for retail cannabis on May 9, 2018 (CUP 303and CZ 18-05). As the commission may recall, City Council approved an ordinance to allow for retail cannabis (ZOA 17-05). The applicant ended up on 3th place per the criteria established by City Council per the ordinance mentioned. Thru an appeal process, the applicant was pushed down to 4th place. Further Council direction established that the first place thru the fifth place would be allowed to proceed with a cannabis license. As you know, further Council direction now allows for up to ten retail cannabis licenses. Such ordinance is now in process. The applicant's CUP and CZ for a cannabis retail license will proceed in the near future. At this point Architectural Review 18-11, if approved will entitle the project site for the proposed development as explained above. Additionally, landscaping for the proposed project shall be consistent with the Urban Greening design that the City was awarded via a grant along Grapefruit Blvd.

SITE PLAN REVIEW:

Overview of the Pueblo Viejo Plaza Project:

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The isometric view above shows the entire site design with the two main buildings fronting onto Grapefruit Blvd. and the two additional buildings to the north side of the project site. No access points are proposed from Grapefruit Blvd. Two access points from 9th Street will provide access to the proposed development with parking stalls and landscaping in the center of the proposed project. The two buildings fronting onto Grapefruit Blvd. proposed a terrace on the second floor for a potential bar with outdoor activities during business hours and or for private events. Access to the second floor is provided thru the staircases at the corner of each building as shown in the exhibit below:

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Environmental Setting:

The subject site is a .9 acre vacant parcel relatively flat located at the northwest corner of Grapefruit Blvd. and 9th Street. Surrounding land uses include the following:

North: Existing auto repair uses directly north of the proposed development.

South: An existing industrial use across 9th Street.

East: Vacant industrial land across Grapefruit Blvd. and UPRR lines beyond.

West: Vacant industrial land owned by IID.

The proposed project site has right-of-way improvements that include street pavement, curb and gutter, and sidewalk on both streets, Grapefruit Blvd., and 9th Street. The site has been fenced with chain-link fencing material for some time. The property has been maintained free of weeds as shown in the street view below, as reflected on the picture below, power lines also exist on both streets along with other infrastructure.

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Project site street view from Grapefruit Blvd. and 9th Street.

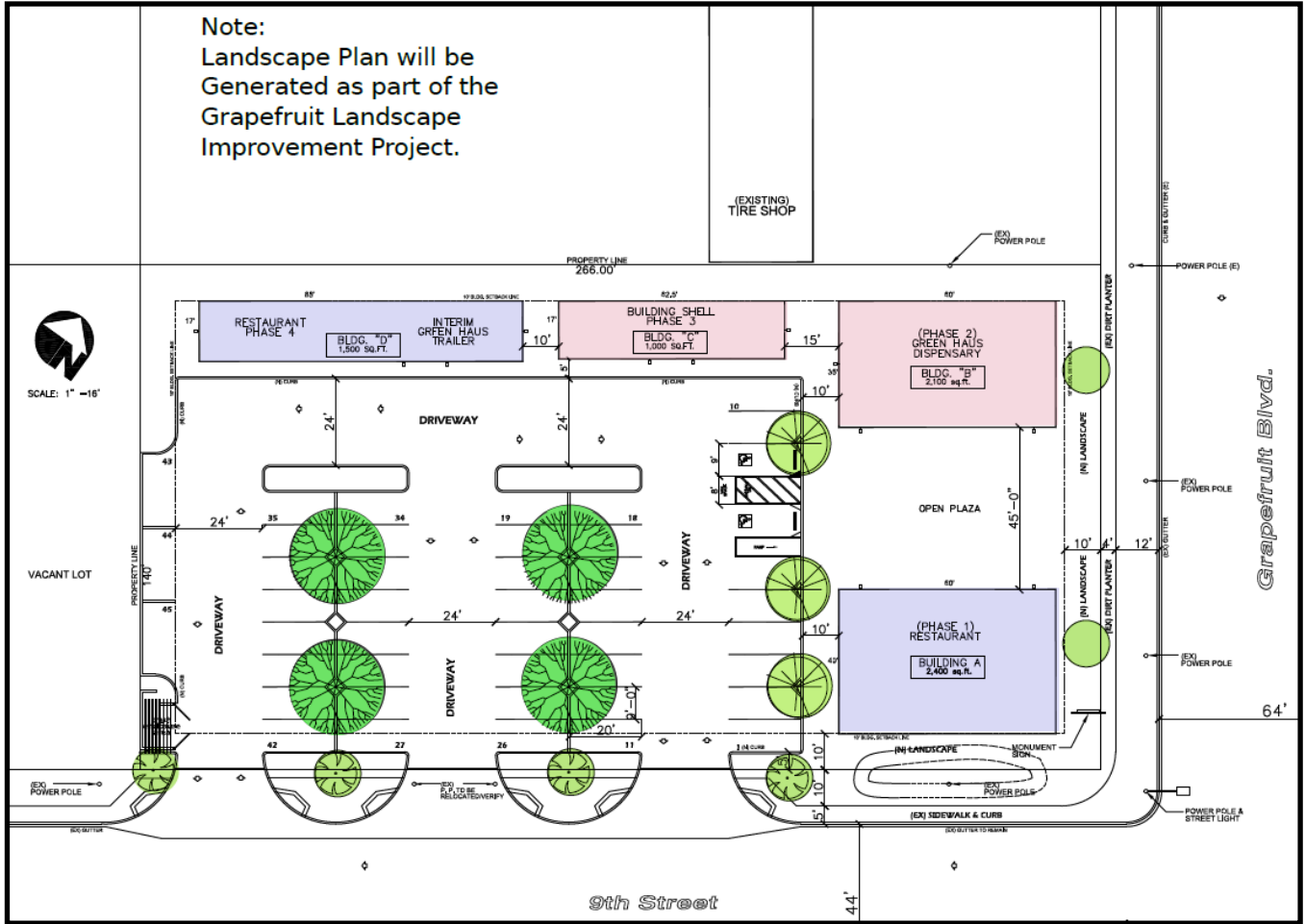
General Plan Consistency:

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The .9 acre site is within an Industrial District as identified by the 2035 City of Coachella General Plan. The proposed project is supported by the General Plan because the land use designation accommodates a range of light and heavy commercial and industrial uses that provide employment and generate more noise, light, odor, or truck traffic that would be appropriate in the urban employment district. Furthermore, the project site is within Subarea 2- Downtown which envisions the Downtown to continue as the physical, civic and cultural heart of Coachella. As the City grows, new civic uses, cultural facilities, housing and retail will be located in Downtown to enhance its role as the central meeting and gathering place for Coachella residents. Sixth Street, the central spine of Downtown, will continue to evolve as a lively, mixed-use street offering shady walkways, cooling water fountains, outdoor dining and unique shopping. (Subarea 2-Downtown, Land Use Character 04-67). The above site is also located within the “Pueblo Viejo Revitalization Plan” boundaries and the City is in the process of preparing an Ordinance that will implement the goals and objectives of the General Plan for future buildout of the Pueblo Viejo area.

Consistency with the Zoning Ordinance:

Section 17.30.020(40)(C) in the M-S (Manufacturing Service) allow for the proposed uses by Pueblo Viejo Plaza which include retail uses and restaurant uses. The proposed Pueblo Viejo Plaza meets all of the development standards as Stated in Section 17.30.030. Should the applicant proceed to request a cannabis license, the future cannabis request shall be consistency with Section 17.47: RC Retail Cannabis Overlay Zone and analyzed by the Planning Commission and City Council.



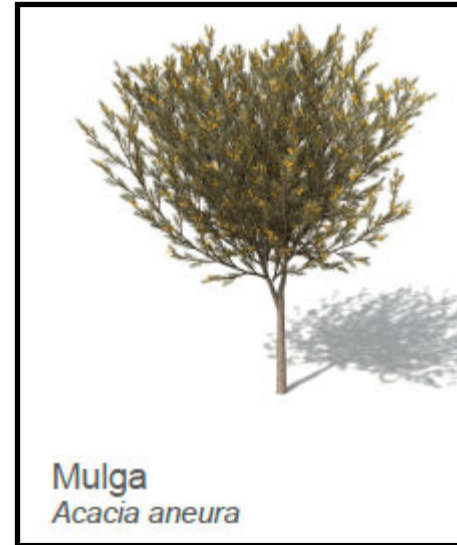
The landscaping plan provided above addresses the required landscaping development standards for the proposed project. As indicated in the executive summary, the City was a recipient of an Urban Greening grant which will provide landscaping and missing sidewalk along Grapefruit Blvd from 2nd Street to 9th Street. The project has been condition to match the landscaping design for the Urban Greening grant. The exhibits below are some of the plant pallet that is proposed for the landscaping design for the Urban Greening design:

Landscaping design for the proposed project is shown above and Urban Greening Plant Palette is shown below.

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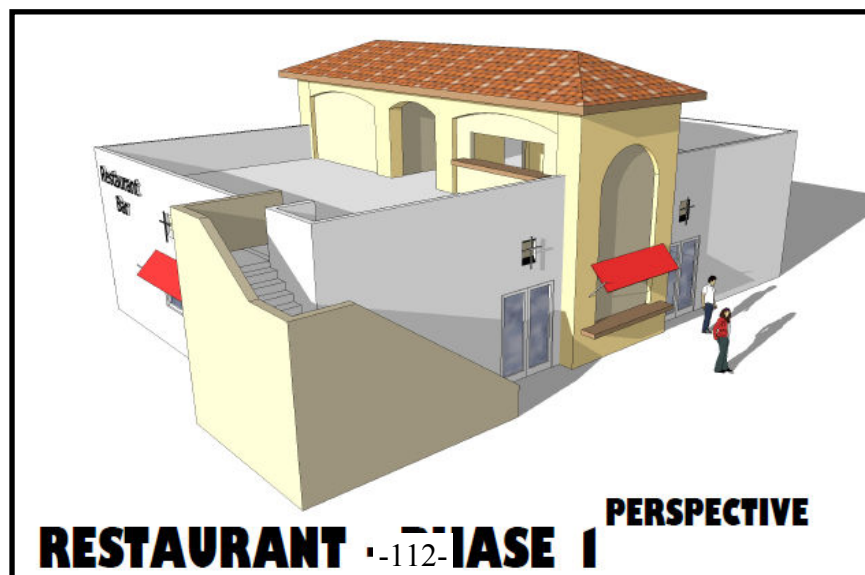
Architectural Theming:

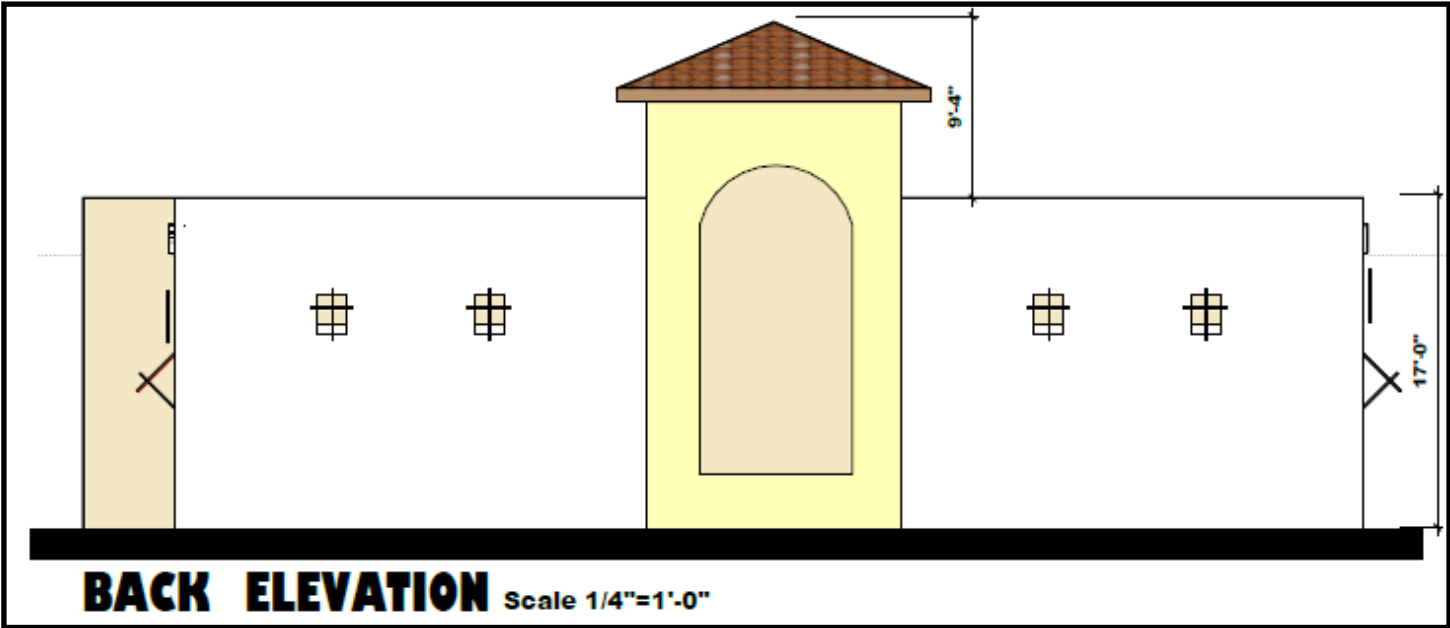
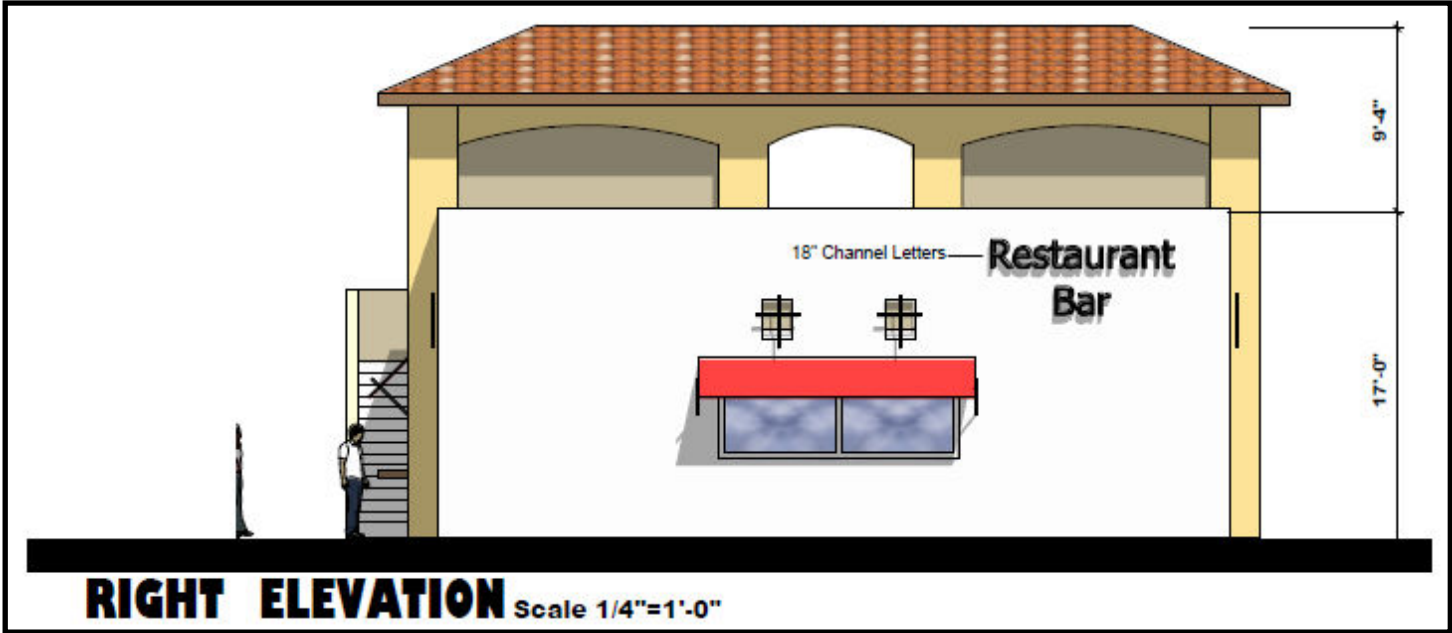


The proposed architecture for the Pueblo Viejo Plaza is of a contemporary design with a light “sandstone” exterior stucco system, and a parapet roof wall measuring a height of 26’ for the tallest portion of the structures. There are two towering parapet walls at the main buildings which serve as a plaza setting. The parapet walls will have a decorative cornice trim on all sides with a varying roof height at the main entry, and a protruding staircase element which lead to the upstairs for patrons of the restaurant or private parties.

All exterior facades will have squared exterior windows on the ground floor. The windows will be inset from the exterior wall by about 4-inches and will have a dark bronze trim, with tinted glazing. The patterns on the window mountings have three vertical and two horizontal dividers with asymmetrical patterns for added interest. Additionally, the building will have decorative awnings.

The exterior building colors are earth tones with a Navajo White field color, and two accent colors including a Sun Kissed stair field, a French Toast. The colored architectural elevations and a colored rendering of the proposed building are shown below.





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Office/Retail building:

Consistency with Section 17.54.010 Parking:

Chapter 17.54 of the Coachella Municipal Code includes a minimum requirement for off-street parking for retail and restaurant uses as follows: *“In commercial districts and generally for commercial uses, including offices, except in the manufacturing service (M-S) zone, one parking space shall be provided for each two hundred fifty (250) square feet of gross floor area.”* *“Restaurants and Other Eating, Drinking and Food Establishments. One space for each forty-five (45) square feet of customer area, plus one space for each two hundred (200) square feet of noncustomer area”.*

Based on the above criteria and the floor plan submitted with the application showing four office spaces at 1,000 square feet for the office component of the proposed project. The floor plan for the proposed restaurants consists of a combined 1,305 square feet for customer use with a large portion to be utilized for the kitchen and a bar. The site design proposes 45 parking spaces with a three tandem parking spaces which can also act as a loading area. Deliveries usually take place early in the morning as well as trash collection service. The loading area can accommodate for two additional parking spaces for a total of 29 on-site parking stalls.

The Planning Department has retained a consultant that is currently conducting a block by block assessment of downtown parking needs based on current land uses and build out anticipated by the General Plan as well as the Pueblo Viejo Plan. This study will lead to overall parking recommendations for the downtown area.

Walls and Fencing

The project proposes to install decorative combination fence along the frontage of the proposed project on Grapefruit Blvd. and an eight (8) foot decorative wall along the north and west property lines. No fencing is proposed along 9th Street.

Signage

The City’s sign regulations in the industrial zones allow for the placement of main identification signs on the exterior of building wall frontages, or as a freestanding sign. Staff and Commission have required sign programs for new industrial developments to incorporate individual channel lettering. The proposed project shows minimal signage on the building and a monument sign on the ground perpendicular to grapefruit Blvd., as shown in the exhibits above.

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 has been previously graded and disturbed and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Recommend approval of Architectural Review 18-11 with the findings and conditions as recommended by staff.
- 2) Deny Architectural Review 18-11.
- 3) Continue the item and provide staff and the applicant with direction.

RECOMMENDED ACTION:

Staff recommends Alternative #1 above.

FINDINGS FOR ARCHITECTURAL REVIEW NO. 19-01:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has an Industrial District land use designation that accommodates for a range of light and heavy commercial and industrial businesses that provide employment and generate more noise, light, odors or truck traffic. The proposed use on the site is in keeping with the policies of the Industrial Center land use classification and the project is internally consistent with other General Plan policies for this type of development. Furthermore, the project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which pursue the transformation over time into an employment district that contains a diversity of job-producing uses such as the one proposed because it includes office uses and restaurant jobs.
2. The proposed project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes to develop a vacant .9 acre parcel into a commercial center that include restaurant uses, office uses, and future retail cannabis. The restaurant uses will provide City residents with additional dining services as well as other local and regional residents traveling along Grapefruit Boulevard, Hwy 111, as it is a route to other destinations, including Mexico border towns.

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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. The proposed project site is within the Industrial Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include other industrial uses within the immediate vicinity.
4. 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. The proposed project site is within the Industrial Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include other industrial uses within the immediate vicinity.
5. 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 commercial center with office uses and restaurant uses. The building materials proposed are in conformance with other buildings in the vicinity and provide amenities for the future residents, commercial, and industrial community.
6. 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 has been previously graded and disturbed 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.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-01:

1. Architectural Review No. 18-11 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the project entitlements.

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2. The proposed site plan, floor plans, elevations, and landscape plans as presented may be modified by these Conditions of Approval.
3. Wall signage and a monument sign, if proposed shall be submitted as a separate sign permit and it shall be approved prior to installation.
4. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
5. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of the proposed wall is at 8 feet high and it is only applicable to the north and west property lines of the proposed project.
6. If a retention basin is required fronting onto 9th Street, it shall include wrought iron fencing if warranted by the engineering department.
7. If the applicant is required to repair the pavement on Grapefruit Blvd. and 9th Street, it shall be to the satisfaction of the City Engineer from the centerline of the street at the entire street frontage of the proposed project.
8. Any and all power lines below 50 KV shall be undergrounded and any other overhead utilities such as telephone lines and cable TV along the frontage of the proposed project.

Engineering:

Grading and Drainage

9. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
10. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
11. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from

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a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

12. 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.
13. Applicant shall obtain approval of site access and circulation from Fire Marshall.
14. 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

15. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
16. 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. The applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
17. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval. The applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements.

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18. Underground or relocation of utility power lines is required along Grapefruit Blvd. and 9th Street previous construction of offsite improvements; applicant shall contact utility company IID to contemplate alternatives. Applicant shall obtain a letter from IID for this purpose and submit to the city with IID's recommendations.
19. Applicant shall take in consideration city's project titled "Grapefruit Boulevard Urban Greening & Connectivity Project" and match improvements proposed for Grapefruit Blvd. Engineering department would provide direction on this matter.
20. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
21. 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.
22. 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.
23. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
24. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
25. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

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26. 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.
27. 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.
28. 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.
29. 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.
30. Landscape areas shall be dressed with a minimum ½ inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
31. Plant materials selected shall be represented by symbols that show the plants at 75% of their mature size.
32. 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.
33. Six-inch concrete bands shall be installed as mow strip borders for planting areas where separating turf areas or synthetic turf areas from pavement parking.
34. 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.
35. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.
36. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 19-01 the projects construction plans and elevations, and subject to review and approval.

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37. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building color prior to final inspection.
38. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
39. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
40. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.

Imperial Irrigation District:

41. IID holds easement rights for the CI 92 kV transmission line and distribution underbuilt running along the project's northern property boundary. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines).
42. 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.
43. Before raising any cranes, forklifts or other aerial equipment, applicant should check for overhead wires. Non-qualified electrical workers and those operating boom type lifting or hoisting equipment must maintain appropriate clearances from distribution lines and transmission lines per California Code of Regulations Title 8, Electrical Safety Orders, and the IID Developer Energy Planning Guide.
44. If ground excavation is required, even for seemingly benign applications such as anchoring a tent, please contact Underground Service Alert. This service is free of charge provided USA is given at least two working days' notice. You may call toll free at 811 Underground Service Alert.

Environmental Compliance:

45. The owner shall submit water and sewer plans for approval from Utilities Manager-project required to connect to City's public water and sewer system.
46. The owner shall submit detailed plumbing and mechanical plans.

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47. A grease Interceptor is required for each proposed restaurant.
48. The owner shall submit a source control survey using the document in the weblink below:
<http://coachella.seamlessdocs.com/f/Wkklhf>
49. The owner shall submit a Water Quality Management Plan (WQMP) as a Priority Project.
50. The applicant shall install an above ground “Double Check Detector Assembly” DCDA for fire system to protect water supply from contamination or pollution;-must install separate AMI -4-G metering system
51. The applicant shall install separate 4G-AMI metering system for each building, and install separate 4G-AMI metering system for the irrigation system.
52. The owner shall install backflow devices to include Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; ;-must install separate AMI -4-G metering system
53. The project shall implement the State’s drought mandate, which prohibits irrigation with potable water outside newly constructed homes, and buildings that is not delivered by drip or micro-spray systems.

Fees:

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

Coachella Valley Unified School District

60. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District.

Miscellaneous:

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

Pueblo Viejo Plaza Grapefruit & 9th Street



REDLAND CLAY TILE
Old Sedona Blend

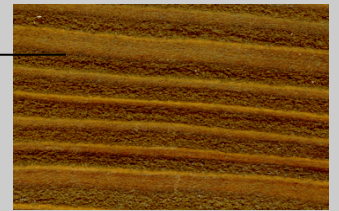
WINDOWS/ DOORS

Metal - Double Pane



STUCCO
Navajo White P-525

WOOD TRIM



STUCCO
Sun Kissed P-1178

STUCCO
French Toast P18



East Valley Consulting

eastvalleyconsulting@yahoo.com (760) 574-6644

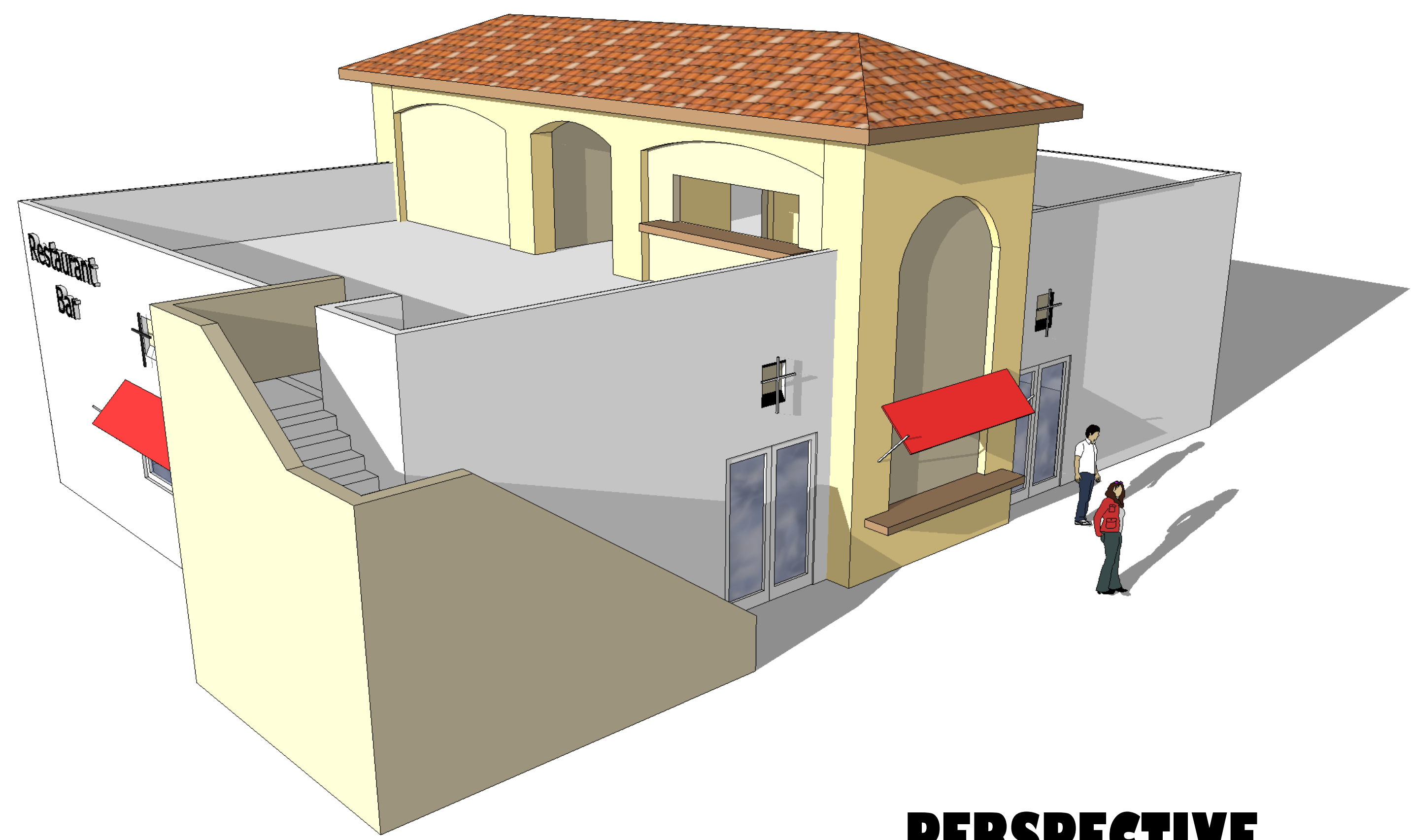


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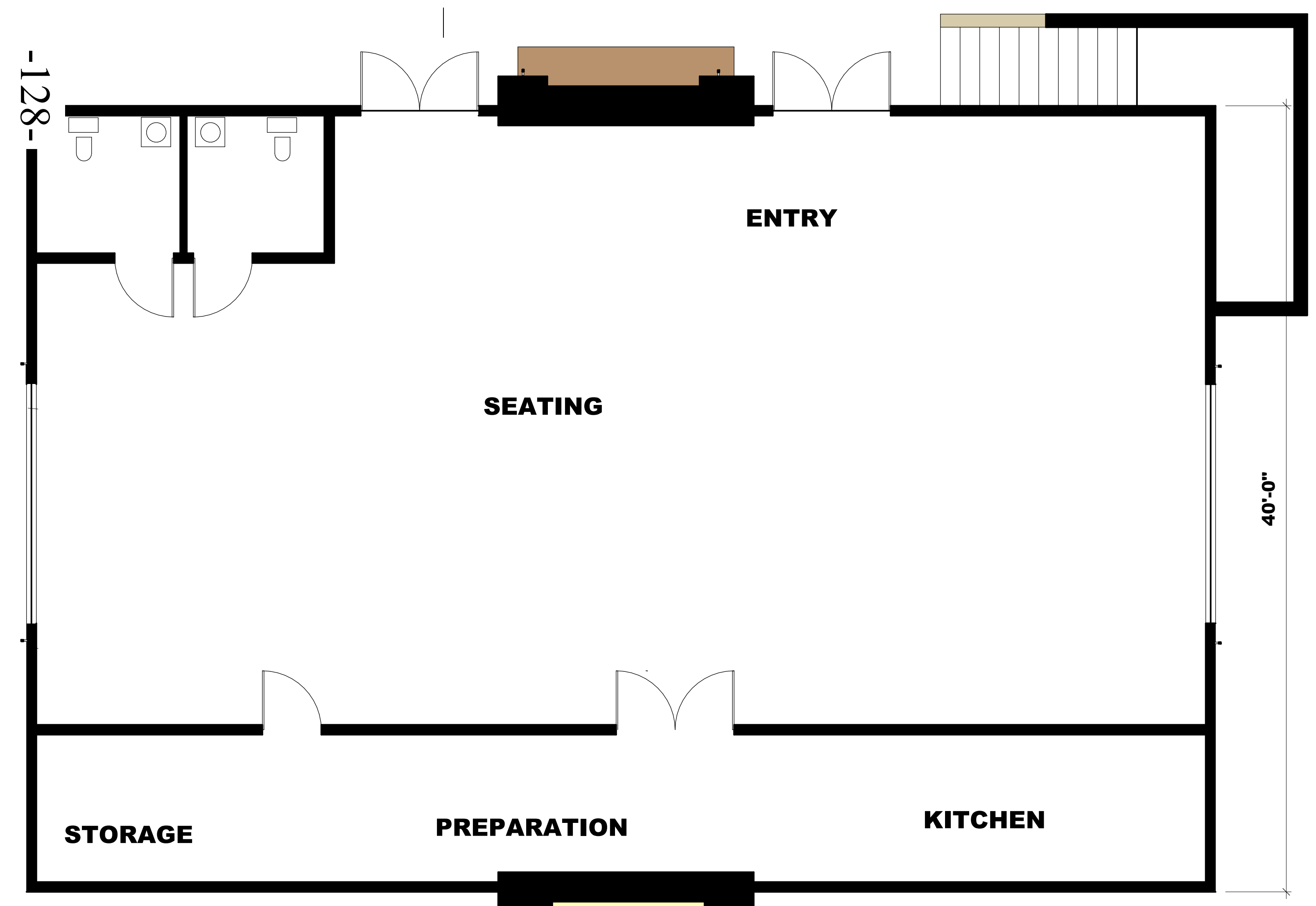
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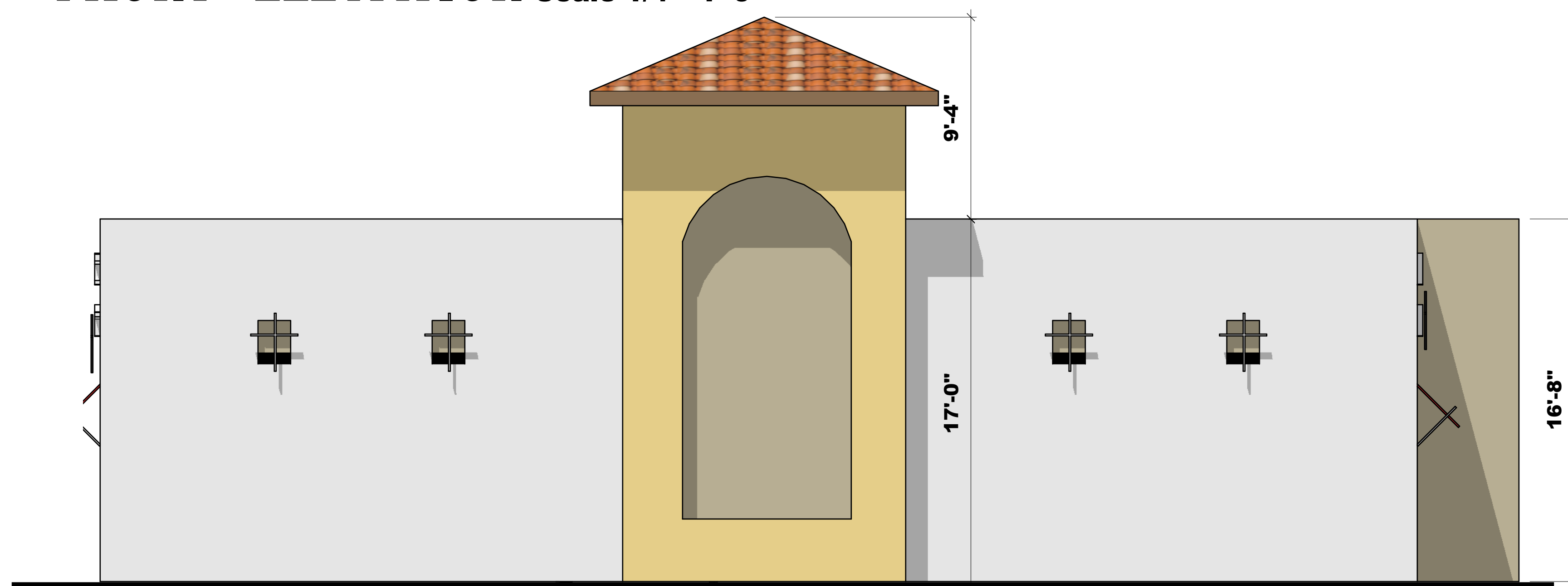


FRONT ELEVATION Scale 1/4"=1'-0"

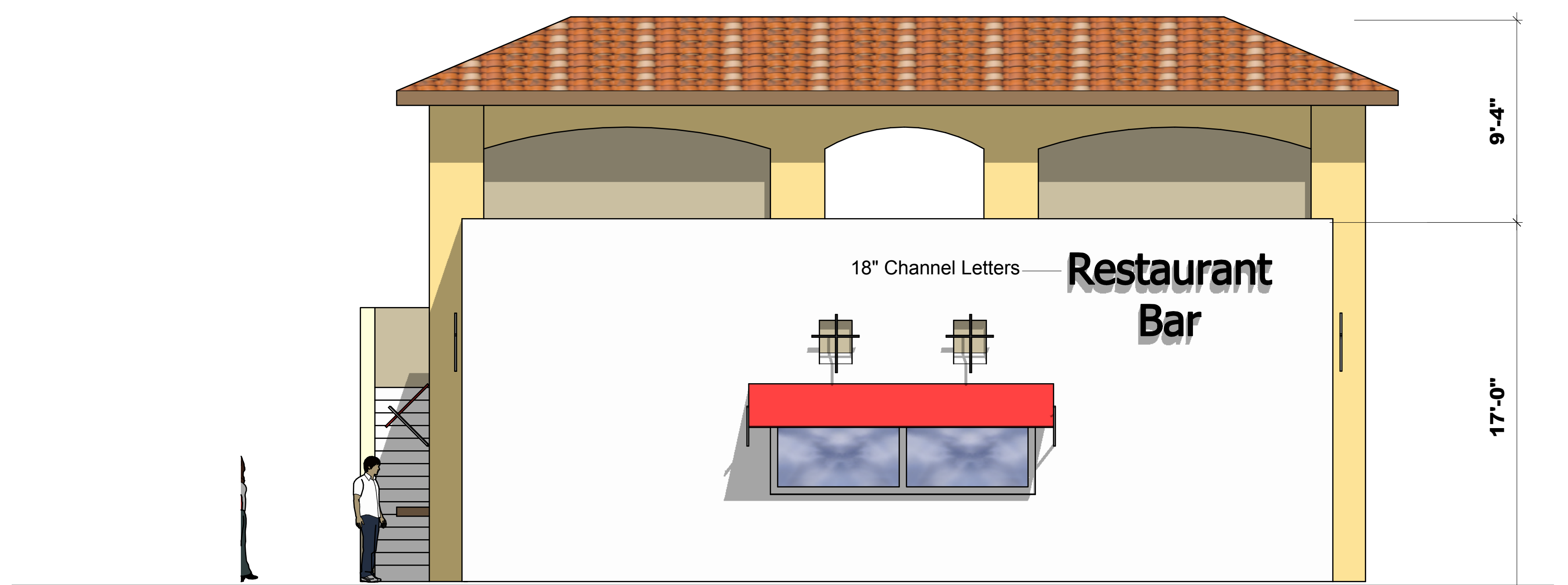
RESTAURANT - PHASE 1 PERSPECTIVE



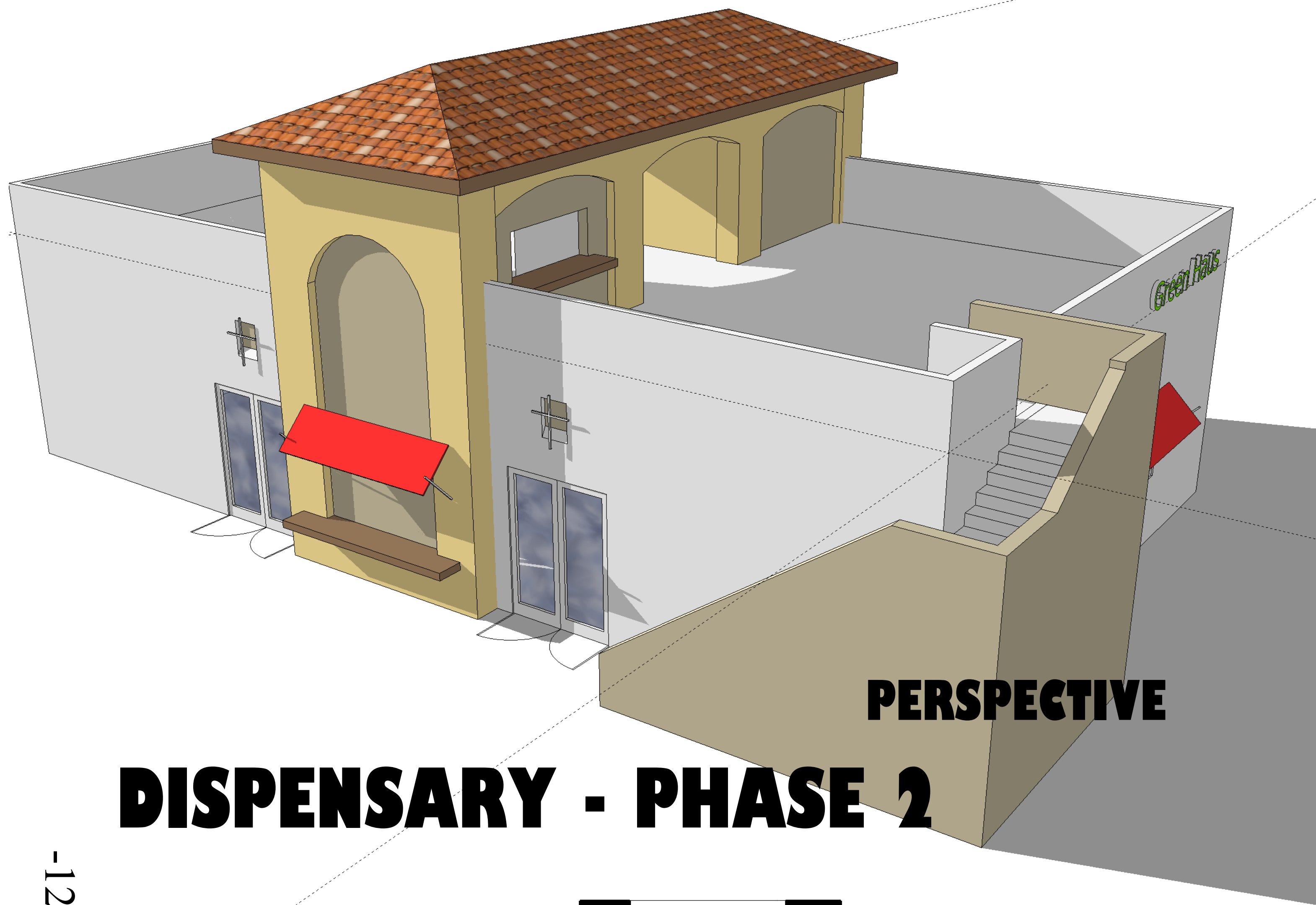
FLOOR PLAN
Scale 1/4"=1'-0"



BACK ELEVATION Scale 1/4"=1'-0"

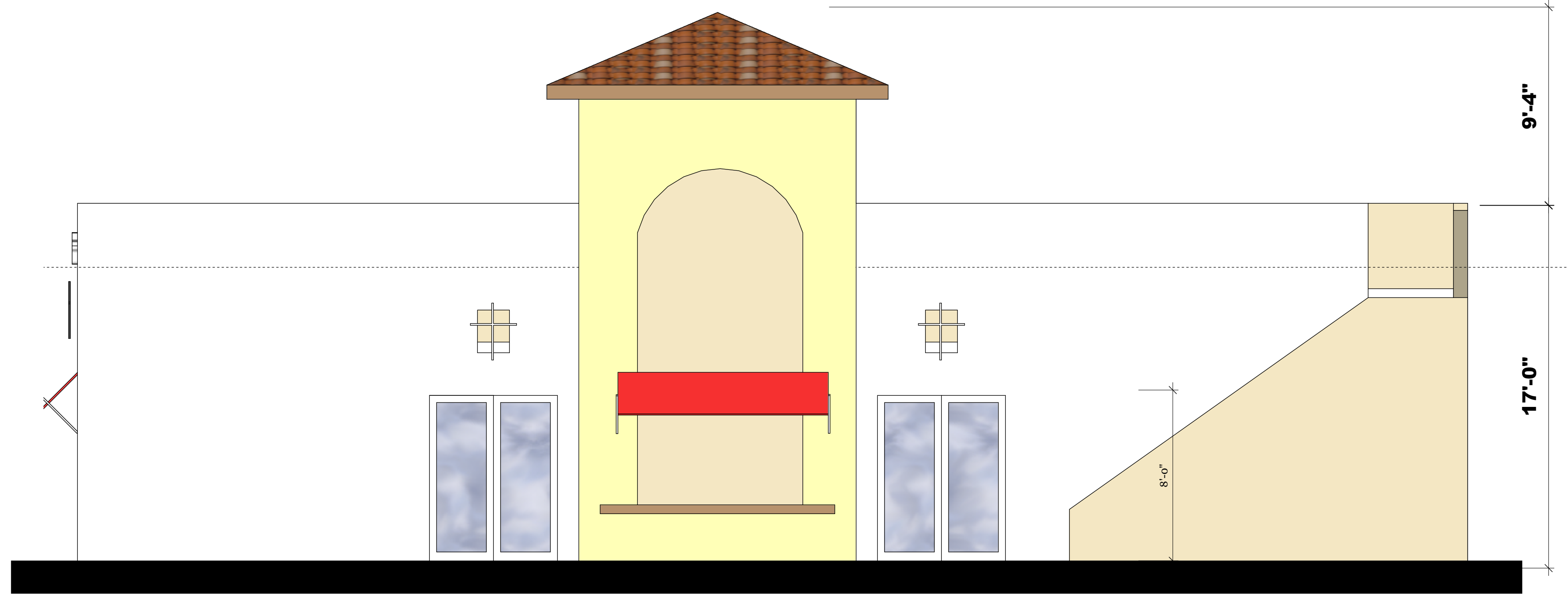


RIGHT ELEVATION Scale 1/4"=1'-0"

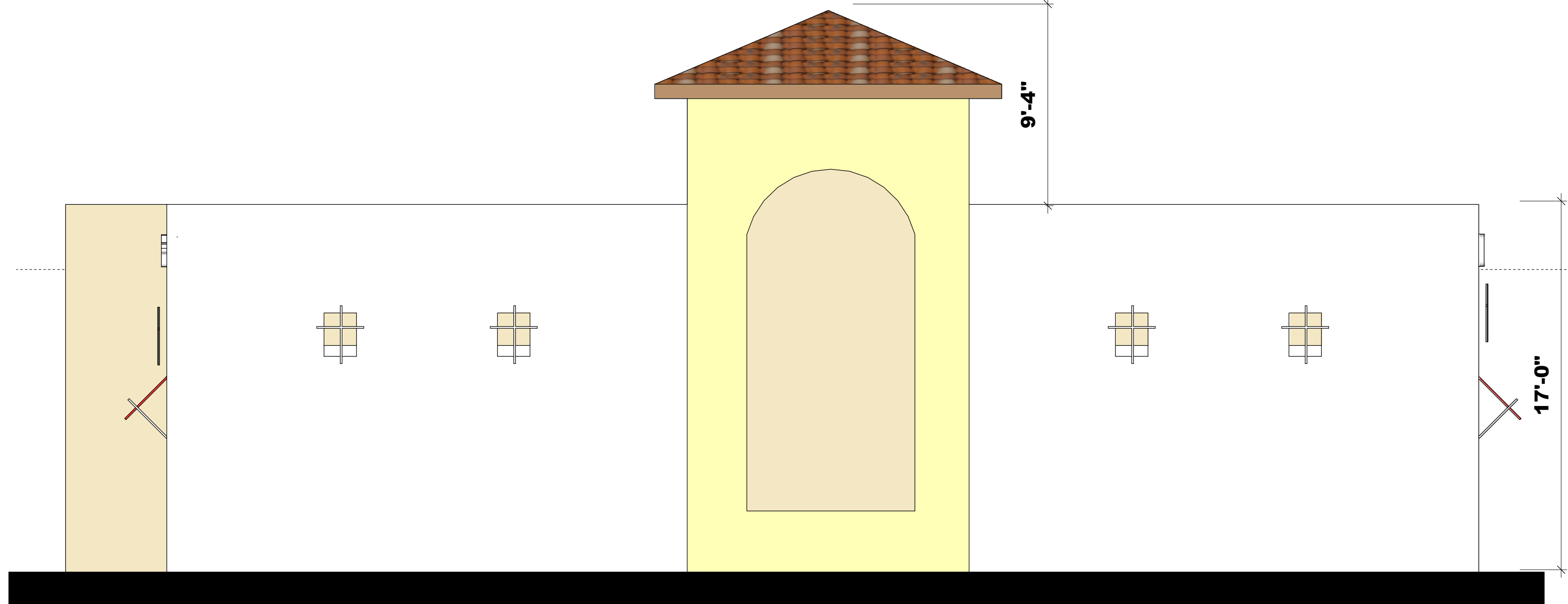


PERSPECTIVE

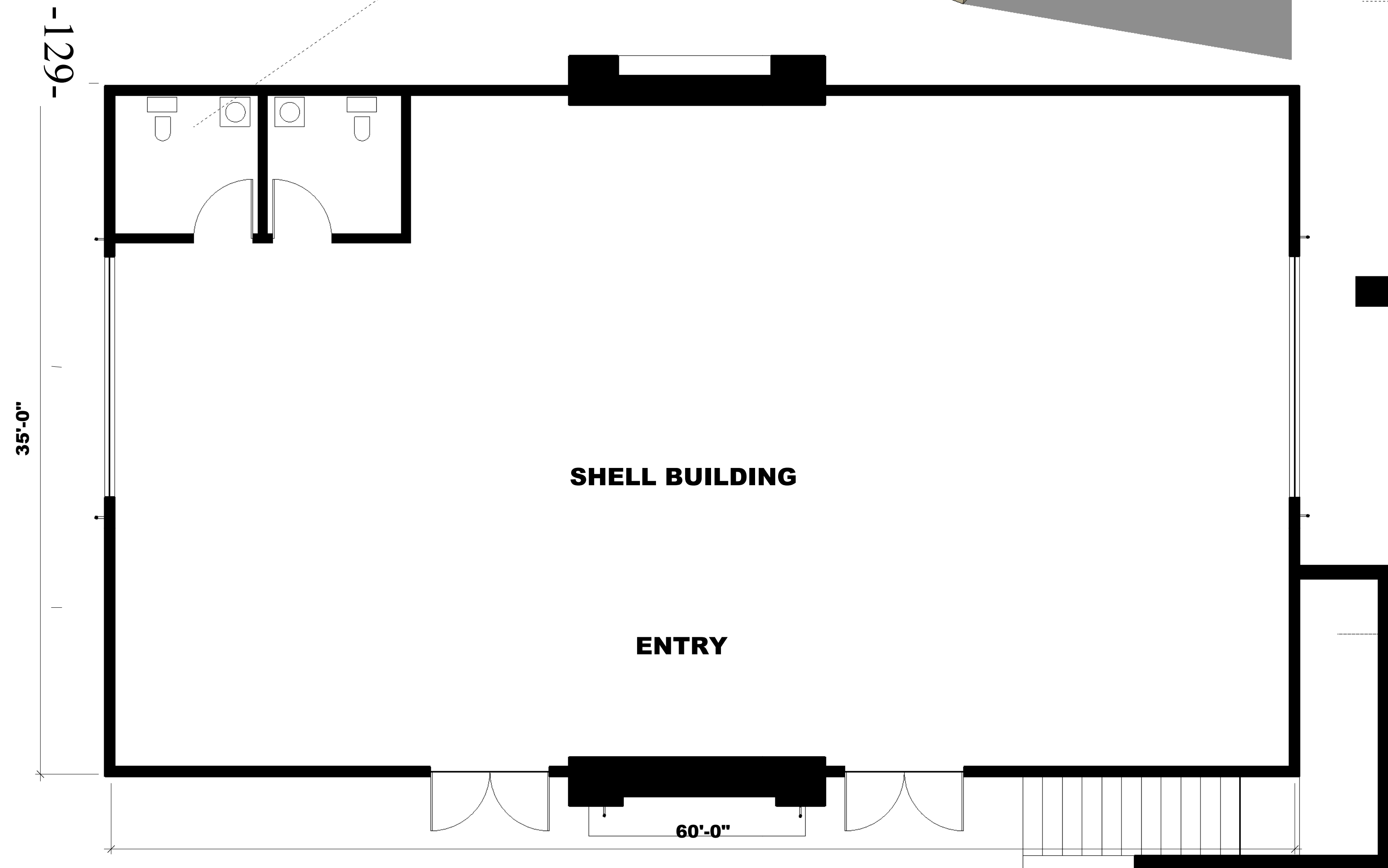
DISPENSARY - PHASE 2



FRONT ELEVATION Scale 1/4"=1'-0"

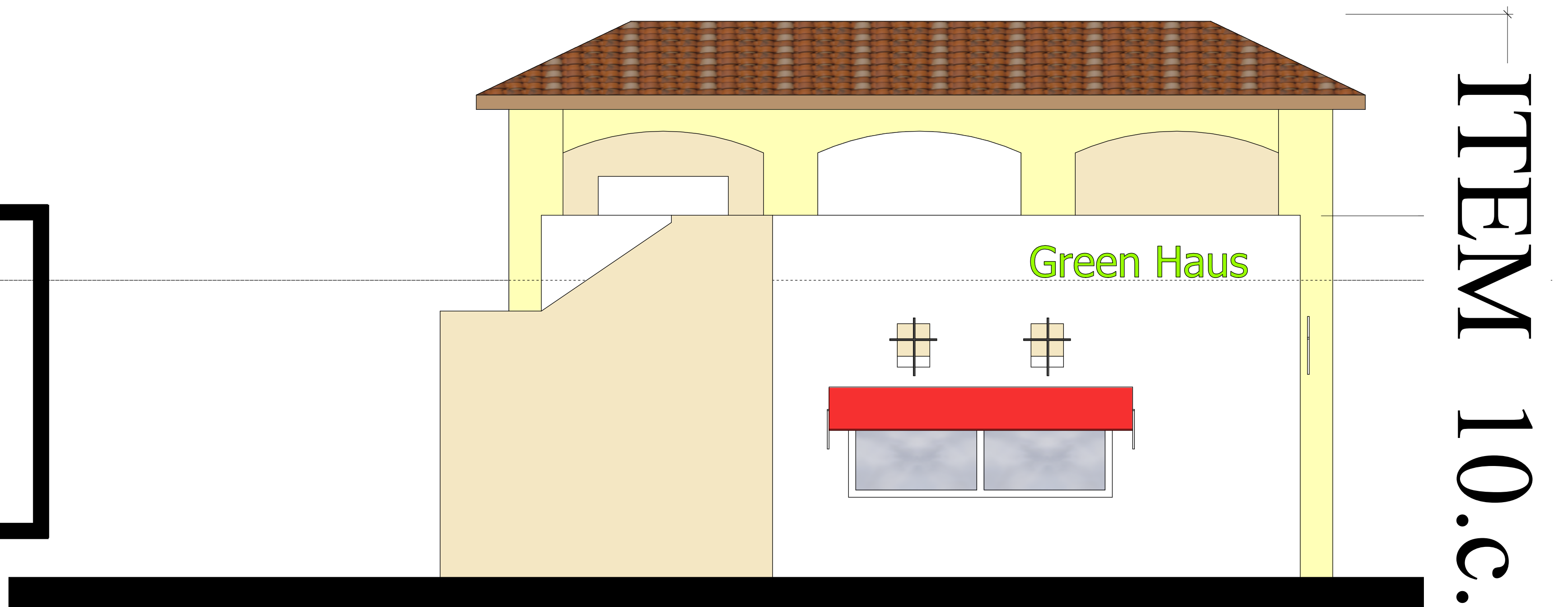


BACK ELEVATION Scale 1/4"=1'-0"



FLOOR PLAN

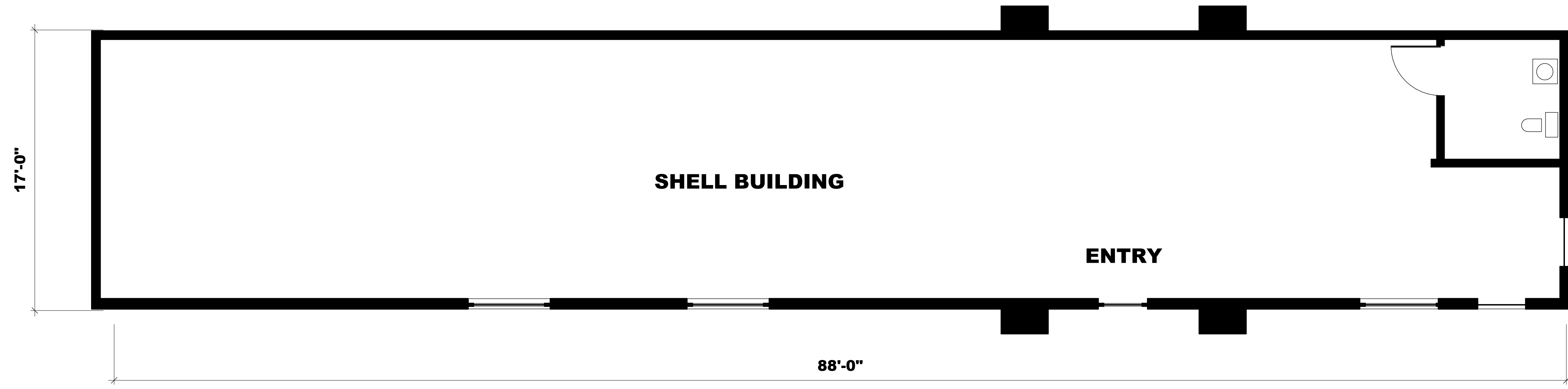
Scale 1/4"=1'-0"



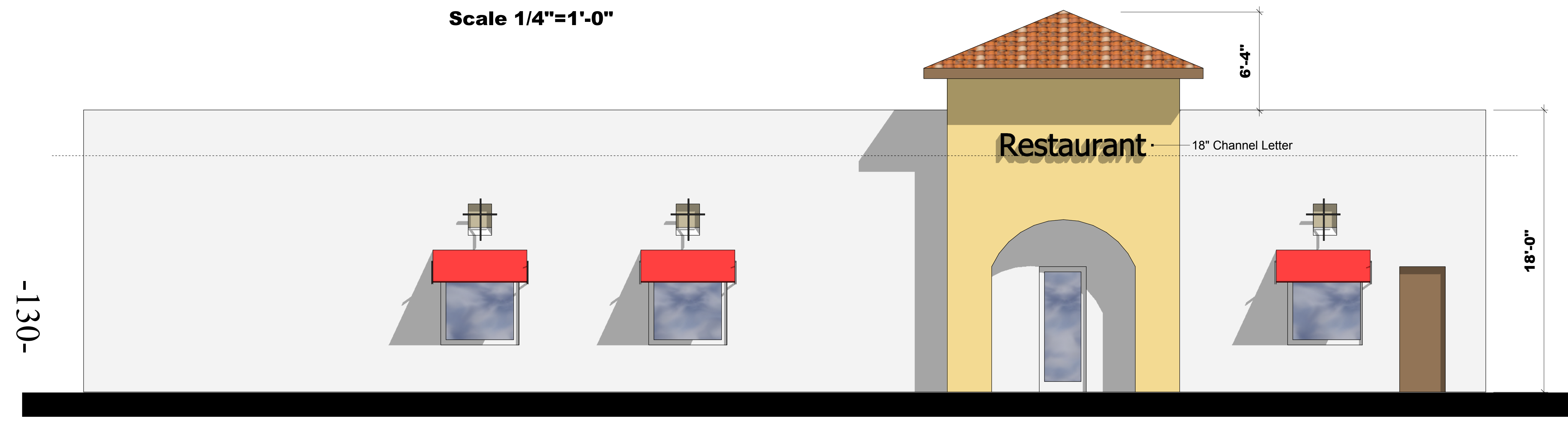
RIGHT ELEVATION Scale 1/4"=1'-0"

ITEM 10.c.

RESTAURANT PHASE 4

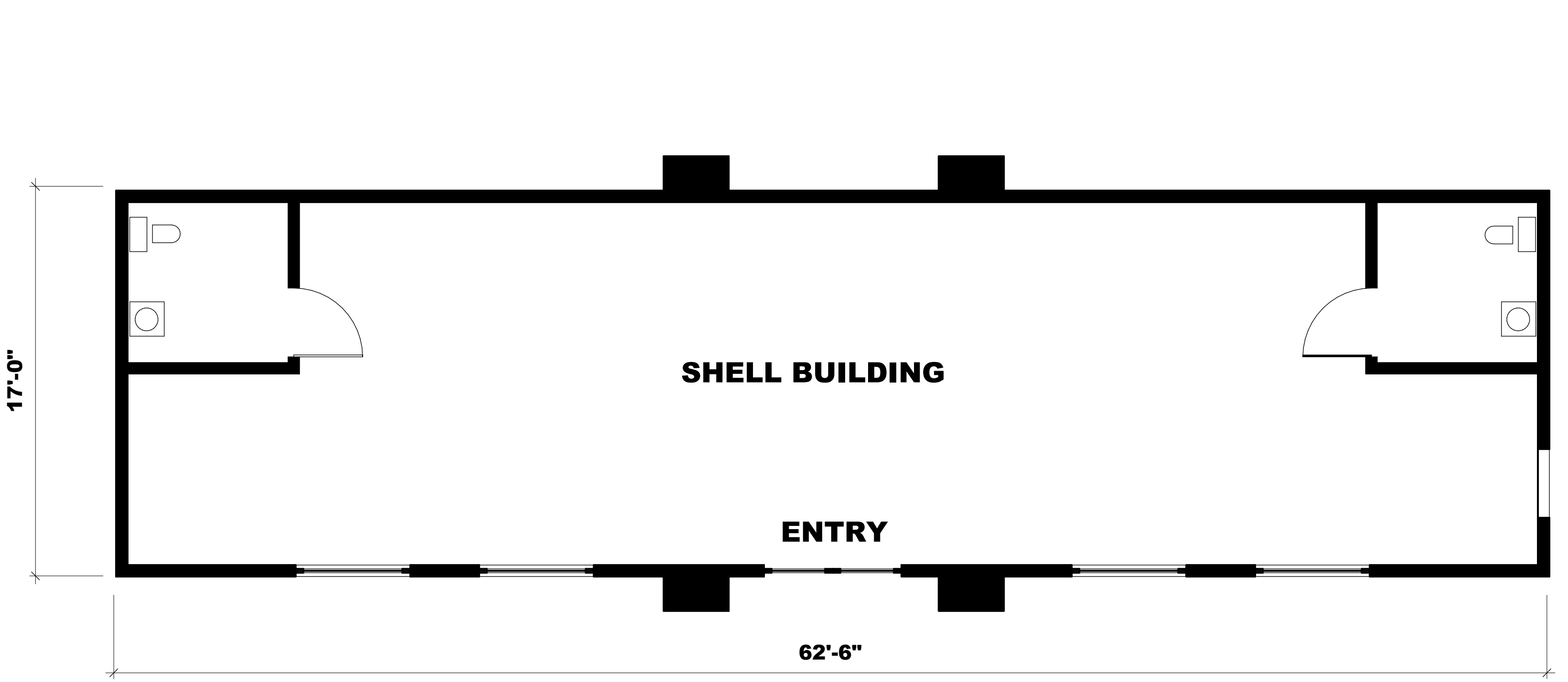


RESTAURANT FLOOR PLAN
Scale 1/4"=1'-0"



RESTAURANT FRONT ELEVATION
Scale 1/4"=1'-0"

OFFICE PHASE 3



OFFICE FLOOR PLAN
Scale 1/4"=1'-0"



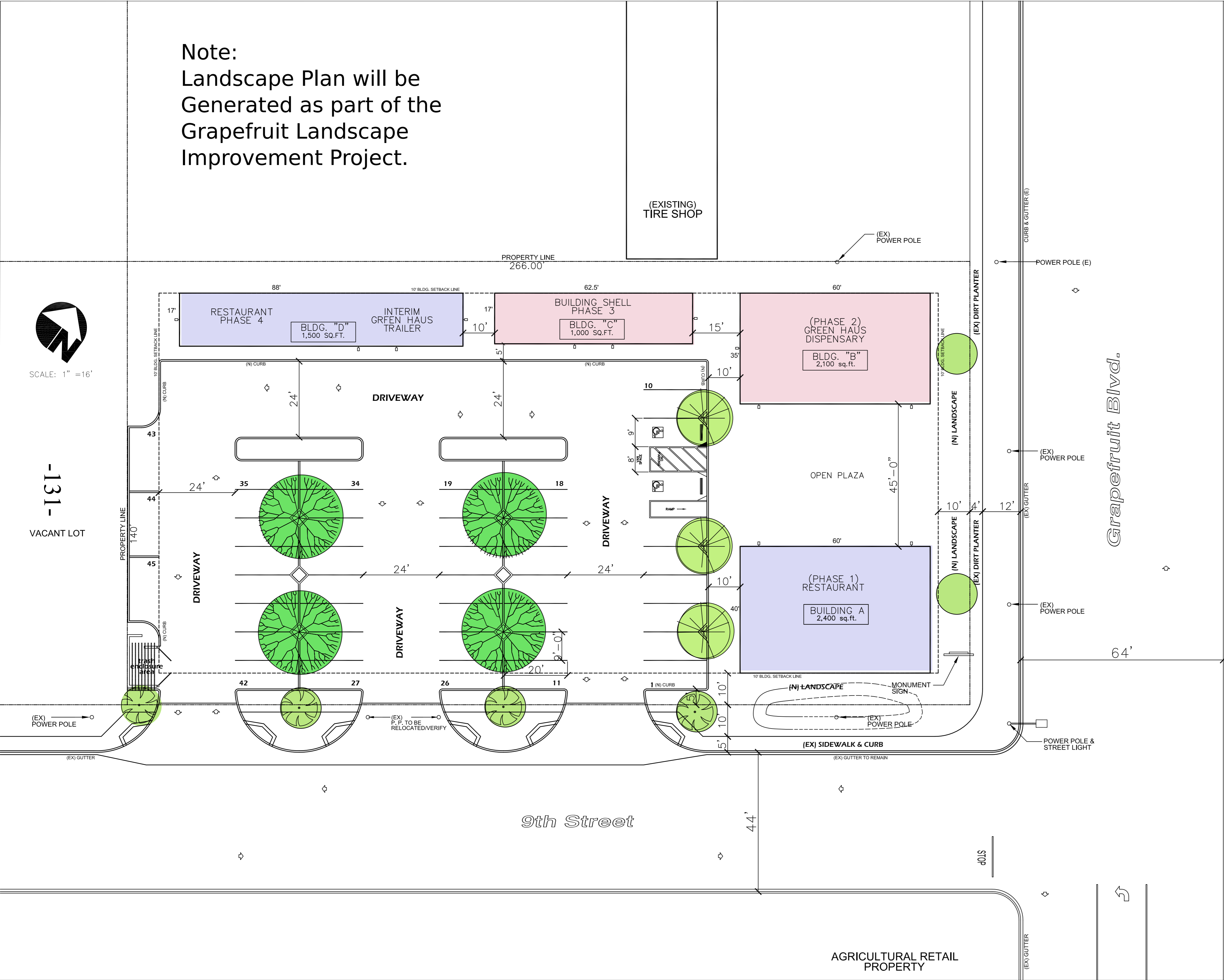
OFFICE FRONT ELEVATION Scale 1/4"=1'-0"

Note:
Landscape Plan will be
Generated as part of the
Grapefruit Landscape
Improvement Project.



SCALE: 1" = 16'

-131-
VACANT LOT



(EXISTING)
TIRE SHOP

(EX) POWER POLE

CURB & GUTTER (E)

POWER POLE (E)

Grapefruit Blvd.

(EX) POWER POLE

(EX) GUTTER

(EX) POWER POLE

64'

POWER POLE & STREET LIGHT

9th Street

44'

AGRICULTURAL RETAIL
PROPERTY

PUEBLO VIEJO PLAZA

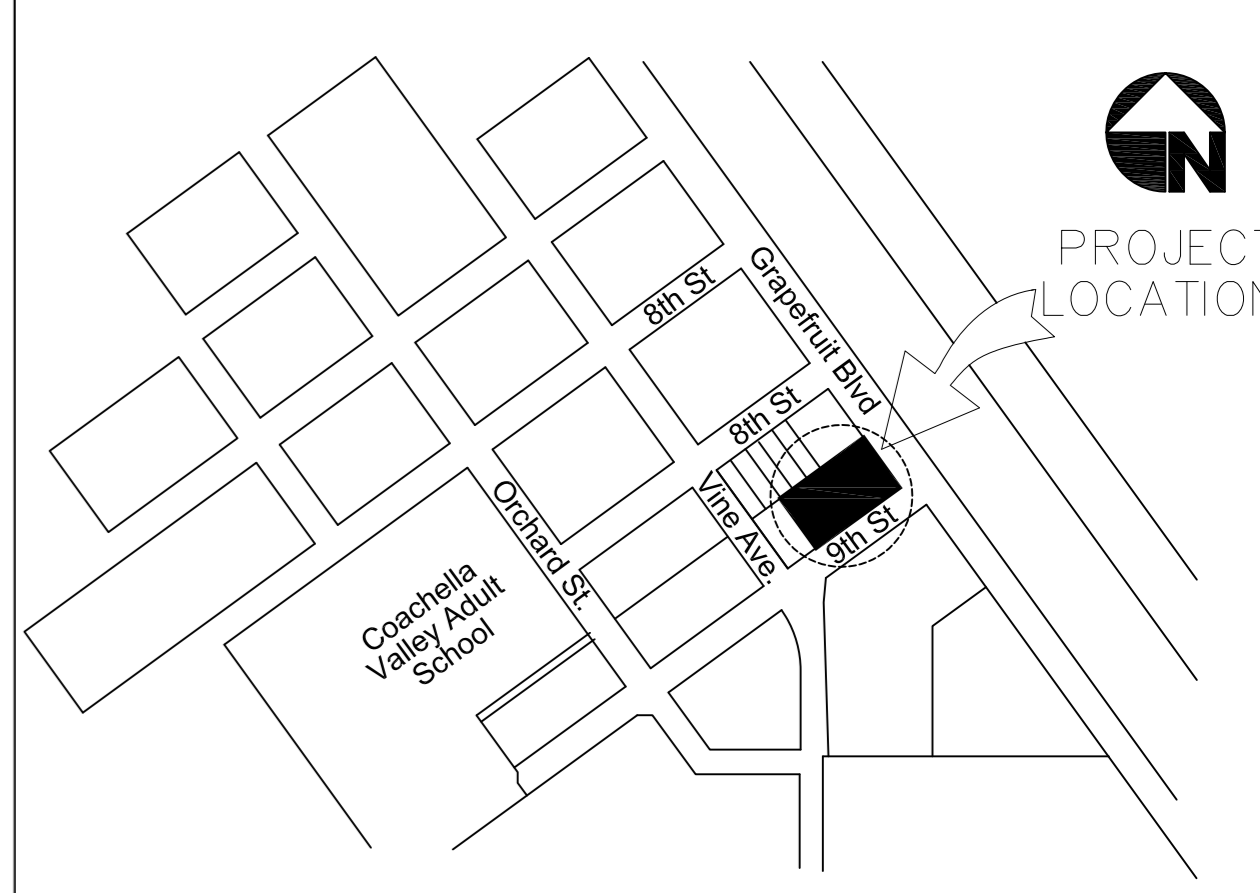
SCOPE OF WORK:
NEW RESTAURANT & GREEN HAUS CANNABIS DISPENSARY
LEGAL ADDRESS:
GRAPEFRUIT BLVD. and 9th STREET
COACHELLA, CA. 92236
PARCEL NUMBER A.P.N.
778-102-008

AREA TABULATION	PROJECT DATA
BLDG "A" RESTAURANT: 2,400 SQ.FT. BLDG "B" DISPENSARY: 2,100 SQ.FT.	ZONE USE: "B" (BUSINESS RETAIL) "RC" (RETAIL CANNABIS OVERLAY)
BLDG "C" OFFICES 1,000 SQ.FT. BLDG "D" RESTAURANT 1,500 SQ.FT.	
NEW TOTAL AREA: 6,900 SQ.FT.	

PROJECT TEAM

PROPERTY OWNER:
PUEBLO VIEJO MANAGEMENT
PEDRO PADILLA
49305 GRAPEFRUIT BOULEVARD
COACHELLA, CA. 92236
PH: (760) 972-2441

VICINITY MAP



PARKING SUMMARY

RESTAURANTS & OTHER EATING, DRINKING & F&B ESTABLISHMENTS:
ONE SPACE FOR EACH FORTY-FIVE (45) SQ.FT. CUSTOMER AREA. PLUS ONE SPACE FOR EACH HUNDRED (200) SQ.FT. OF NONCUSTOMER RETAIL ESTABLISHMENTS"

4 SPACES PER 1,000 SQ.FT. GROSS FLOOR ARE
BLDG "A" RESTAURANT: 765 SQ.FT. SEATING/4
BLDG "B" DISPENSARY: 2100 SQ.FT. AREA/21
BLDG "C" OFFICE: 1000 SQ.FT. SEATING/25
BLDG "D" RESTAURANT: 540 SQ.FT. SEATING/4

TOTAL PARKING STALLS SPACES REQUIRED=58

REQUIRED PARKING STALL!

MINIMUM REQUIRED HANDICAPPED PARKING STALL
17.54.010
01-25 = 1 REQUIRED
26-50= 2 REQUIRED

OVERALL PARKING

45 TOTAL PARKING STALLS
2 ADA PARKING STALLS

ITEM 10.c.

