



STAFF REPORT
9/9/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Consideration to allow an exception to the City's Noise Regulations for allowable "construction activity" for a concrete pour to begin between 2:00 a.m. and 5:00 a.m. at the Borrego Health Medical Facility located at 49-869 Calhoun Street.

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize a one-time exception to the allowable construction activity hours for the Borrego Medical Clinic project, pursuant to Section 7.04.070 of the Coachella Municipal Code, for a concrete pour between the hours of 2:00 a.m. and 5:00 a.m. one weekday in September 2020.

BACKGROUND:

Section 7.04.070 of the Coachella Municipal Code (Noise Control) restricts the City's allowable construction activity hours as follows:

May 1st through September 30th

Monday—Friday: 5:00 a.m. to 7:00 p.m.
Saturday: 8:00 a.m. to 5:00 p.m.
Sunday: 8:00 a.m. to 5:00 p.m.
Holidays: 8:00 a.m. to 5:00 p.m.

Note: During the winter months, the start time for construction hours is 6:00 am on a weekday.

Tower Energy Group, the owners of the Tower Market/Service Station site, is the developer for the Borrego Health Medical Facility and they have their contractor managing the job site. The new building will consist of a 40,919 square foot, two-story medical complex with public parking, a gated employee parking area, and new retention basin. The construction site is located at 49-869 Calhoun Street, and the steel framing with spot footings have been erected at this time.

The next major task in the construction project is to pour the foundation slab which is approximately 400-450 yards of concrete. The summer heat presents a major problem for this work because there will be over 30 truckloads of concrete coming to the property and the cement

will dry too quickly if they start pouring at 5:00 am, as this will require them to keep working on the concrete finish into the late morning/ early afternoon when the heat will be in excess of 105 degrees. When concrete dries too quickly during installation, a batch can spoil while waiting in the truck, or sections of unfinished pours on the ground could require “removal and replacement”. For these reasons (excessively large pour, and excessive heat) there is compelling public interest to allow a deviation from the City’s noise regulations to allow an early-morning pour.

DISCUSSION/ANALYSIS:

On April 17, 2019, the Planning Commission approved the Borrego Medical Facility project consisting of a new 40,919 square foot, two-story medical office/clinic building with 237 parking spaces on approximately 4.3 acres of vacant land located at 49-869 Calhoun Street. The project site is located on the north side of the Tower Market/Service Station and there will be an employee parking area and retention basin that abut the south side of the “Las Plumas” community.

The two-story medical building will be located directly along the street property line at Calhoun Street with all patient parking and main building entry in the rear (west side) of the parcel. The building and main access drive will be directly across the street from several homes in the “Bella Canto” community located on the east side of Calhoun Street.

The exhibits below are included for informational purposes, and they show the conceptual site plan/ conceptual landscaping, and the architectural elevations of the new building.





Staff has received a written consent from the landowner/developer agreeing to the early-morning pour by his sub-contractor. Additionally, the concrete sub-contractor has agreed to pour one day during the week (Monday through Friday) starting at 2:00 am in September 2020. They have agreed to place small informational flyers on the front doors of all the homes that back up to the construction site in the “Las Plumas” and “Bella Canto” communities. Accordingly, staff is not opposed to this request.

ALTERNATIVES:

1. Authorize a one-time exception to the City’s Noise Regulations to allow construction activity between the hours of 2:00 am – 5:00 am during one weekday in September 2020.
2. Authorize a one-time exception to the City’s Noise Regulations to allow construction activity between different hours.
3. Deny the request for deviation from the City’s Noise Regulations.
4. Continue this item and provide staff with direction.

FISCAL IMPACT:

None.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.