



A D V I S O R S

April 17, 2026

City of Coachella

Community Development Department
1515 Sixth Street
Coachella, CA 92236

Re: 7 Brew Coffee Drive-Through – 49723 Cesar Chavez Street – Energy Efficient Design & Heat Island Reduction Compliance

City of Coachella Community Development Staff,

Thank you for sharing the City's example guidelines regarding Energy Efficient Design and Heat Island Reduction strategies. We appreciate the City's commitment to sustainable development and have reviewed the listed requirements in the context of our proposed 7 Brew Coffee drive-through project at 49723 Cesar Chavez Street.

Below is a summary of how the project aligns with the identified strategies:

Building Design

- **Shading & Overhangs:** The building incorporates overhangs and covered elements that provide effective shading, particularly on the south and west exposures, reducing solar heat gain on the building envelope.
- **Glazing Performance:** Window and glazing systems meet current California Energy Code (Title 24) requirements for thermal performance, limiting heat transfer and solar gain.
- **Cross-Ventilation:** The building incorporates openings on opposing sides to facilitate natural cross-ventilation where applicable.
- **Building Envelope Insulation:** The building envelope utilizes both cavity insulation and continuous insulation in full compliance with California Energy Code requirements.
- **Cool Roof:** Roofing materials include a light-colored, high-reflectance membrane consistent with cool roof standards, reducing roof surface temperatures and mitigating heat island effect.
- **Natural Daylighting:** Natural daylighting is incorporated through strategic window placement, reducing artificial lighting demand during daylight hours.

Site Design

Our civil site development plans confirms that the following site-level strategies are incorporated into the project design:

- **Light-Colored Concrete Paving with Low-Glare Finish:** All concrete paving areas are specified with a “light broom” finish. Light-colored, textured concrete has a significantly higher solar reflectance than standard asphalt, reducing surface temperatures and contributing to heat island mitigation.
- **Mixed Paving Strategy – Concrete and Asphalt:** The site design utilizes concrete paving for pedestrian areas, aprons, and key drive surfaces, with asphalt in the drive lane areas. This material differentiation reduces the proportion of dark, heat-absorbing pavement across the site.
- **Site Orientation:** The building is positioned on the parcel fronting Cesar Chavez Street (State Highway 86) with the drive lanes wrapping the building perimeter, allowing the structure itself to provide shading to portions of the drive lanes and queuing areas during peak afternoon sun hours.
- **Minimized Impervious Surface / Compact Site Footprint:** The total area of disturbance is 0.49 acres (21,267 SF), reflecting a compact site footprint that limits the extent of impervious heat-absorbing surfaces.
- **Landscaping and Irrigation:** The Landscape Plan and Irrigation Plan will show shade trees, plant material, and water-efficient irrigation design. These plans will provide additional heat island reduction through canopy shading and evapotranspiration. Specific plant palette and tree placement will be coordinated with the City’s requirements.
- **Topsoil Restoration and Permanent Planting:** All disturbed areas shall receive 4 inches of topsoil, be seeded, fertilized, mulched, and maintained until established. Permanent landscaping will further reduce exposed bare soil and heat-absorbing hardscape.

Based on the above, we believe the project as currently designed substantially addresses the City’s Energy Efficient Design and Heat Island Reduction guidelines through a combination of building design measures and site design strategies. We do not anticipate that these guidelines will require significant modifications to the current design.

We will continue to coordinate with the design team and the City to ensure full alignment with all applicable requirements as the project progresses through the entitlement and permitting process. Please do not hesitate to contact us with any questions or if additional information is needed.

Sincerely,

Kaidence Advisors