



City of Coachella
Office of the Fire Marshal

53-990 Enterprise Way
Coachella, CA 92236
(760)398-3002

Planning Conditions/Comments

Date: 07/08/2024

Owner: Abdul Ali

Description: CUP 395 - Tropicana Super Market

Address/Location: 84076 Avenue 50 (APN 603-260-055)

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties.

The following comments can be referenced in the 2022 California Fire, Building, Mechanical, Plumbing, Electrical, applicable NFPA Standards, and the City of Coachella Municipal Codes unless otherwise noted.

Fire Planning Comments/Conditions

General Fire Department Advisory Comments - Commercial

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Coachella City Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the City of Coachella and/or recognized fire protection standards.

These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

- 1) Approved building address number and or lettering shall be placed in such a position as to be plainly visible and legible from the street and rear access if applicable. Building address numbers shall be a minimum of 12" tall.
- 2) Numbers for new buildings shall be internally or externally illuminated, to be visible at night. This requirement also applies to monuments. NOTE: Reflective type numbers may be acceptable for a single lot residential development project, when specifically approved by Coachella OFM.
- 3) All addressing must be on each building and be legible and of a contrasting color with the background to be visible from the street at all hours.
- 4) All rooms shall be properly identified. (room name, number and or letter)

- 5) Install portable fire extinguishers per Title 19, but not less than 2A10BC in rating, every 75 feet. Contact a certified extinguisher company for proper placement and spacing.
- 6) Applicable room door(s) shall be posted "ELECTRICAL", "FACP", "FIRE RISER" and "ROOF ACCESS" on the outside of the door so it is visible and in a contrasting color.
- 7) A durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" shall be placed on or adjacent to the front exit doors. The sign shall be in letters not less than one inch high on a contrasting background.
- 8) Illuminated exit signage and egress illumination placement and functional test will be witnessed by OFM Fire Inspector at time of final inspection.
- 9) A master Key for the tenant space must be provided for the Knox Box prior to final inspection.

Sincerely,

Carlos Rodriguez, Deputy Fire Marshal

Office: (760) 398-3502 Ext. 154

Cell: (951) 287-0091

Carlosm.Rodriguez@fire.ca.gov

From: [Garcia, Robert](#)
To: [Vargas, Donald A](#); [Adrian Moreno](#)
Cc: [Kendra Reif](#); [Vanessa Sanchez-Meza](#); [Rene Rosales](#); [Anahi Fernandez](#); [Castulo Estrada](#); [Abraham Vega](#); [Itzel Barroso](#); [Edith Beltran](#); [Vanessa Aguilar](#); [Bill Pattison](#); [Lizzandro Diaz](#); [Andrew Simmons](#); [Efrain Rodriguez](#); [Celina Jimenez](#); [MAbbott@RIVCO.ORG](#); [Barraza, Guillermo](#); [Gerardo, Jose Luis](#); [Christopher.Nicosia@29palmsbomi-nsn.gov](#); [Eric.Jordan@29palmsbomi-nsn.gov](#); [abecerra@tmdci.org](#); [Itorres@cvusd.us](#); [IC-EnvironmentalServ@cvwd.org](#); [IC-Engineering@cvwd.org](#); [Carlos Rodriguez](#); [Maria Escobedo](#); [cavalos@burrtecdesert.com](#); [Hutchinson, Kevan P](#); [Smith Hoff, Joanna](#)
Subject: RE: RAC - 1st Submittal - CUP 395 - Tropicana Supermarket
Date: June 25 25 12:37:09 PM
Attachments: [image004.png](#)
[image006.png](#)
[image007.png](#)

No comment.

From: Vargas, Donald A <DVargas@IID.com>
Sent: Wednesday, June 25, 2025 8:33 AM
To: Adrian Moreno <amoreno@coachella.org>
Cc: Kendra Reif <kreif@coachella.org>; Vanessa Sanchez-Meza <vsanchez@coachella.org>; Rene Rosales <rrosales@coachella.org>; Anahi Fernandez <afernandez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Itzel Barroso <ibarroso@coachella.org>; Edith Beltran <edbeltran@coachella.org>; Vanessa Aguilar <vaguilar.intern@coachella.org>; Bill Pattison <bpattison@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; MAbbott@RIVCO.ORG; Barraza, Guillermo <GBarraza@IID.com>; Gerardo, Jose Luis <JLGerardo@IID.com>; Christopher.Nicosia@29palmsbomi-nsn.gov; Eric.Jordan@29palmsbomi-nsn.gov; abecerra@tmdci.org; Itorres@cvusd.us; Garcia, Robert <rogarcia@riversidesheriff.org>; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; Carlos Rodriguez <crodriguez@coachella.org>; Maria Escobedo <mescobedo@coachella.org>; cavalos@burrtecdesert.com; Hutchinson, Kevan P <KPHutchinson@IID.com>; Smith Hoff, Joanna <jshoff@IID.com>
Subject: RE: RAC - 1st Submittal - CUP 395 - Tropicana Supermarket

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Good morning Adrian,

The Imperial Irrigation District has no comments.

Regards,

Donald Vargas Pinera
Compliance Administrator II
IMPERIAL IRRIGATION DISTRICT
333 E Barioni Blvd, Imperial CA 92251

CITY OF COACHELLA
ENGINEERING DEPARTMENT
Conditional Use Permit (CUP) 395 APN# 603-260-055, 84076 Avenue 50
Tropicana Supermarket

Request for Agency Comments

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

PARKING LOT IMPROVEMENTS:

1. Applicant shall make sure that all existing appurtenant roadway components meet ADA compliance and be in good condition such as, but not limited to City of Coachella Driveway approach standard, sidewalk standard, cross gutters, walkways, parking stalls and path of travel to the satisfaction of the City Engineer
2. Applicant shall crack fill cracks, slurry parking lot and strip parking lot area that are designated to Tropicana Supermarket to the satisfaction of the City Engineer

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

3. 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.

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way
Coachella CA 92236
(760) 398-3102

Request for Agency Comments Conditional Use Permit No. 395

Project Name: Tropicana Supermarket - ABC License, Type 47

Project Location: 84076 Avenue 50 (APN 603-260-055)

Case Numbers Assigned: Conditional Use Permit No. 395 (CUP 395)

Bluebeam Studio Session:

Session ID: 316-765-491

Session URL:

<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/316-765-491>

Applicant: Abdul Ali
8180 Bay Avenue
California City, CA 93505
Abdul@Tropicanasupermarket.com
(559) 639-7006

Date: 06/24/2025

The submittal for a Conditional Use Permit to be granted Public Convenience or Necessity (PCN) for a Type 20 – Off-Sale Beer & Wine Alcohol License, for the Tropicana Supermarket to allow the sale of beer and wine for consumption off the premises where sold. The property is located at 84076 Avenue 50. The market occupancy is 10,228 square feet, and the back of house occupancy at 3,741 square feet. The proposed alcohol sale area is 48 square feet, and storage area is 200 square feet. Hours of Operation are 7am to 10pm, 7 days a week. Enclosed is the floor plan.

The City of Coachella Development Services Department is requesting comments regarding the project design with respect to:

- Recommended changes to the size, layout and configuration of the proposed facilities and ancillary infrastructure such as driveways and parking areas;
- Physical impacts of the project on public resources, facilities and/or services;

- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **July 3, 2025** to ysanchez.intern@coachella.org , so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments. Comments emailed in electronic format are preferred.

Thank you for choosing the city of Coachella as the next Tropicana Supermarket location! We are very excited to see you open your store soon. I would like to make the following recommendations:

- Please uphold your commitment to sourcing local and sustainable produce and products; supporting local farms and brands from the city of Coachella and/or the Coachella Valley
- Composting Program – Please help us comply with this in an effort to reduce GHG emissions at landfills
- Glass Reuse Program – Customers redeem cash for glass containers at supermarkets
- Signage for the Store – Please be sure to adhere to the City's signage ordinance
- Shopping Cart Corral Locations – Please identify on site plan
- Landscaping and Shading – to increase visual appeal, provide comfortable shading for customers (heat mitigation); for wayfinding, hardscape paths with landscaping or a vertical garden.
- Active Transportation Furnishings – bicycle racks, benches

If at all possible, it would be great to see a mini design that would support “programming” at the supermarket (in order to encourage people to stay and further support the market) – see figure below



Comments made by: Celina Jimenez Date: 07/02/2025

Printed Name & Title: Celina Jimenez, Director of Economic Development

Agency: City of Coachella Telephone #: (442) 400-4780

Please return your comments to:

**CITY OF COACHELLA
Attn: Adrian Moreno, Associate Planner
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3502 Ext. 118**

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way
Coachella CA 92236
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Request for Agency Comments Conditional Use Permit No. 395

Project Name: Tropicana Supermarket - ABC License, Type 47

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- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **July 3, 2025** to ysanchez.intern@coachella.org , so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments. Comments emailed in electronic format are preferred.

1. Applicant must obtain Tenant Improvement permit prior to starting any alterations to the building.
2. Check out registers must be accessible and meet the 2022 California Building Code requirements of Chapter 11B.
- 3.

Comments made by: _____ Date: _____

Printed Name & Title: _____

Agency: _____ Telephone #: _____

Please return your comments to:

CITY OF COACHELLA
Attn: Adrian Moreno, Associate Planner
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3502 Ext. 118

From: [Vargas, Donald A](#)
To: [Adrian Moreno](#)
Cc: [Kendra Reif](#); [Vanessa Sanchez-Meza](#); [Rene Rosales](#); [Anahi Fernandez](#); [Castulo Estrada](#); [Abraham Vega](#); [Itzel Barroso](#); [Edith Beltran](#); [Vanessa Aguilar](#); [Bill Pattison](#); [Lizzandro Diaz](#); [Andrew Simmons](#); [Efrain Rodriguez](#); [Celina Jimenez](#); [MAbbott@RIVCO.ORG](#); [Barraza, Guillermo](#); [Gerardo, Jose Luis](#); [Christopher.Nicosia@29palmsbomi-nsn.gov](#); [Eric.Jordan@29palmsbomi-nsn.gov](#); [abecerra@tmdci.org](#); [ltorres@cvusd.us](#); [rogarcia@riversidesheriff.org](#); [IC-EnvironmentalServ@cvwd.org](#); [IC-Engineering@cvwd.org](#); [Carlos Rodriguez](#); [Maria Escobedo](#); [cavalos@burrtecdesert.com](#); [Hutchinson, Kevan P](#); [Smith Hoff, Joanna](#)
Subject: RE: RAC - 1st Submittal - CUP 395 - Tropicana Supermarket
Date: June 25 25 8:33:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[IIDLogo101x66px_a01a9842-e163-4e56-ba65-11289340af32.png](#)
[RAC Transmittal - Tropicana Supermarket.docx](#)
[Floor Plan.pdf](#)

Good morning Adrian,

The Imperial Irrigation District has no comments.

Regards,



Donald Vargas Pinera
Compliance Administrator II
IMPERIAL IRRIGATION DISTRICT
333 E Barioni Blvd, Imperial CA 92251
(760) 482-3609 | email: DVargas@IID.com
Mobile (760) 427-8099

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From: Adrian Moreno <amoreno@coachella.org>
Sent: Tuesday, June 24, 2025 4:06 PM
To: [Kendra Reif](mailto:kreif@coachella.org) <kreif@coachella.org>; [Adrian Moreno](mailto:amoreno@coachella.org) <amoreno@coachella.org>; [Vanessa Sanchez-Meza](mailto:vsanchez@coachella.org) <vsanchez@coachella.org>; [Rene Rosales](mailto:rrosales@coachella.org) <rrosales@coachella.org>; [Anahi Fernandez](mailto:afernandez@coachella.org) <afernandez@coachella.org>; [Castulo Estrada](mailto:cestrada@coachella.org) <cestrada@coachella.org>; [Abraham Vega](mailto:avega@coachella.org) <avega@coachella.org>; [Itzel Barroso](mailto:ibarroso@coachella.org) <ibarroso@coachella.org>; [Edith Beltran](mailto:edbeltran@coachella.org) <edbeltran@coachella.org>; [Vanessa Aguilar](mailto:vaguilar.intern@coachella.org) <vaguilar.intern@coachella.org>; [Bill Pattison](mailto:bpattison@coachella.org) <bpattison@coachella.org>; [Lizzandro Diaz](mailto:ldiaz@coachella.org) <ldiaz@coachella.org>; [Andrew Simmons](mailto:asimmons@coachella.org) <asimmons@coachella.org>; [Efrain Rodriguez](mailto:erodriguez@coachella.org) <erodriguez@coachella.org>; [Celina Jimenez](mailto:cjimenez@coachella.org) <cjimenez@coachella.org>; MAbbott@RIVCO.ORG; [Vargas, Donald A](mailto:DVargas@IID.com) <DVargas@IID.com>; [Barraza, Guillermo](mailto:GBarraza@IID.com) <GBarraza@IID.com>; [Gerardo, Jose Luis](mailto:JLGerardo@IID.com) <JLGerardo@IID.com>; Christopher.Nicosia@29palmsbomi-nsn.gov; Eric.Jordan@29palmsbomi-nsn.gov; abecerra@tmdci.org; ltorres@cvusd.us; rogarcia@riversidesheriff.org; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; Carlos Rodriguez <crodriguez@coachella.org>; [Maria Escobedo](mailto:mescobedo@coachella.org) <mescobedo@coachella.org>;

cavalos@burrtecdesert.com

Subject: RAC - 1st Submittal - CUP 395 - Tropicana Supermarket

[CAUTION] This email originated from **outside** of the **IID**. Do not reply, click on any links or open any attachments unless you trust the sender and know the content is safe.

Hello Everyone,

For your review, please find the attached Request for Agency Comments for **CUP 395 - Tropicana Supermarket** project.

The submittal for a Conditional Use Permit to be granted Public Convenience or Necessity (PCN) for a Type 20 – Off-Sale Beer & Wine Alcohol License, for the Tropicana Supermarket to allow the sale of beer and wine for consumption off the premises where sold. The property is located at 84076 Avenue 50. The market occupancy is 10,228 square feet, and the back of house occupancy at 3,741 square feet. The proposed alcohol sale area is 48 square feet, and storage area is 200 square feet. Hours of Operation are 7am to 10pm, 7 days a week. Enclosed is the floor plan.

Session ID: 316-765-491

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/316-765-491>

Please return comments by **Wednesday, July 2, 2025.**

Let me know if you have any questions or comments.

Thanks,

Adrian Moreno | **Associate Planner**

City of Coachella ° **Development Services Department**

53990 Enterprise Way ° Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

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