

RESOLUTION NO. PC2021-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVAL OF ARCHITECTURAL REVIEW NO. 21-03 FOR THE CONSTRUCTION OF 107 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT NO. 38084 USING THREE PRODUCTION HOME MODELS TO INCLUDE 1) A ONE-STORY (3-BEDROOM, 2-BATH) RESIDENCE WITH 1,959 SQUARE FEET OF FLOOR AREA; 2) A TWO-STORY (4-BEDROOM, 2 ½-BATH) RESIDENCE WITH 2,404 SQUARE FEET OF FLOOR AREA; AND 3) A TWO-STORY (5-BEDROOM, 3-BATH) RESIDENCE WITH 2,825 SQUARE FEET OF FLOOR AREA, ALL WITH ATTACHED TWO-CAR GARAGES AND A VARIETY OF ARCHITECTURAL THEMES (SPANISH, CRAFTSMAN, AND PRARIE) AND COLOR PALETTES FOR MODELS' EXTERIOR FINISHES AND ROOF TILE. THE SUBJECT SITE IS 26.81 ACRES OF VACANT LAND LOCATED WITHIN THE R-S (RESIDENTIAL SINGLE-FAMILY) ZONE ON THE NORTH SIDE OF AVENUE 51 BETWEEN VAN BUREN STREET AND CHIAPAS DRIVE (APN #768-050-002). PULTE HOMES COMPANY, LLC. (APPLICANT)

WHEREAS, Pulte Homes Company, LLC (“Applicant”) has filed an application for Architectural Review No. 21-03 and related entitlements for Tentative Tract Map No. 38084 and Variance No. 21-04 to allow the subdivision and development of 26.81 acres on the north side of Avenue 51 between Van Buren Street and Chiapas Drive; (Riverside County Assessor Parcel Numbers 768-050-002) (the “Project”) and,

WHEREAS, the City has processed said Architectural Review application pursuant to the provisions of Title 17 of the Coachella Municipal Code (Title 17), and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on May 19, 2021, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the applications for Architectural Review and related Tentative Tract Map and Variance as presented by the applicant, adopting the findings, revised conditions, and staff recommendations; and,

WHEREAS, at the Planning Commission Public Hearing of May 19, 2021 the applicant and the general public were given an opportunity to testify regarding Architectural Review No. 21-03; and,

WHEREAS, the Planning Commission finds adequacy in the environmental review documents inclusive of Environmental Assessment (EIS 04-05) and the Addendum to Mitigated Negative Declaration on file with the office of the City’s Planning Director.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Coachella, in light of the whole record before it, including but not limited to recommendation of the Development Services Director as provided in the Staff Report dated May 19, 2021 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby recommends that the City Council approve Architectural Review No. 21-03 with the

findings and conditions listed below.

FINDINGS FOR APPROVAL OF ARCHITECTURAL REVIEW NO. 21-03:

1. The proposed model homes which include a “Prairie”, “Spanish”, and “Craftsman” architectural theming are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan. The project complies with the General Neighborhood land use designation of the General Plan, which looks to provide a diversity of housing that meets the needs of Coachella’s many household sizes, incomes and lifestyle preferences. This land use category envisions a mixture of single-family and multifamily/mixed use development types. While the proposed subdivision is a single family development with a density of four dwelling units per acre, there are smaller lot sizes within the subdivision that will add to the overall density of the project, and will create a transition adjacent to the future multifamily residential/mixed-use development anticipated on the vacant lot to the west at Van Buren Street. Additionally, this development is within a previously-approved subdivision that will have public streets with good pedestrian connectivity to the surrounding public amenities at Bagdouma Park. As such, the project is consistent with internal policies of the General Plan.
2. The proposed use of single family residences will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed dwellings will comply with minimum development standards and consist of one-story and two-story homes that are compatible with adjoining newer homes to the north and northwest of the site. The proposed homes are currently being developed at the Valencia community to the northwest of the site and there are future multifamily / mixed-use developments proposed on the vacant land to the west which will be in keeping with the intended character of the larger vicinity.
3. The proposed single-family residences will be compatible and in keeping with the design and character of neighboring properties with respect to land development patterns and application or architectural treatments. The plans submitted indicate an exterior stucco finish with concrete tile roofing with earth-tone color schemes. Landscaping and irrigation will be installed for each home prior to issuance of a certificate of occupancy for each home.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood. The proposed dwellings are anticipated to improve the aesthetics of the existing neighborhood by completing an unfinished neighborhood to the north, and will help with dust control.
5. The proposed project will not create any significant environmental effects in that the project is substantially similar to the originally approved subdivision of land as part of “Prado” Gated Community and as documented in evidence contained in the Addendum to Mitigated Negative Declaration previously prepared for Tentative Tract Map No. 32075 analyzed under Environmental Assessment

(EIS 04-05) pursuant to the provisions of the California Environmental Quality Act (CEQA). The project is, therefore, not subject to any further environmental review.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW 21-03:

1. This architectural review is granted to approve common area landscaping and fencing improvements for the “Sevilla” community and to approve new exterior architectural theming, materials, and color schemes for new production homes within Tentative Tract Map No. 38084 (“Sevilla”) in the R-S (Residential – Single Family) zone, to include a “Spanish”, “Craftsman” and “Prairie” theming with varying roof tile and color schemes, as shown on submitted plans. The applicant shall submit construction drawings through the Building Division for plan check and approval prior to obtaining building permits. The applicant shall pay any fees necessary to secure permits and any special investigation inspections and reports, subject to review and approval by the Building Official, including a soils report and related structural recommendations. The owner shall secure Fire Department approval for the proposed production homes prior to the issuance of any building permits.
2. Common area landscaping improvements shall include decorative masonry perimeter walls with decorative cap, beige wrought iron gate (for emergency access only) with arched belltop at Via Prado, to substantially match the existing Prado Community gate at Avenue 50. The perimeter fencing at the southerly terminus of Ribera Street shall be decorative masonry with decorative cap and 12-inch square pilasters every 50 feet, to substantially match the existing perimeter wall along the southern boundary of the Prado Community. The developer shall work with the utility companies to install landscaping and fencing improvements over the public utility easement areas, and to install the new fencing and common-area landscaping in this location into the City’s Landscape and Lighting Maintenance District.
3. A minimum of one 24-inch box shade tree shall be planted every 50 linear feet along the Avenue 51 street frontage, to match the plant palette of the retention basin lots. The perimeter fencing along Avenue 51 and the main entry at Via Prado shall consist of decorative masonry walls including tan slump, split-face block, tan precision, or textured / painted precision block wall with 12-inch square pilasters and decorative caps at every 75 linear feet.
4. Prior to the issuance of a building permit for new single family residences, the applicant shall submit a landscape and irrigation plan showing typical front yard landscaping and irrigation for the typical front yards and corner lots, for review and approval by the Development Services Director. All landscaping shall be planted and maintained with a permanent underground irrigation system to be operational prior to the issuance of the Certificate of Occupancy. Landscaping in the front yard shall comply with the City’s front yard landscaping regulations, unless otherwise approved by the Development Services Director.
5. All garden walls shall consist of concrete masonry units (CMU), with use of decorative masonry walls for those portions visible to a street, pursuant to city standard block wall details. Post-tension, non-grouted walls shall not be used. The builder shall use Type 5 concrete specifications for all CMU footings and for the base course of CMU wall, including the use of sealants to protect against corrosive soils, subject to review and approval by the Deputy Building Official. Interior fencing between single family lots that are not visible to the street may be of a tan/beige vinyl fencing material.

6. All front yard areas between the front building line of the home and the street line shall be limited to a maximum of 60 percent of paving of the total front yard area. Those areas that are not paved shall be landscaped in accordance with Section 17.16.030-C(4) of the Zoning Code.
7. The proposed residences shall incorporate decorative window trims and window shutter details on side and rear elevations as used on the front building elevations, for those home sites that have second-floor windows oriented towards a corner street line.
8. Prior to the issuance of a building permit, the applicant shall pay the applicable school facilities fees to the Coachella Unified School District.
9. 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 building permits for a new dwelling. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
10. Site access for the model complex shall be in conformance with the requirements of Title 24 of the California Administrative Code, including temporary parking lot and temporary restroom serving the model complex.

Grading and Drainage:

11. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
12. A grading 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. An "As-Graded" geotechnical report shall be submitted and approved prior to issuance of any building permits.
13. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.) and within the public streets. The basin shall be a maximum of 4 feet in depth from adjacent grades. The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the detention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Detention 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 boring depth shall be 45-feet. A log, which 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.

14. 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 and walkways as required.
15. The Developer shall obtain approval of site access and circulation from Fire Marshall and trash Disposal Company.

ENGINEERING DEPARTMENT

Street Improvements:

16. 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 %.
17. 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 residential driveways.
18. Avenue 51 shall be improved as shown in the Mobility Element of the General Plan, with a 35-foot half street paved roadway and a 10-foot parkway. Street improvements shall include 3 inches of A.C. pavement over 10 inches of class II base, 8 inch type "B" curb and gutter, 6-foot sidewalk, 15,000 lumen HPS street lights (150 watt bulb), connections to the existing public improvements with the appropriate transitions and tapers as required by the City Engineer and any other incidental works necessary to complete the improvements in accordance with the City Standards and Specifications.
19. Avenue 51 shall be a 90-foot right-of-way, except where underground utilities will be constructed within the parkway additional right of way is required for a total of 15 feet parkway. An additional 25 feet of common-area/perimeter landscaping shall be provided between the street right-of-way along Avenue 51 and perimeter subdivision wall.
20. The developer shall grant a landscaping easement to the City of Coachella over all common-area / retention basin lots for inclusion into the Landscape and Lighting Maintenance District.
21. The developer shall obtain an encroachment permit for any improvements constructed within public right-of-ways.

22. The applicant shall provide Speed Humps on all interior streets. Locations shall be approved by the City Engineer.

Sewer and Water Improvements:

23. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
24. Applicant shall construct all off-site and on-site water and wastewater 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.
25. Applicant shall extend the 12” water main in Avenue 51 to the westerly boundary of this tract and connect the onsite water system to this main. System shall include all fire hydrants, valves, blow-offs, fittings and all incidental works necessary to complete the water system in accordance with the City Standards and Specifications.
26. Minimum depth of sewer manholes shall be 5.00 feet (top of pipe to top of rim). Size and slope of sewer mains shall be approved by the City Engineer. The minimum slope for sewer main shall be as follows: (1) 8" - 0.33 percent, (2) 10" - 0.24 percent, (3) 12" - 0.19 percent, (4) 15", 18", 24", 27" & 33" 0.14 percent.
27. Applicant shall extend the 12” sewer main in Avenue 51 to the westerly boundary of this tract and connect the onsite sewer system to this main. System shall include all manholes, cleanouts, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system in accordance with the City Standards and Specifications.

General:

28. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk. Street improvement plans shall not be approved until this plan is submitted and deemed substantially complete and correct.
29. 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.

30. The owner shall agree to the formation of a Landscape and Lighting Maintenance District for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map.
31. The applicant shall pay all necessary plan check, permit and inspection fees at cost for the public off-site and on-site improvements. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
32. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion:

33. "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.
34. Prior to issuance to of certificate of occupancy, all off-site 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.
35. The developer will establish, at a minimum, one (1) vertical control monument (benchmark) to be placed in a permanent location within the limits of the development and file a record of said monument with the County of Riverside. The monument will comply with Caltrans survey manual chapter 8 section 8.2-3 for benchmarks. The record elevation set will comply with third-order precision standards as defined in the Caltrans Surveys manual. Official City of Coachella Vertical Control Brass disks will be available from the City of Coachella. The monument location shall be approved by the City Engineer prior to establishment.
36. The owner/developer shall reimburse the City of Coachella for public improvements related to the existing Traffic Signal at Avenue 50 and Van Buren Street, and for the Landscaped Median at Avenue 50. Owner/developer shall pay \$1,211.64 per dwelling unit for Landscaped Median and \$788.12 per dwelling unit for Traffic Signal at the time building permits are issued for each new dwelling unit.
37. The developer shall construct improvements including sidewalks, with a 6-inch raised curb and gutter connecting to pavement, fronting along all lots to be developed. The use of "wedge" curb, or "rolled" curb shall not be allowed. All Driveways shall conform to City of Coachella standards.
38. The developer shall work with the City of Coachella Engineering Department on a scope of work and any necessary repairs for completion of all on-site and off-site improvements. Prior to final inspections for each phase, the developer shall meet and confer with the City Engineer to schedule inspections for

existing street improvements and to identify repairs to be made by the developer that resulted from the developer's construction activities. Developer shall make requested repairs prior to receiving a certificate of occupancy for the last home in the phase for which final inspections are being requested at that time.

Street Lights:

39. The developer shall pay applicable fees to energize street lights to the appropriate agency, and shall verify that all street lights are operational prior to issuance of the 1st Certificate of Occupancy of each phase.

FIRE DEPARTMENT:

40. It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence.
41. All conditions of approval titled "Prior to Final Inspection" and/or any type of fire suppression systems must be reviewed, inspected and approved by the Riverside County Fire Department prior to Building Safety's final inspection. The Fire Department letter of conditions, job card and approved plans must be at the job site for all inspections.
42. The following plans have been reviewed and conditioned with requirements that correspond with the appropriate milestones. Regardless of the conditions all plans shall comply with ORD. 787.6, 2019 Adopted Codes (CFC, CBC, CMC, etc.), and all standards referenced therein. These conditions are intended to assist in code compliance but, any required provisions not named in these conditions shall also apply.
43. The Fire Department is required to set a minimum fire flow for the remodel or construction of all commercial buildings in accordance with Ordinance 787 and the California Fire Code. A fire flow of 1500 GPM for a 2 hour duration at 20 psi residual operating pressure must be available before any combustible material is placed on the job site Additional fire hydrants may be required to meet the spacing requirements of the California Fire Code.(Commercial)
44. A combination of on-site and off-site super fire hydrants (6"x4"x2½"x2½") on a looped system shall be provided spaced an average of 500 feet between fire hydrants and in no case shall fire hydrants be further than 50 feet from any portion of on a street or road frontage as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.(Commercial and Residential)
45. Gate openings shall be as wide as the minimum 20 foot required width of the access lane(s) entering and exiting the development. Gates shall be located at least 35 feet into the development property to allow a vehicle to stop without obstructing traffic on the road.(Commercial and Residential)

46. The site address shall be clearly posted at the job site entrance during construction. This will enable incoming emergency equipment and inspectors to locate the job site from the assigned street. Numbers shall be a minimum of 24 inches in height.
47. All buildings shall be constructed with Class B roofing material as per the California Building Code.
48. Prior to the issuance of a building permit, building plans have been reviewed, however, a separate plan check deposit based fee of \$1056.00 made payable to the Riverside County Fire Department, in the form of a check or money order only, must be submitted to the Fire Department. A Permit Fire Department "Submittal Form" must be completed along with payment.
49. Prior to the issuance of a building permit, the developer shall separately submit 2 sets of water system plans to the Fire Department for review. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. On-site and Off-site plans shall be signed by the Fire Department after review and approval. Two (2) copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.
50. Prior to the issuance of a building permit, the applicant and/or developer shall be responsible to submit written certification from the water purveyor noting the location and type of existing fire hydrant(s) and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 psi residual operating pressure. If a water system/hydrant(s) currently does not exist, the applicant and/or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.
51. Prior to the issuance of a building final inspection, the developer shall install a complete fire sprinkler system designed in accordance with California Building Code, California Fire Code and adopted standards. Sprinkler systems with pipe sizes larger than 4 inches in diameter will require the Engineer or Architect of Record certification with details and calculations with "wet signature" that the building structural system is designed to support the seismic and gravity loads for the support the additional weight of the sprinkler system. The PIV and FDC shall be located to the front of the building in an approved location, unobstructed and within 50 feet of an approved road or driveway, within 200 feet of a hydrant. A C-16 licensed contractor must submit plans, along with the current deposit based fee, to the Fire Department for review and approval prior to installation.
52. Prior to the issuance of a building final inspection, the developer shall install a complete fire sprinkler system designed in accordance with California Building Code, California Fire Code and adopted standards. The FDC shall be located at or near the front of the building. A C-16 licensed contractor must submit plans, along with the current deposit based fee, to the Fire Department for review and approval prior to installation.
53. Prior to the issuance of a building final inspection, the developer shall install an alarm monitoring system for fire sprinkler system(s) with 20 or more heads. Valve monitoring, water-flow alarm and trouble signals shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station in accordance with California Building Code, California Fire Code and adopted standards. An approved audible sprinkler flow alarm shall be provided on the exterior in an approved location. The location of the Fire Alarm Control Unit shall be located in an environmentally

controlled location in accordance with 10.14 (NFPA 72, 2010). A C-10 licensed contractor must submit plans designed in accordance with adopted standards, along with the current \$192.00 deposit based fee, to the Fire Department for review and approval prior to installation.

54. Prior to the issuance of a building final inspection, the developer shall install a manual and/or automatic fire alarm system as required by the California Building Code, California Fire Code and designed in accordance with adopted standards. The location of the Fire Alarm Control Unit shall be located in an environmentally controlled location in accordance with NFPA 72. A C-10 licensed contractor must submit plans, along with the current \$627.00 deposit based fee, to the Fire Department for review and approval prior to installation. Guideline handouts are available from the Fire Department.
55. Prior to the issuance of a building final inspection, the applicant shall install a UL 300 compliant hood/duct fire extinguishing system must be installed over the cooking equipment as required by the California Fire Code, California Mechanical Code and adopted standards. The extinguishing system must automatically shut-down gas and /or electricity to all cooking appliances upon activation. A C-16 licensed contractor must submit plans, along with the current \$215.00 deposit based fee, to the Fire Department for review and approval prior to installation. Alarm system supervision is only required if the building has an existing fire alarm system. (Commercial)
56. Prior to the issuance of a building final inspection, the applicant/developer shall prepare a site plans designating required fire lanes with appropriate lane paintings and/or signs. Plans must be submitted along with the current \$212.00 deposit based fee to the Fire Department for review and approval.
57. Prior to the issuance of a building final inspection, the developer shall ensure gates shall be automatic or manual operated and install Knox key operated switches with dust cover, installed mounted as recommended by the Knox Company. Plans must be submitted to the Fire Department for approval of mounting location/position and/or operating standards. Special forms are available from this office for ordering the Key Switch.
58. Prior to the issuance of a building final inspection, the developer shall install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture.
59. Prior to the issuance of a building final inspection, the developer shall install a rapid entry Knox Box shall be installed on the outside of the building. If a Knox box has already been installed provide keys to the tenant space for inclusion in the main building Knox Box. Key(s) shall have durable and legible tags affixed for identification of the correlating tenant space. Special forms are available from this office for ordering the Knox Box. If the building/facility is protected with a fire alarm or burglar alarm system, it is recommended that the lock box be “tamper” monitoring.
60. Prior to the issuance of a building final inspection, a Fire Knox Padlock shall be installed on both sides of the gate located along Via Prado separating the two communities for Emergency Fire Access.

61. Prior to the issuance of a building final inspection, exit signs, exit marker and exit path markings shall be installed per the California Building Code.
62. Prior to the issuance of a building final inspection, all egress door hardware shall comply with the California Building Code.
63. Prior to the issuance of a building final inspection, the applicant/developer must submit an emergency evacuation plan to the Fire Department for review and approval prior to installation. Evacuation plan(s) must be posted in the building at locations approved by the Fire Department.
64. Prior to the issuance of a building final inspection, The applicant shall submit to the Fire Department flame-retardant certification(s) by applicator or manufacturer, along with CSFM Listing, for all decorative materials used in this facility. Samples of flame-retardant material(s) may be required for flame spread testing. All required treated materials must have a current CSFM approval tag affixed to each item or panel. (Commercial)
65. Prior to the issuance of a building final inspection, the applicant shall display street numbers in a prominent location on the front of the residences. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours.

PASSED APPROVED and **ADOPTED** this 19th day of May 2017.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2021-06, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of May 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary