City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ◆ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 07, 2025
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	**If you would like to attend the meeting via Zoom, here is the link:** https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09 Or One tap mobile : +16694449171,,84544257915#,,,,*380084# Or Telephone: US: +1 669 900 6833 **Webinar ID: 845 4425 7915** **Passcode: 380084** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received by 12:00 P.M. **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

    If participating in real time via Zoom or phone, during the Public Comment Period, use the **"raise hand"** function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
  - **In Writing:**

    Written comments may be submitted to the City Council electronically via email to **cityclerk@coachella.org**. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at **www.coachella.org**, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

"At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda."

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes - April 2, 2025

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

"The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes."

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Zinc Farms Landscape Plan for the approval of a revised landscape plan for 53800 Polk Street and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301- Existing Facilities. Applicant: Peter Solomon

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 25-01 Variance No. 25-02 Variance 25-03 Ocean Mist Signage a request for Architectural Review Approval for (4) directional signs, (1) monument sign, and (1) main building sign at the Ocean Mist Farm property and a design variance for (1) monument sign and a location variance for two directional signs to be within the public Right of Way at Enterprise Way at 52300 Enterprise Way (Assessor Parcel Number 763-131-029 and 763-131-088) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15311. Applicant: Daniel Martinez

INFORMATIONAL:

ADJOURNMENT:

Complete Agenda Packets are available for public inspection at the City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

City Council Chamber
1515 6th Street, Coachella,
(760) 398-3502 ◆
www.coachella.org

AGENDA

DE UNA REUNIÓN DE LA

CIUDAD DE COACHELLA
COMISIÓN DE PLANIFICACIÓN

7 de Mayo de 2025
6:00 PM

Lugar de la reunión en persona: Cámara del Ayuntamiento 1515 6th Street, Coachella, CA	**Si desea asistir a la reunión a través de Zoom, aquí está el enlace:** **https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09** **O one tap mobile: Us: +16699006833,, 84544257915#,,,,* 380084# US** **O teléfono:** **Us: +1 669 900 6833** **ID del webinar: 845 4425 7915** **Código de acceso: 380084** **Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla**

Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:
Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:
Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓ

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

PRESIDENTA MURILLO
VICEPRESIDENTE FONSECA
COMISIONADA EVA LARA
COMISIONADA YUREMA ARVIZU
COMISIONADO SUPLENTE ROBERT CABALLERO

APROBACIÓN DE LA

AGENDA:

"En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda".

APROBACION DE LAS ACTAS:

1. BORRADOR DE LAS ACTAS DE LA COMISION DE PLANIFICACION – 2 DE ABRIL DE 2025.

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

"El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos".

INFORMES Y SOLICITUDES:

SESIÓN DE ESTUDIO

PUNTOS QUE NO SON DE AUDIENCIA:

2. PLAN DE PAISAJISMO DE ZINC FARMS PARA SOLICITUD DE APROBACIÓN PARA UN PLAN DE PAISAJISMO REVISADO EN LA PROPIEDAD UBICADA EN 53800 POLK STREET. SOLICITANTE: PETER SOLOMON.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

3. AR 25-01 VAR 25-02– OCEAN MIST SEÑALIZACIÓN UNA SOLICITUD PARA (4) LETREROS DIRECCIONALES, (1) LETRERO MONUMENTAL Y (1) LETRERO PRINCIPAL DEL EDIFICIO EN LA PROPIEDAD DE OCEAN MIST FARM UBICADA EN 52300 ENTERPRISE WAY. EL SOLICITANTE SOLICITA UNA VARIACIÓN DE LOS ESTÁNDARES DE DISEÑO Y DE LA UBICACIÓN DE LOS LETREROS. SOLICITANTE: DANIEL MARTÍNEZ.

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS

City Council Chamber
1515 6th Street, Coachella, CA
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MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 2, 2025
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
Or one tap mobile :
Us: +16699006833,, 84544257915#,,,,* 380084# US
Or telephone:
Us: +1 669 900 6833
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In writing:

Written comments may be submitted to the commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE:

Alternate Commissioner Caballero.

ROLL CALL:

Commissioners Present: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

Commissioners Absent: Commissioner Arvizu.

Staff Present:
* Bill Pattison, Interim City Manager
* Ron Goldman, City of Coachella Staff Consultant
*Kendra Reif, Principal Planner
* Andrew Simmons, City Engineer
*Adrian Moreno, Associate Planner
*Lizzandro Diaz, Building Official
*Jesus Medina, Information Technology Technician
* Vanessa Sanchez-Meza, Planning Technician

APPROVAL OF AGENDA:

"At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda."

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SECONDED BY COMMISSIONER LARA TO APPROVE THE AGENDA.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Arvizu.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes March 19, 2025.

IT WAS MOVED BY COMMISSIONER LARA AND SECONDED BY ALTERNATE COMMISSIONER CABALLERO TO APPROVE THE MEETING MINUTES.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.
NOES: None.
ABSTAIN: None.

ABSENT: Commissioner Arvizu.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

"The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes."

REPORTS AND REQUESTS:

Kendra Reif, Principal Planner requested to move Agenda Item #5 the La Entrada Development Agreement to the third item on the agenda (first public hearing item).

NON-HEARING ITEMS:

2. Cultura Music and Arts Concepts Designs for the Cultura Music and Arts project located at the southwest corner of Vine Avenue and Second Street. Applicant: Anthony Poon, FAIA, Principal, Poon Design Inc.

KENDRA REIF, PRINCIPAL PLANNER GAVE A BRIEF PRESENTATION INTRODUCING THE ITEM. APPLICANT AND ARCHITECT, ANTHONY POON, GAVE A BRIEF PRESENTATION FOR THE ITEM. A COPY OF BOTH PRESENTATIONS ARE ON FILE IN THE PLANNING DIVISION FOLDER.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 23-08 (Modification) Love's Travel Stop Façade Remodel a modification request to include an additional 350 sq. ft storage area expansion and façade improvements as part of the approved remodel for the existing Love's Travel Stop site at 45761 Dillon Road and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) Applicant: Jerrod Marsh

THIS ITEM WAS PRESENTED AS THE SECOND PUBLIC HEARING ITEM HEARD AT THIS MEETING. ADRIAN MORNEO, ASSOCIATE PLANNER, GAVE A PRESENTATION ON THE PROJECT. THE PRESENTATION IS ON FILE IN THE PLANING DIVISION FOLDER. THE PUBLIC HEARING WAS OPENED AT 7:10 PM AND CLOSED AT 7:10 PM. THE PLANNING COMMISSIONS REQUESTED TO ADD POWERWASHING OF THE PROPERTY FRONTAGE AS A CONDITION OF APPROVAL FOR THE PROJECT. THE APPLICANT ASKED TO HAVE A CONDITIONAL OF APPROVAL REVISED TO READ "ONLY NEW MECHANICAL EQUIPMENT WILL NEED TO BE SCREENED FROM THE PUBLIC RIGHT OF WAY." THE PLANNING COMMISSION AGREED TO THE CHANGE. ALTERNATE COMMISSIONER CABALLERO MADE A REQUEST TO APPROVE THE ITEM WITH THE APPROVAL OF THE MODIFICATION TO THE SCREENING REQUIREMENT AND THE ADDITION OF POWERWASING. CHAIRPERSON MURILLO SECONDED THE MOTION.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Caballero
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Arvizu

4. Resolution No. PC 2025-03: Request for Conditional Approval of Conditional Use Permit No. 388 El Tranvia– Type 47 ABC License Request for conditional approval for Conditional Use Permit No. 388 to allow liquor sales (ABC Type 47, On-Sale General – Eating Place) within an existing 5,951 square-foot restaurant located at 1221 6th Street and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) Applicant: Oscar Ventura Saavedra

KENDRA REIF, PRINCIPAL PLANNER, GAVE A BRIEF PRESENTATION FOR THE ITEM. A COPY OF THE PRESENTATION IS ON FILE IN THE PLANNING DIVISION FOLDER. CHAIRPERSON MURILLO OPENED THE PUBLIC HEARING AT 7:22. GRACIELA GREEN, THE APPLICANT'S CONSULTANT MADE PUBLIC COMMENT ADDRESSING THE HOURS OF OPERATION OF EL TRANVIA AND STATED THAT THE OWNER WOULD LIKE TO PROVIDE ALCOHOL FOR PATRONS ON THE PATIO AS WELL. NO ADDITIONAL COMMENTS WERE MADE OR RECEIVED. THE PUBLIC HEARING WAS CLOSED BY CHAIRPESON MURILLO AT 7:35. VICE CHAIRPERSON FONSECA MADE A MOTION TO APPROVE THE ITEM. THE ITEM WAS SECONDED BY CHAIRPERSON MURILLO.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Caballero
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Arvizu

5. Resolution 2025-04 recommending approval of the Amended and Restated La Entrada Development Agreement. (DA 23-01) (Kalifornia City).

THIS ITEM WAS MOVED TO BE THE FIRST PUBLIC HEARING ITEM HEARD AT THIS MEETING. RON GOLDMAN, COACHELLA STAFF CONSULTANT, GAVE A PRESENTATION ON THE PROJECT. THE PRESENTATION IS ON FILE IN THE PLANNING DIVISION FOLDER. THE PUBLIC HEARING WAS OPENED BY CJHAIRPERSON MURILLO AT 6:44 PM NO COMMENTS WERE RECEIVED AND WAS CLOSED AT 6:45 PM. ALL COMMISSIONERS ASKED FOLLOW-UP QUESTIONS TO RON GOLDMAN. THE APPLICANT WAS IN ATTENDANCE AND ASKED TO SPEAK ON THE ITEM.CHAIRPERSON MURILLO OPENED THE PUBLIC HEARING AGAIN AT 6:59 PM. THE APPLICANT ANSWERED COMMISSIONER QUESTIONS, NO ADDITIONAL PUBLIC COMMENTS WERE GIVEN. PUBLIC HEARING WAS CLOSED BY COMMISSIONER MURILLO AGAIN AT 7:02. CHAIRPERSON MURILLO MADE A MOTION TO APPROVE THE ITEM, COMMISSIONER LARA SECONDED THE MOTION.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Caballero
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Arvizu

INFORMATIONAL:

Planning Commission Secretary Updates:

- Planning Commission CEQA Study Session beginning at 5:00 PM at Coachella Council Chambers April 16th.

- Director Gabriel Perez will be leaving the City of Coachella.

ADJOURNMENT: 7:10 PM

Respectfully Submitted by,

Kendra Reif
Planning Commission Secretary

Complete Agenda Packets are available for public inspection in the Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

STAFF REPORT
5/7/2025

TO: Planning Commission

FROM: Adrian Moreno, Associate Planner

SUBJECT: Zinc Farms Landscape Plan for the approval of a revised landscape plan for 53800 Polk Street and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301-Existing Facilities. Applicant: Peter Solomon

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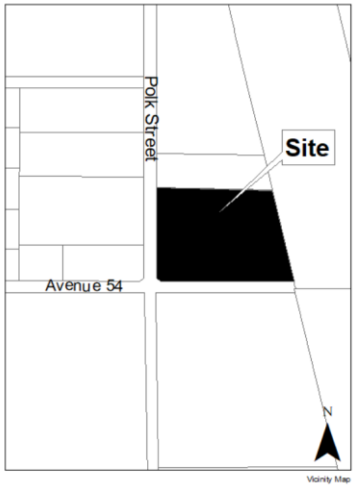
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Zinc Farms revised landscape plan with the corrections recommended by staff.

BACKGROUND:



- On December 12, 2018, City Council approved Conditional Use Permit No. 370, Architectural Review 18-07, Change of Zone 18-09 and Variance 18-04 to allow a 174,500 square foot commercial cannabis cultivation, manufacturing and distribution facility and motion capture film studio that proposes 5 buildings over several phases. A landscape plan was approved for this project.

- On March 27, 2023, a case was opened by the City of Coachella Code Enforcement Division for landscaping, and other site deficiencies including unpermitted work and unpermitted business operations.

- On April 8, 2025, Staff approved a modification to the Conditional Use Permit No. 370 and Architectural Review No. 18-07 that would remove the motion picture studio and a 600 sq. ft. addition to Building 1, one of the proposed buildings.

- On April 21, 2025 the applicant submitted a landscape plan for Polk Street that proposes some changes to the originally approved landscape plan. Per Condition of Approval No.

90, final landscape design plans along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.

DISCUSSION/ANALYSIS

The original approved landscape plans provided approximately 132 total plant and tree types along Polk Street. This plan provided a curb adjacent side-walk with shade trees and several shrub and cacti varieties. The site has several existing palm trees and some shade trees. The applicant submitted a landscape plan for staff review that includes meandering sidewalk and a request to preserve the existing 34 Washingtonia Fillfera palm trees, 4 Olea Eurpoa shade trees. The applicant also proposes a total of 74 cacti and shrub varieties that include lantana, desert spoon, and other plant varieties. The total plant and tree count proposed is 112, staff recommends that the applicant provide 20 more plants with at least two additional plant varieties from the original approved landscape plan or similar plants to be administratively approved by planning staff. The submittal of this landscape plan shows progress in addressing existing code cases on the property.

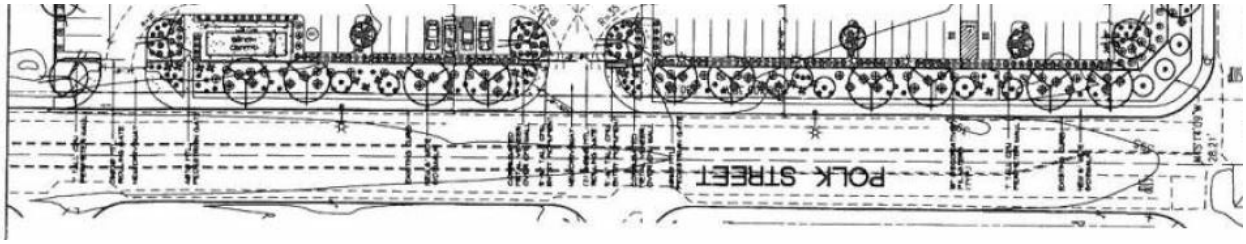


Figure 1 Originally Approved Landscape Plan

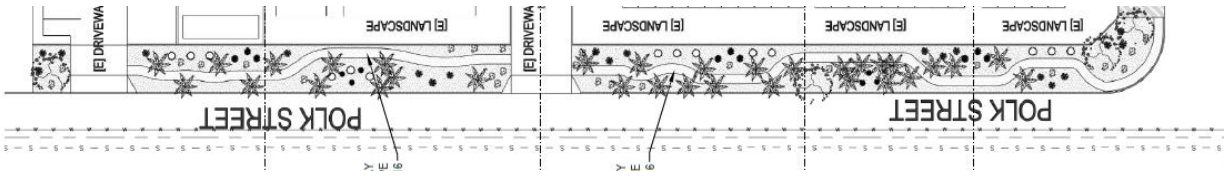


Figure 2 Proposed Landscape Plan

ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as a Class 1, Existing Facilities, exemption as the project consists of the improvement of existing landscape areas (CEQA Guidelines 15301). As such, no additional environmental review or further mitigation is required for this request.

ALTERNATIVES:

1) Approve Zinc Farms landscape plan with the corrections recommended by staff.

2) Approve Zinc Farms landscape plan with modifications recommended by Planning Commission.

3) Not approve Zinc Farms landscape plan.

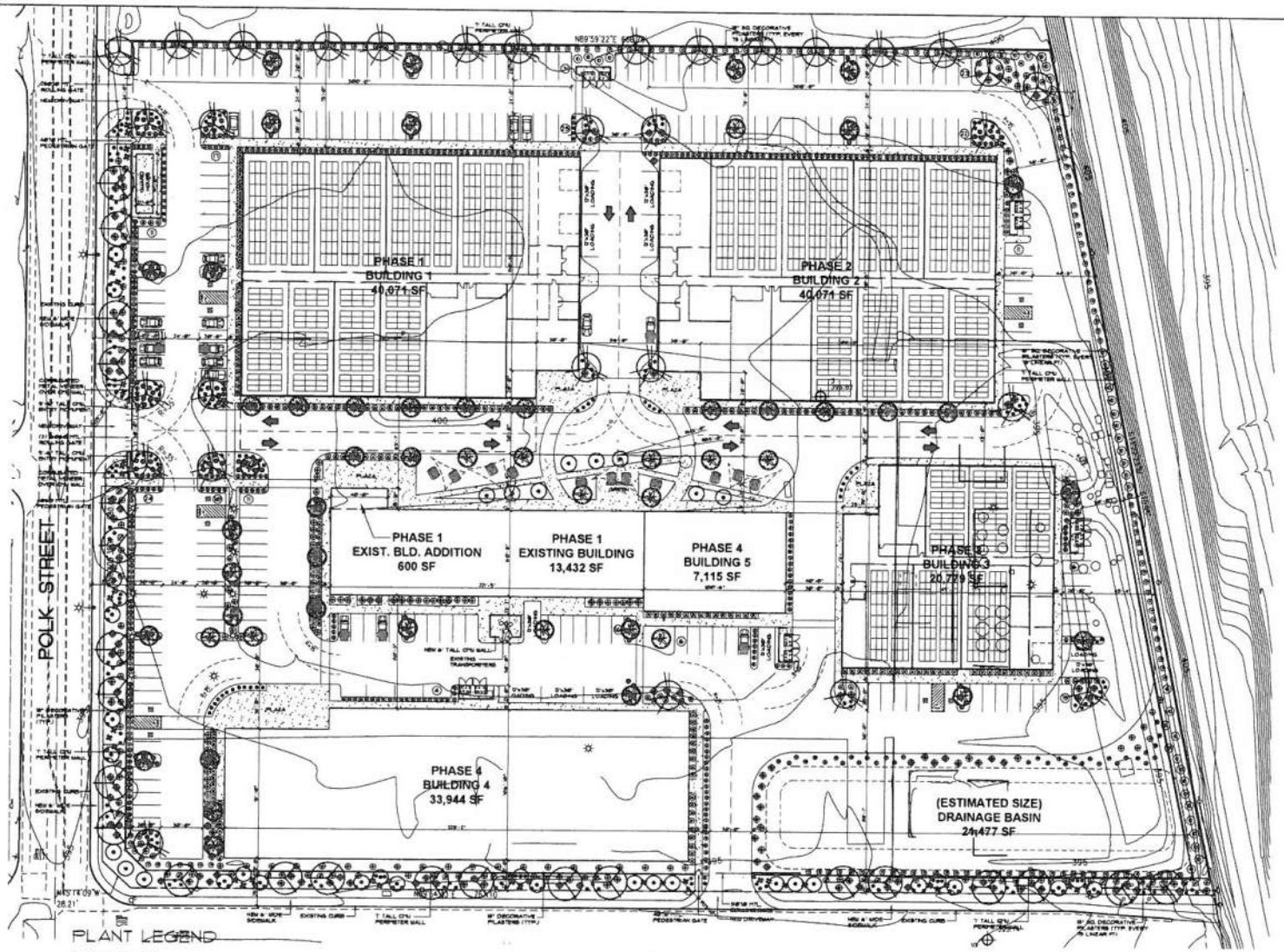
4) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve the Zinc Farms landscape plan with the corrections recommended by staff.

Attachments:

1. Original Approved Landscape Plan
2. Proposed Landscape Plan
3. Site Photos



PLANT LEGEND

TREES & PALMS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE
	ACACIA ANEURA	"MULGA"	24" BOX	SINGLE TRUNK 1" CALIPER EVERGREEN MATURE HT. 6'	@3 LOW
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	SINGLE TRUNK 1" CALIPER EVERGREEN MATURE HT. 35'	@3 LOW
	PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	24" BOX	SINGLE TRUNK 1" CALIPER SEMI-EVERGREEN MATURE HT. 30'	@5 MOD
	WASHINGTONIA HYBRID		12' BTH	SKINNED EVERGREEN	@5 MOD

SHRUBS & CACTII

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	LEUCOPHYLLUM "LYNNS LEGACY"	LYNNS LEGACY	5 GAL	@2 LOW
	LEUCOPHYLLUM LANGMANIAE	RIO BRAVO	5 GAL	@2 LOW
	CALLISTEMON X VIMINALIS	LITTLE JOHN BOTTLEBRUSH	5 GAL	@5 MOD
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL	@2 LOW
	CARISSA MACROCARPA	NATAL PLUM	5 GAL	@3 LOW
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	@2 LOW
	HESPERALOE PARVIFLORA 'BRAKELIGHT'		5 GAL	@2 LOW
	SENNA NEMOPHILA	DESERT CASSIA	5 GAL	@2 LOW
	BOUGAINVILLEA	ROSENKA	5 GAL	@5 MOD
	CARISSA MACROCARPA	TUTTLE!	5 GAL	@5 MOD
	LANTANA	NEW GOLD	5 GAL	@5 MOD

SCALE: 1" = 50'-0"

HERMANN DESIGN
77-890 WOLF
SUITE 102
PALM DESERT
92211
LIC# 2754, EXP 04/30
PH. (760) 777-9130
FAX (760) 777-9133

POLK STREET BUSINESS PARK

ITEM 13.

A NEW LANDSCAPE CONSTRUCTION PLANS FOR:

STREETSCAPE RENOVATION

53800 POLK ST
COACHELLA CA. 92236
APN: 763-160-012

HOURS OF CONSTRUCTION

May 1st through September 30th:
Monday - Friday: 6:00AM to 7:00PM
Saturday: 8:00AM - 5:00PM
Sunday: None
Government Code Holidays: None

October 1st through April 30th:
Monday - Friday: 7:00AM to 5:30PM
Saturday: 8:00AM - 5:00PM
Sunday: None
Government Code Holidays: None

No person doing or causing work prohibited by Subsection A of this section, after being informed orally or in writing that the work has caused noise or sounds which disturb any other person's peace and quiet, shall fail, refuse or neglect to take whatever steps or use whatever means are necessary to assure that the work does not again disturb the other person's peace and quiet.

PROJECT INFORMATION

SCOPE OF WORK:
Installation of Irrigation, Plant Material and Concrete Walkway

LEGAL ADDRESS:
53800 POLK ST
COACHELLA CA. 92236

APN Number
APN#: 763-160-012

PROPERTY TYPE:
PP BUSINESS AND EQUIPMENT

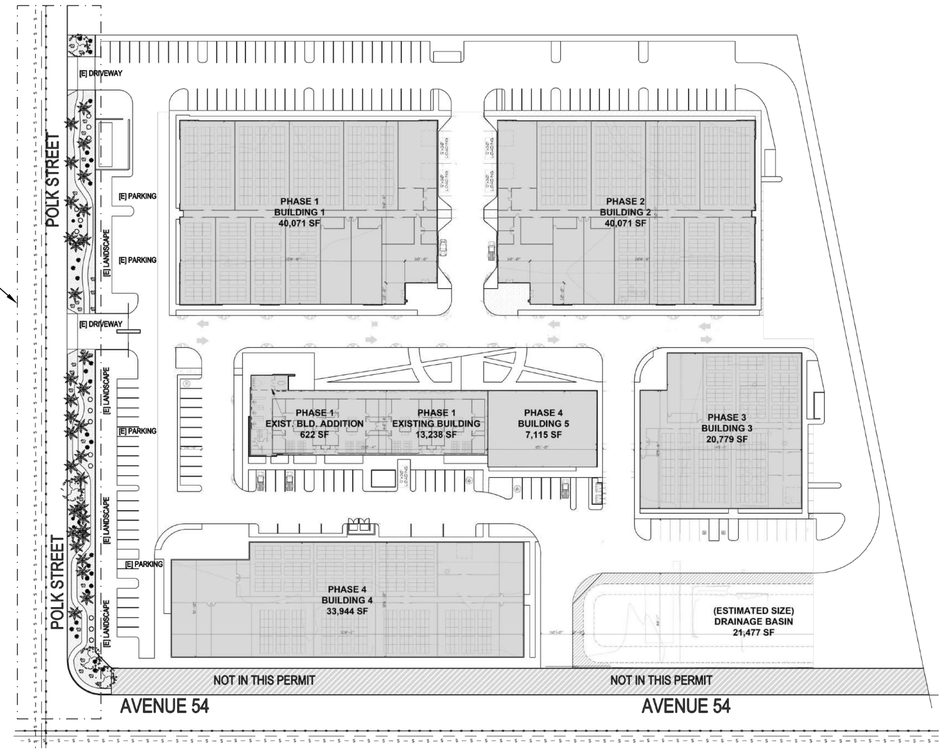
OWNER:
PETER SOLOMIN & Co. Inc,
53800 POLK ST
COACHELLA CA. 92236

DESIGNER:
JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING SERVICES
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com
www.garzaconcepts.com
Llic # 1050039

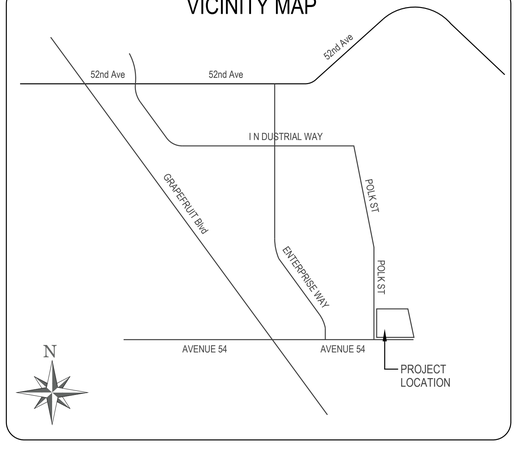
SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
L1	COVER SHEET
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN
L5	LANDSCAPE PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE PLAN
L8	LANDSCAPE DETAILS
L9	IRRIGATION PLAN
L10	IRRIGATION PLAN
L11	IRRIGATION PLAN
L12	IRRIGATION PLAN
L13	IRRIGATION PLAN
L14	IRRIGATION PLAN
L15	IRRIGATION DETAILS
L16	HARDSCAPE

SCOPE OF WORK



VICINITY MAP



UTILITY NOTES

VERIFY CONNETION POINTS FOR POWER TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION APROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER LOCATIONS, ETC.

COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS, PROVIDE ALL RELATED CONDUITS, PULL BOXES AND REISERS.

DIGALERT

48 HOURS BEFORE YOU DIG
CALL

UNDERGROUND SESRVICE ALERT
1-800-277-2600

PROJECT INFORMATION
PROJECT NAME: 53800 POLK ST
COACHELLA CA. 92236
APN #: 763-160-012

NAME OF PROJECT APPLICANT: GARZA CONCEPTS
TITLE: LANDSCAPE CONTRACTOR/DESIGNER
CITY: LA QUINTA, CA.
EMAIL: jose@garzaconcepts.com
Phone: 760-698-3456

HYDROZONE INFORMATION TABLE
Irrigation Point of Connection (P.O.C.) No.

Controller No.	Valve Circuit No.	Plant Type(s)*	Irrigation Method	Area (Sq.Ft.)	% of Landscape Area
"C"	1	Low/Mod	Drip	5,528	55.23%
	2	Mod	Bubbler	300	2.99%
	3	Low/Mod	Drip	4,024	40.20%
	4	Mod	Bubbler	156	1.55%
			Total:	10,008	100%

WATER USE CALCULATIONS

ESTIMATED ANNUAL APPLIED WATER USE

	Eto		Eto Adj		sq.ft. area		Conversion Gal/AqFt/Inch				
MAWA=	76.00	x	0.45	x	10,008	sq.ft. x	0.62	/ 748	=	283.70	CCF

ARTIFICIAL TURF:

	Eto		Eto Adj		sq.ft. area		Conversion Gal/AqFt/Inch					
ETWU =	76.00	x	0.0	x	0	sq.ft. x	0.62	/ 748	/ 0.90	=	0	CCF

TREE AND SHRUB LOW-DRIP / BUBBLER

	Eto		Eto Adj		sq.ft. area		Conversion Gal/AqFt/Inch					
ETWU =	76.00	x	0.2	x	4,736	sq.ft. x	0.62	/ 748	/ 0.90	=	66.30	CCF

TREE AND SHRUB MODERATE-DRIP / BUBBLER

	Eto		Eto Adj		sq.ft. area		Conversion Gal/AqFt/Inch					
ETWU =	64.00	x	0.5	x	5,272	sq.ft. x	0.62	/ 748	/ 0.90	=	184.51	CCF

REC. TURF HIGH SPRAY

	Eto		Eto Adj		sq.ft. area		Conversion Gal/AqFt/Inch					
ETWU =	64.00	x	0.7	x	0	sq.ft. x	0.62	/ 748	/ 0.75	=	0	CCF

WATER FEATURES

	Eto		Eto Adj		sq.ft. area		Conversion Gal/AqFt/Inch					
ETWU =	64.00	x	1.1	x	0	sq.ft. x	0.62	/ 748	/ 1.00	=	0	CCF

ESTIMATED WATER USAGE = 250.80 CCF

TOTAL MAXIMUM APPLIED WATER ALLOWANCE = 283.70 **CCF**
TOTAL ESTIMATED ANNUAL WATER REQUIRED = 250.80 **CCF**

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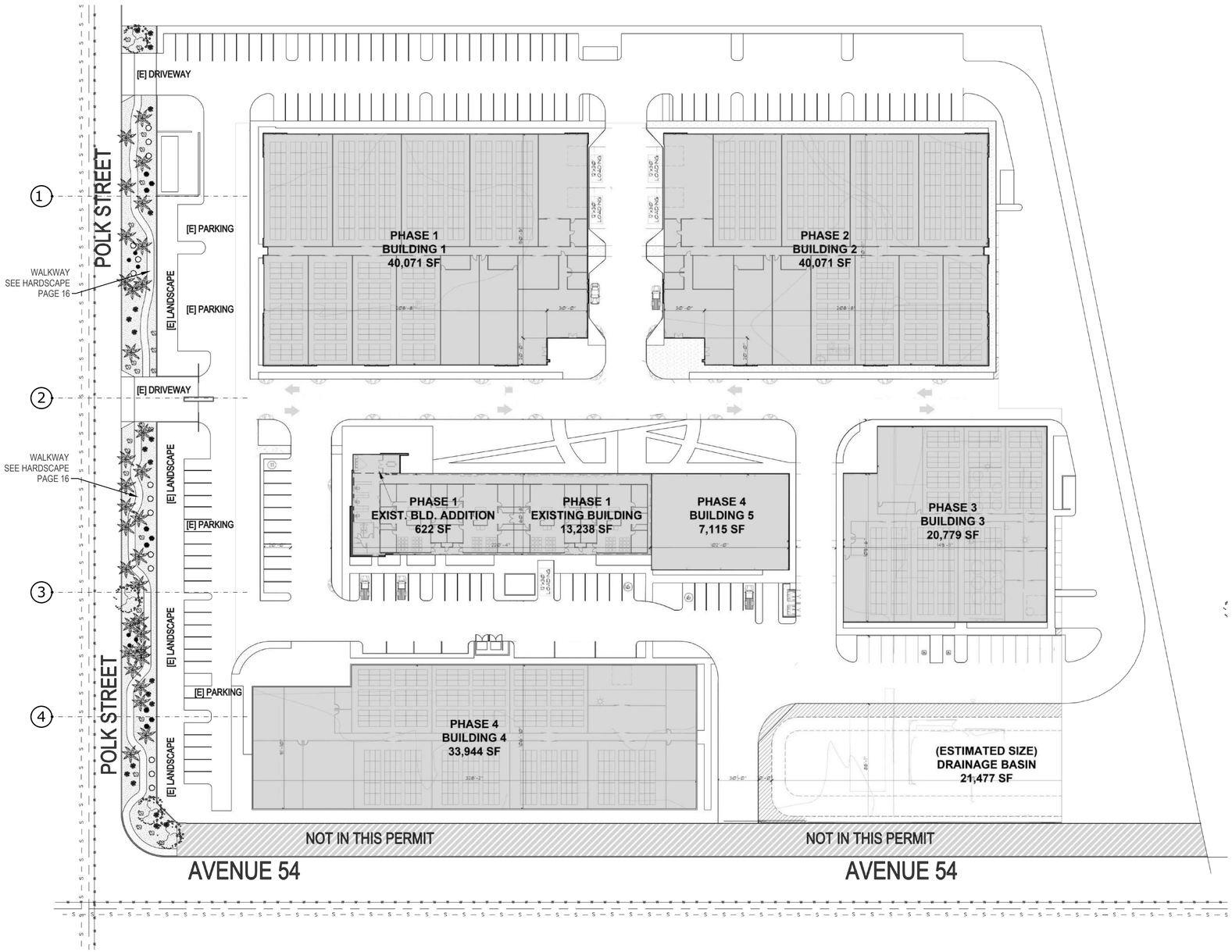

PLANT LEGEND

PALMS & TREES

SYM.	NAME	SIZE	QTY	WATER NEEDS	PLANT FACTOR	COMMENTS
	PRESERVE EXISTING OLEA EUROPA TREE	FIELD GROWN	4	MOD	.50	
	PRESERVE EXISTING WASHINGTONIA FILLIFERA	24" Box	34	MOD	.50	

CACTUS / SHRUBS

SYM.	NAME	SIZE	QTY	WATER NEEDS	PLANT FACTOR	COMMENTS
	AGAVE AMERICANA CENTURY PLANT	5 GAL	9	LOW	.20	
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL	14	LOW	.20	
	SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL	20	LOW	.20	
	DASYLIRION WHEELERI DESERT SPOON	5 GAL	6	LOW	.20	
	LANTANA CAMARA LANTANA	5 GAL	25	MOD	.50	

GRAVEL

SYM.	QTY	NAME
	10,008 SQ.FT.	CALIFORNIA GOLD DECOMPOSED GRANITE 3-INCH MINIMUM COMPACTED WITH WEED BARRIER

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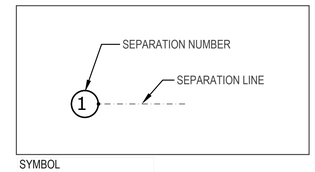
MEXICAN BIRD OF PARADISE

SENNA ARTEMISIOIDES
FEATHERY CASSIA

DASYLIRION WHEELERI
DESERT SPOON

LANTANA CAMARA
LANTANA



SYMBOL

UTILITY NOTES

VERIFY CONNETION POINTS FOR POWER TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION APROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER LOCATIONS, ETC.

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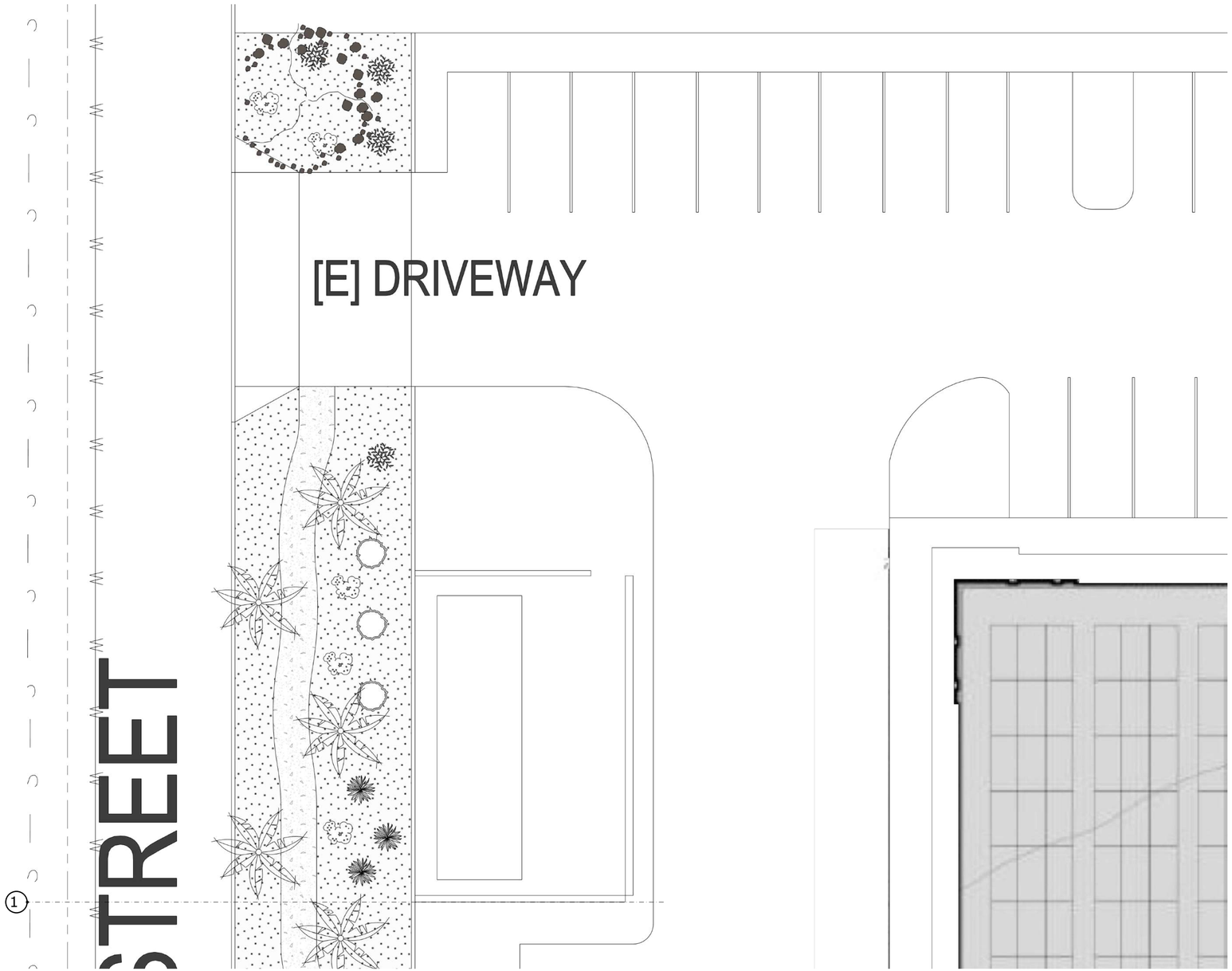

PLANT LEGEND

PALMS & TREES

SYM.	NAME	SIZE	QTY	WATER NEEDS	PLANT FACTOR	COMMENTS
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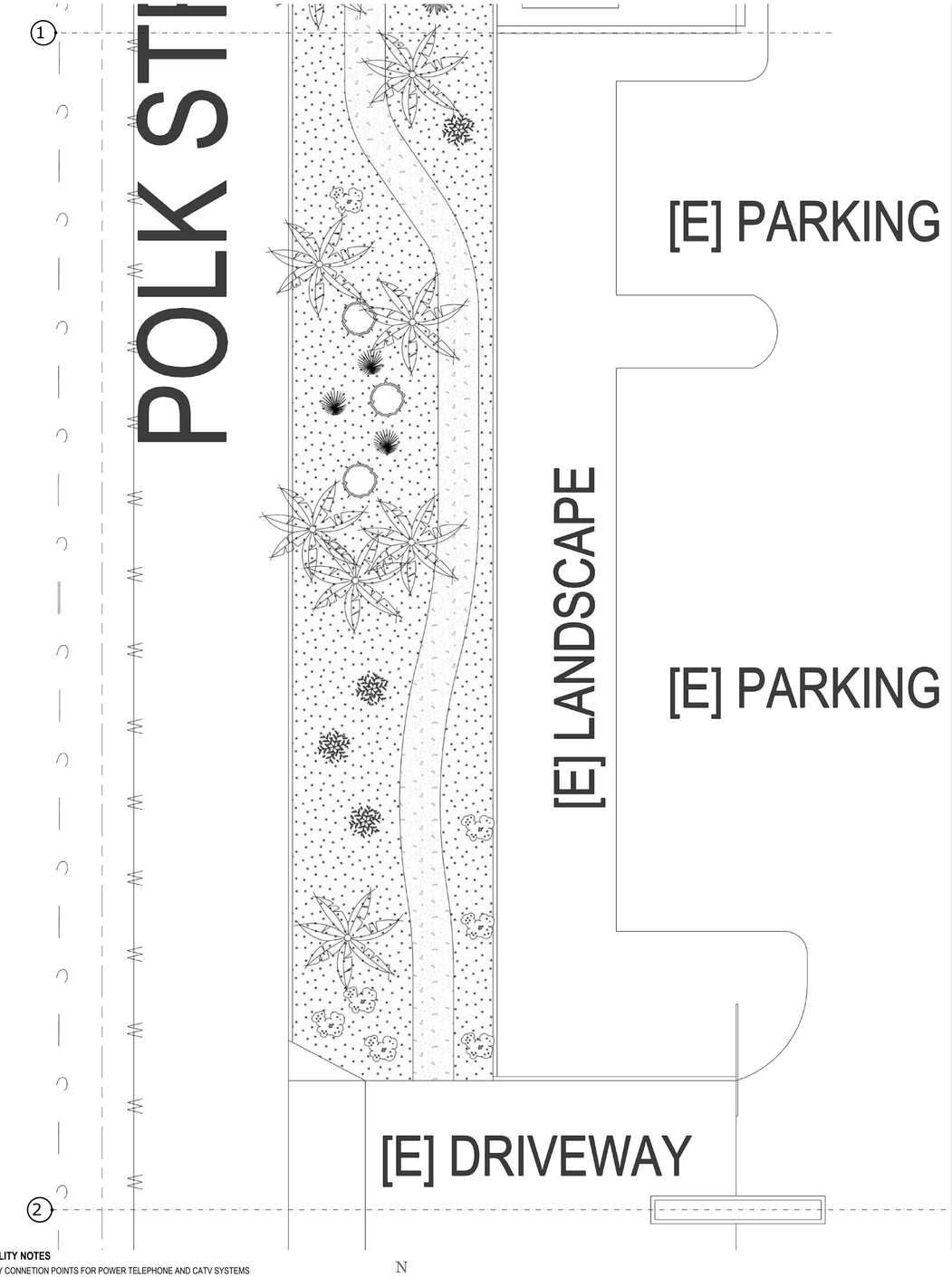

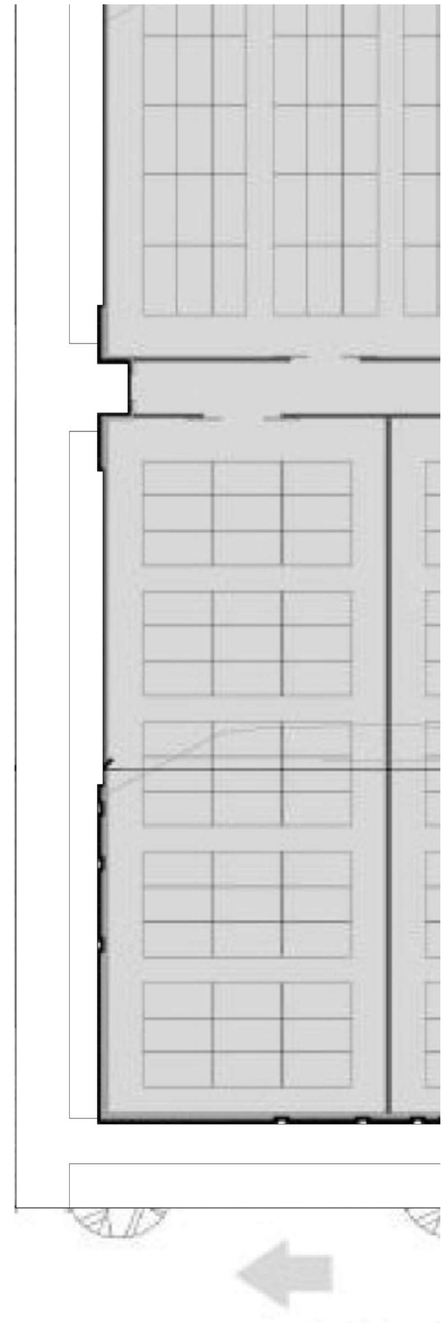

PLANT LEGEND

PALMS & TREES

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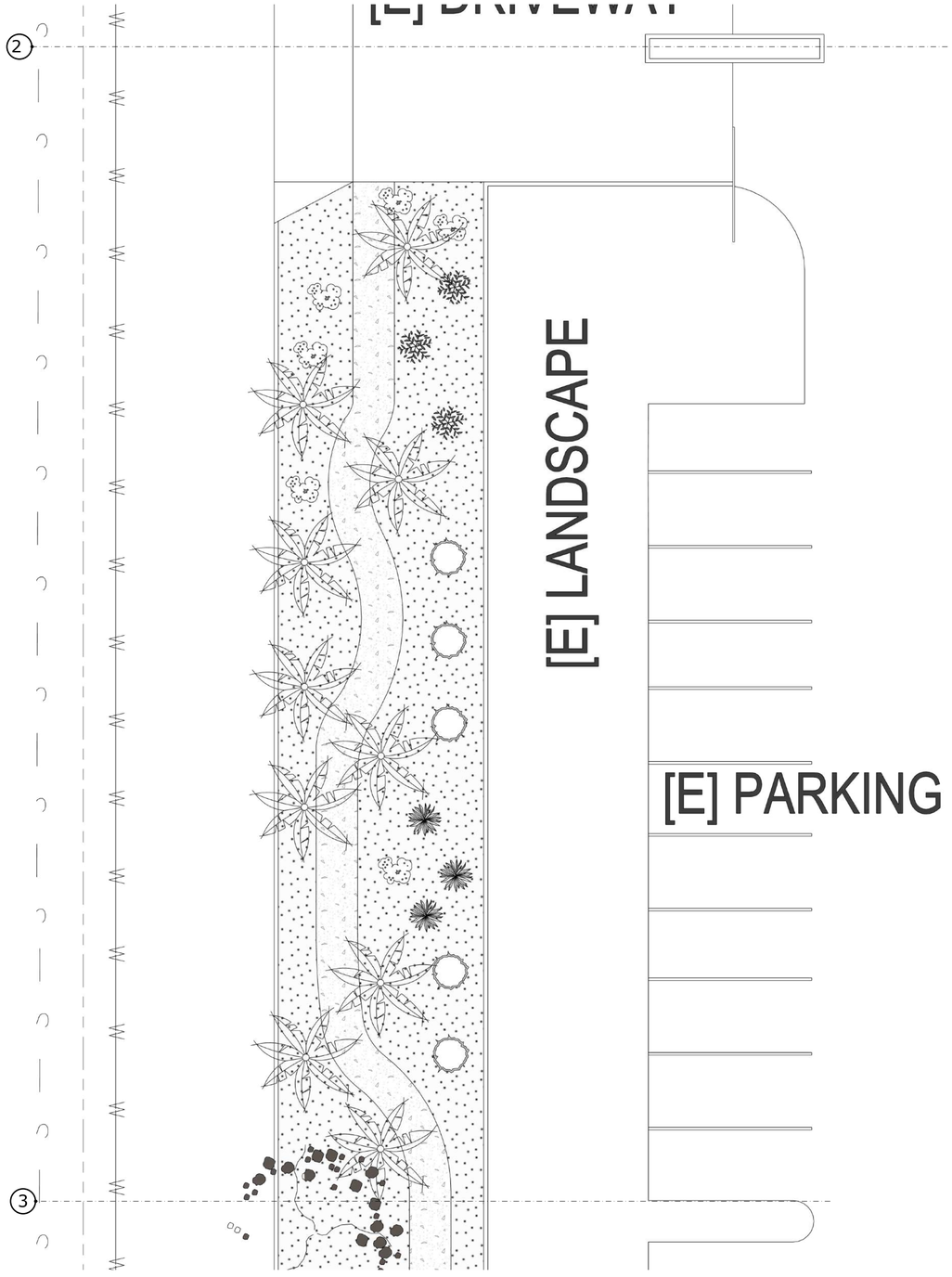

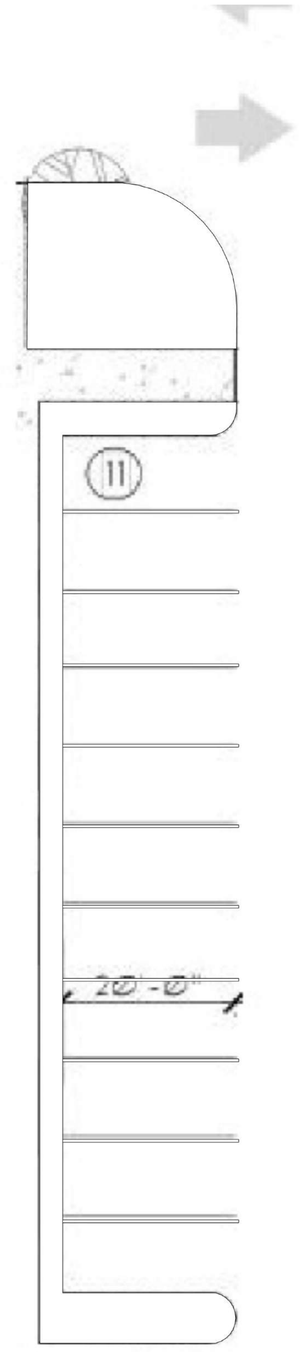

PLANT LEGEND

PALMS & TREES

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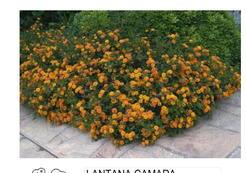

LANTANA CAMARA
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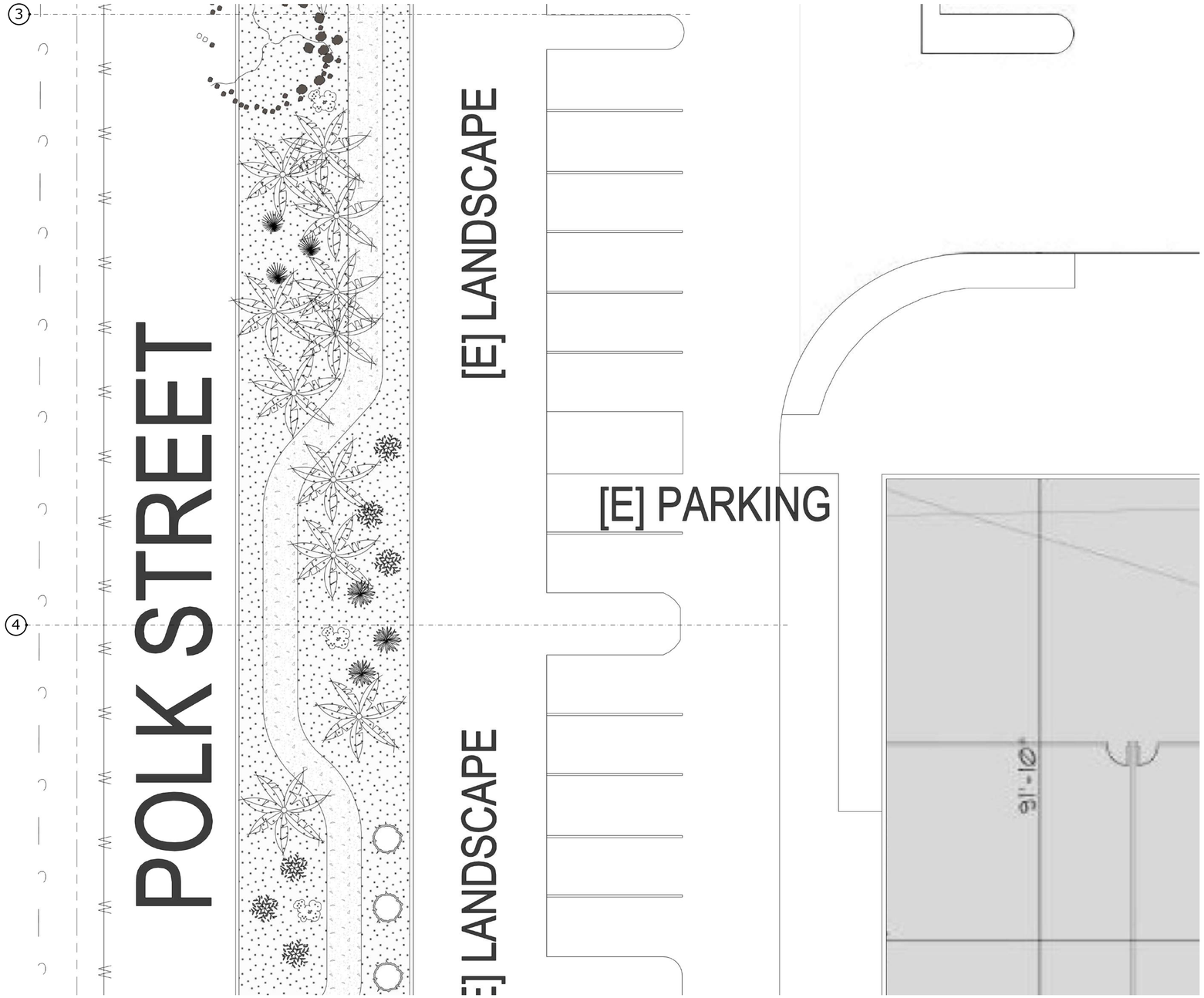

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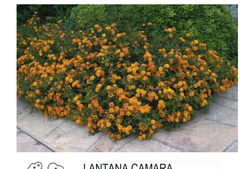

LANTANA CAMARA
LANTANA

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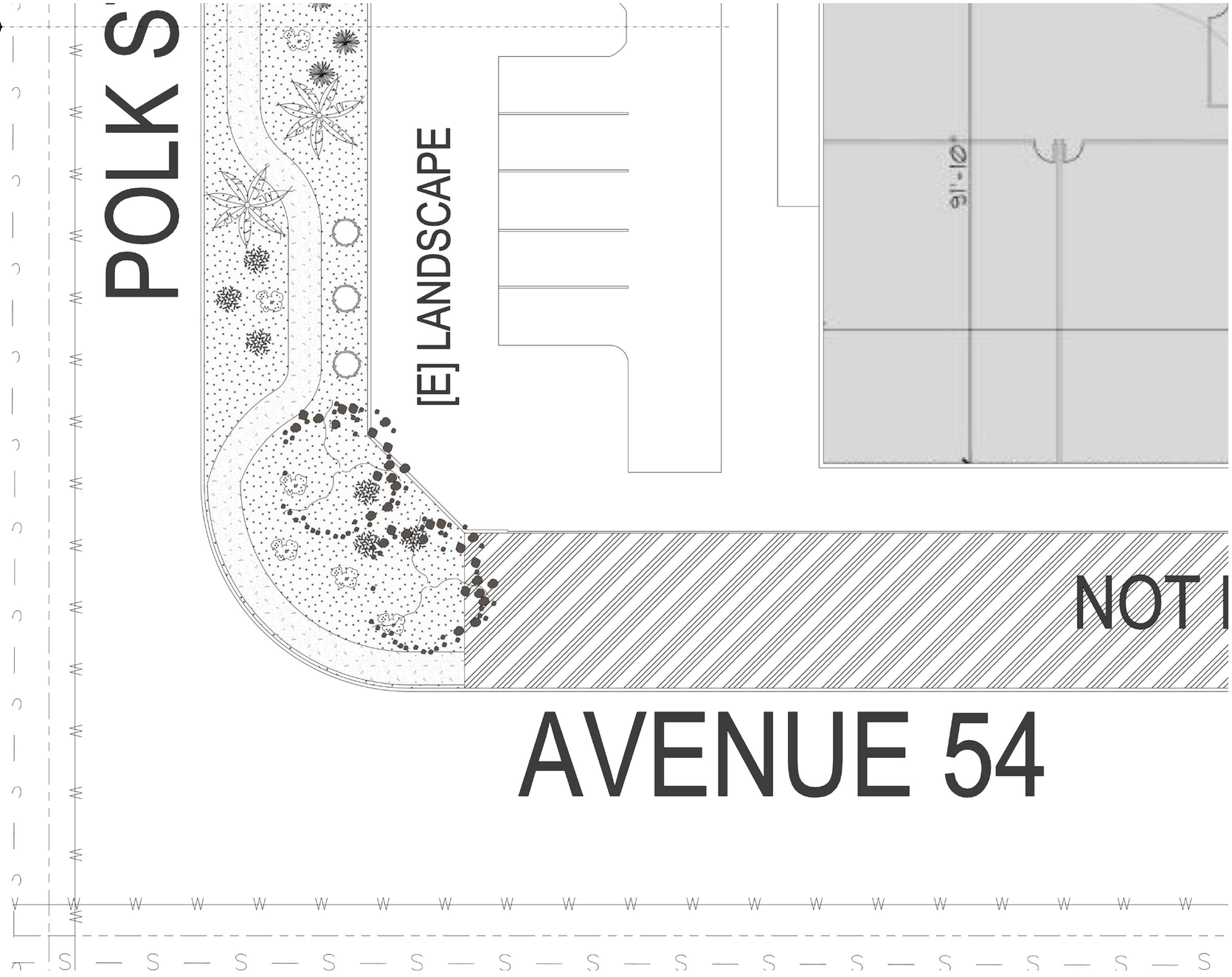

PLANT LEGEND

PALMS & TREES

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PLANTING NOTES

1. BEFORE ANY PLANTS ARE PLANTED, ALL PLANTING AREAS MUST BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE DRADING NOTES.

2. WHERE CIRCUMSTANCES PERMIT, TREES TO BE PLANTED NO CLOSER THAN 18" TO AN EDGE OF HARDSCAPE.

3. REMOVE ALL STAKES FROM VINES.

4. PLANTING MATERIAL THAT IS ACCILMATED TO THE COACHELLA VALLEY MUST BE USED WHENEVER POSSIBLE.

5. WHEN TYING VINES OR ESPALIERS, WIRES SHOULD BE SPACED AS FOLLOWS:
   1ST (2) AT 1'-6" APART FROM FINISHED GRADE, THE NEXT (3) AT 1'-0" APART TO MAKE THE TOOP WIRE AT 6'-0" ABOVE FINISHED GRADE. WIRES SHOULD BE A MINIMUM OF 8'-0" LONG CENTERE ON PLANTS. WHEN VINE OR SPALIERS ARE CLOSER THAN 10'-0" APART, USE A CONTINUOUS WIRE BETWEEN BOTH PLANTS..

6. PLANT MATERIAL LISTED ON LEGEND MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRATOR TO CONTACT THE DEVELOPER FOR STATUS OF AGRUCULTURAL COMISSIONER'S APPROVAL OR DENIAL. PLANT MATIERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DETROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE RED SCALE (AONIDIELLA AURANTII).

7. NO SHRUBS ARE TO BE PLANTED WITHIN 18" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

DEEP ROOT BARRIER APPLICATION

1. PREPARE THE INITIAL PLANTING HOLE AS ILLUSTRATED ON PLANTING NOTES. IT'S BASED UPON THE COMBINATION OF DESIRE BARRIER DIAMETER AND DEPTH. CONSIDER IF DRAINAGE DEVICES OR AMENDMENTS ARE NEEDED TO CORRECT ANY ADVERSE SOIL OR PLANTING CONDTIONS IN THE BACKFILL AREA.

2. ASSEMBLE THE APPROPRATE NUMBER OF DEEP ROOT UNIVERSAL BARRIER PANELS. THE VERTICAL ROOT DEFLECTING RIBS ON THE PANEL MUST FACE INWARD, TOWARD THE ROOT BALL. THIS IS VERY IMPORTANT, OTHERWISE THE ROOTS WILL BECOME GIRDLED BY TRAVELING AROUND THE SMOOTH WALLED SURFACE.

3. NEXT PLACE THE BARRIER IN THE CENTER OF THE PLANTING HOLE, KEEPING IN MIND THAT THE DOUBLE TOP EDGE OF THE BARRIER SHULD BE POSITIONED APPROXIMATELY 1/2" ABOVE GRADE. THIS HELPS RETARD POTENTIAL ROOT OVERGROWTH WHICH CAN LEAD TO UPROOTED HARDSCAPES.

4. BACKFILL AND COMPACT WITH SOIL INSIDE THE BARRIER TO THE LEVEL WHERE THE BOTTOM OF THE ROOT BALL APPROXIMATELY 1" ABOVE GRADE.

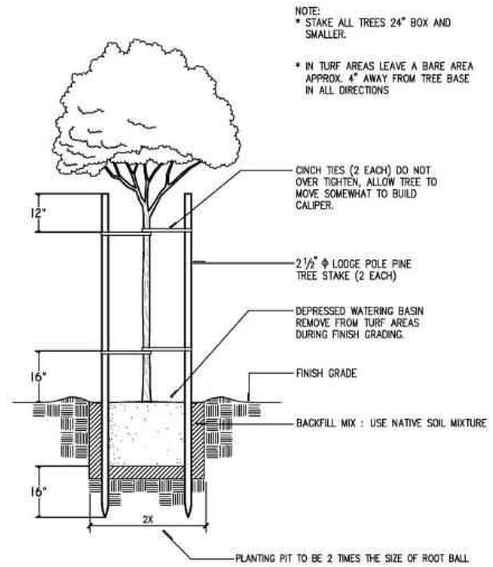
5. REMOVE THE TREE FROM ITS CONTAINER, OR CUT AWAY THE TOP PORTION OF BURLAP AND POSITION IN THE CENTER OF THE BARRIER. COMPLETE THE BACKFILL OF THE SOIL. DISTRIBUTE EVENLY TO MAINTAIN THE SHAPE OF THE BARRIER AND COMPACT THE BACKFILL EVERY 4"-6". ROOTS WILL DIE QUICKLY IF LEFT EXPOSED TOT HE ELEMENTS SO KEEP EXPOSURE OF THE ROOTS TO A MINIMUM.

6. IF STOKING OF GUYING IS REQURED, IT IS RECOMMENDED OF USING THE SOFT, SAFE AND ECONOMICAL ALTERNATIVE TO TRADITIONAL WIRE AND HOSE, ARBORTIE(SEE WWW.DEEPROOT.COM FOR DETAILS)

7. IF THE TREE(S) WILL BE SUBJECT TO MAINTENANCE WORK SUCH AS LAWN MOWING OR WEED TRIMMING IT IS RECOMMENDED TO INSTALL THE ARBORGARD+ TREE TRUNK PROTECTOR WHICH IS PLACED AROUND THE BASE OF YOUNG TREES TO PROTECT THEM FROM DAMAGE BY WEED TRIMMERS, LAWN MOWERS AND SMALL RODENTS.

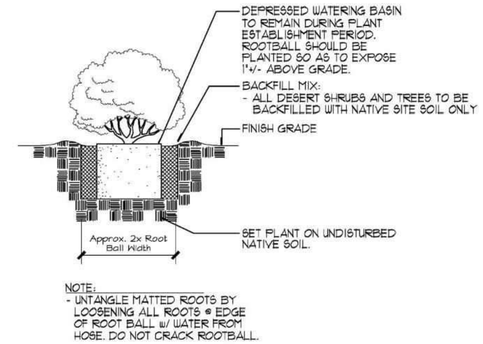
8. WATER AND FOLLOW TREE MAINTENANCE PRACTICES.

9. TREES DO REQUIRE CARE AND NURTURING AFTER PLANTING. CONSULT WITH YOUR LOCAL SUPPLIER FOR PROPER CARE PROCEDURES FOR THE SPECIES YOU ARE PLANTING. THE PLANTING INSTRUCTION NOTED ABOVE ARE BY NO MEANS A COMPREHENSIVE GUIDE. RATHER THEY ARE GENERAL GUIDELINES TO PLANTING WITH DEEPROOT BARRIERS AND A SURVEY OF CURRENT PLANTING METHODS. CONDITIONS WILL VARY HOWVER AND IT IS RECOMMENDED THAT AN ARBORIST BE CONSULTED BEFORE PLANTING. ADDITIONAL INFORMATION IS AVAILABLE AT WWW.DEEPROOT.COM



TYPICAL TREES ONLY.
THIS ILLUSTRATION EXCLUDES OLIVE TREES

SEE OLIVE TREE PLANTING NOTES AT BOTTOM OF THIS PAGE.



NOTE:
- UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS @ EDGE OF ROOT BALL W/ WATER FROM HOSE. DO NOT CRACK ROOTBALL.

© NATIVE SHRUB & TREE PLANTING
SCALE: N.T.S.

PALM TREE PLANTING NOTES

1. PALMS SHALL BE PLANTED USING ESTABLISHED PLANTING PROCEDURES NOTED ON PLANTING DETAILS.

2. PALM TREE ROOT BALLS SHALL BE TRIMMED OR CUT TO ENSURE RECOVERY FROM TRANSPLANTING SHOCK.

3. PALM TREES MUST BE IN A HEALTHY CONDITION AT TIME OF DELIVERY. PALM TREES DETERMINED UNHEALTHY OR DAMAGED AT TIME OF DELIVERY OR INTALLATION SHALL BE REJECTED BY CONTRACTOR AND REPLACED BY SUBCONTRACTOR AT HIS EXPENSE.

4. ALL PALMS SHALL BE CLEANED OF ECESSIVE DEAD AND RAGGED FRONDS OR FROND STUBBLE. CUT FRONDS SHOULD BE CUT TO A MAXIMUM LENGHT OF 6".

5. CALLED OUT HEIGHTS OF PALMS SHALL BE THE HEIGHT FROM TOP OF ROOT BALL TO BOTTOM OF LIVE FRONDS.

6. PALM TREES TO BE PROPERLY WATERED IN A SOIL PROPERLY TAMPED AROUND THE ROOT BALL WHEN PLANTING. DO NOT LEAVE ANY VOIDS OF SOIL AROUND ROOT BALLS.

7. PALM TREES SHALL BE PLANTED VERTICALLY, UNLESS NOTED ON THE PLAN.

8. TRUNKS SHOULD BE ROUGHT WITH FRONDS BASES STILL SECURELY ATTACHED.

9. TRUNKS MAY NOT BE TOTALLY SKINNED UNLESS NOTED ON PLAN.

10. TRUNK BASES MAY BE SKINNED TO A MAXIMUM HEIGHT OF 3'-4" (TALLER PALM 6'-0").

11. SKINNED AREAS ABOVE THE 6'-0" MARK WILL BE ACCEPTED, AT THE DIRECTION OF THE LANDSCAPE DESIGNER.

12. CARE SHOULD BE EXERCISED IN THE CABLING DURING TRANSPORT AND PLANTING SO AS NOT TO DAMAGE BARK.

13. SEVERE CRACKING OR HOLED IN THE BASAL TRUNK AREA WILL BOT BE ACCEPTABLE.

14. ONE INITIAL WATERING WILL BE PERFORMED BY SUBCONTRACTOR. BASIN WILL BE LEFT ON EACH PALM SO SUBSEQUENT WATERING CAN BE PERFORMED BY OTHERS. BASIN TO BE REMOVED DURING FINISH GRADING.

15. SUBCONTRACTOR TO UNTIE FROND TOPS (60) DAYS AFTER PLANTING.

16. PALM TREES SHALL BE PLANTED A MINIMUM OF 18" AWAY FROM BUILDING EAVES.

17. IT IS RECOMMENDED THAT ANY PALM TREE PLANTED WITHIN 5'-0" OF ANY WALKWAY, WALL, OR STRUCTURE BE PLANTED WITH DEEP ROOT BARRIER TO A DEPTH OF 2'-0" MINIMUM.

18. WASHINGTONIA ROBUSTA TRUNKS ARE TO HAVE A MINIMUM DIAMETER OF 14" MEASURED 4'-0" HIGH.

19. NO PALM TREE SHALL BE OUT OF THE ORIGINAL GROUND FOR MORE THAN (48) HOURS PRIOR TO PLANTING.

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PROJECT
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LANDSCAPE DETAILS

Date Created
04/16/25

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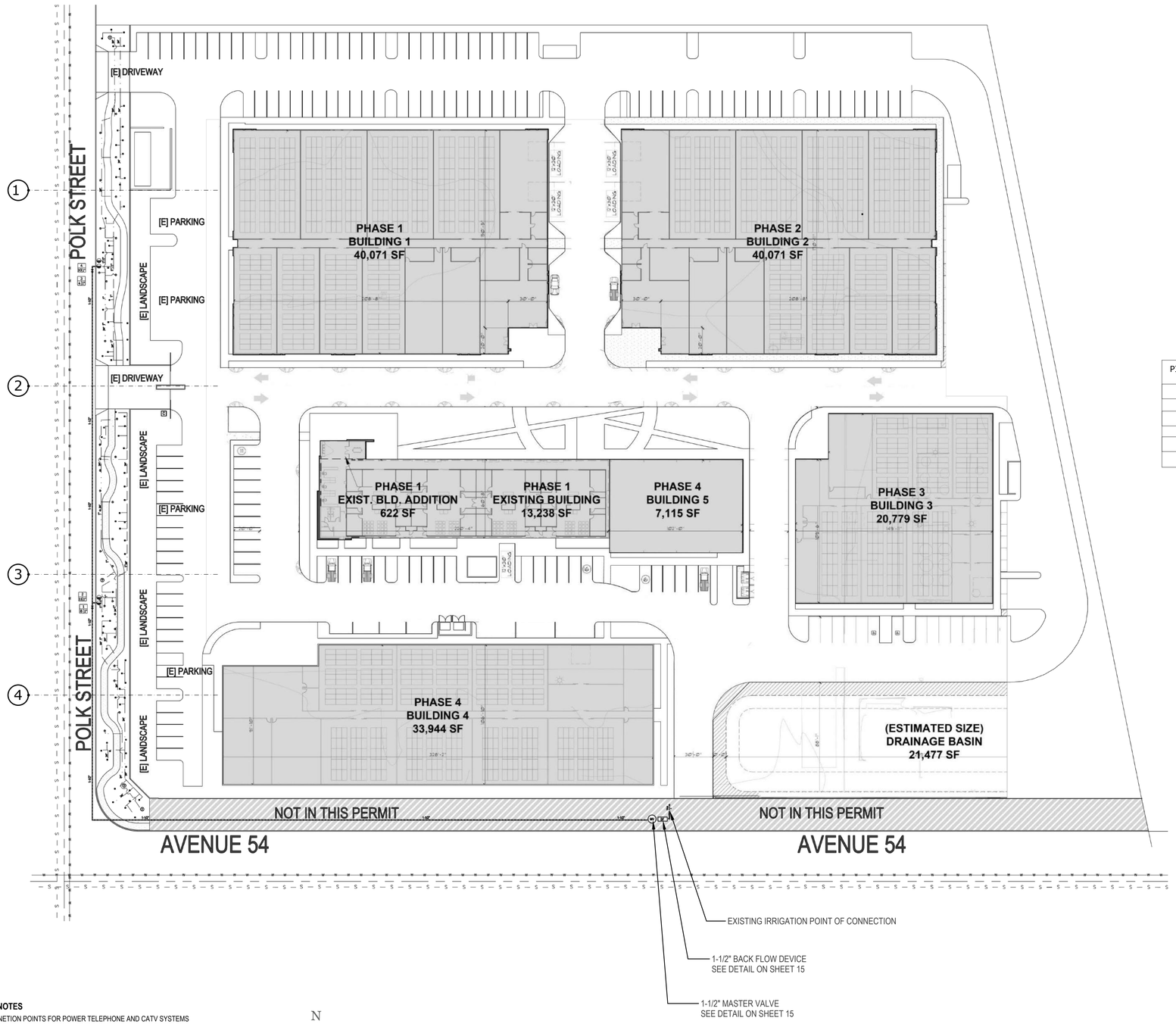

IRRIGATION LEGEND

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C	RAINBIRD	ESP-LX CONTROLLER	6 STATION MODULAR CONTROLLER. OUTDOOR MODEL. WEATHER BASED CONNTROLLER
	RAINBIRD	XCZ-100-PRF	ELECTRIC CONTROL VALVE FOR DRIP AREAS AND TREES. SIZE AS NOTED ON PLAN, REFER TO DETAIL SHEET L4.1
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STATION & CONTROLLER NO.
VALVE SIZE
FLOW (GPM)

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SCALE: 1" = 40'-0"

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IRRIGATION PLAN

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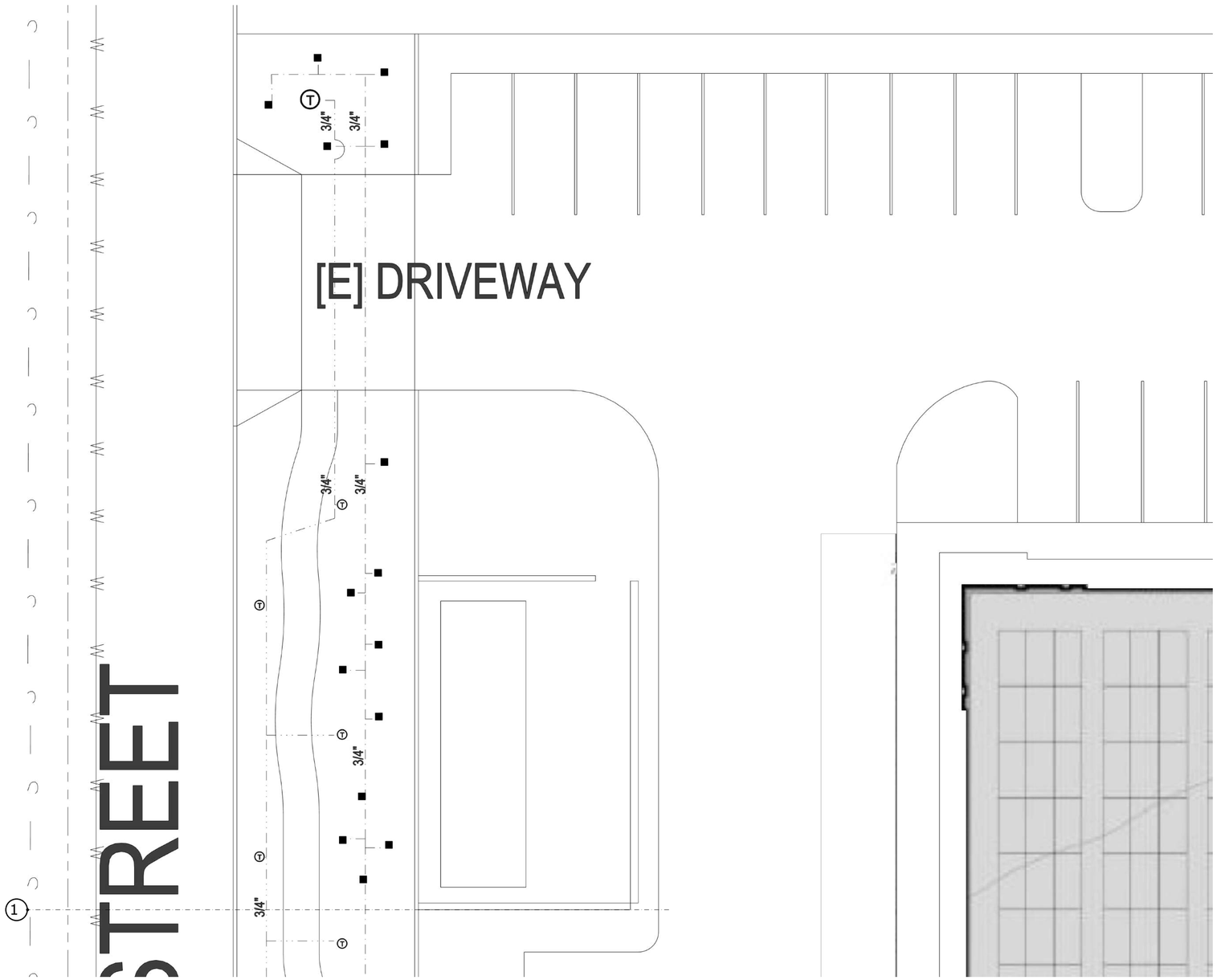

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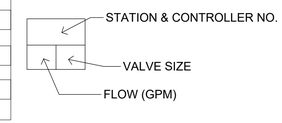

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IRRIGATION PLAN

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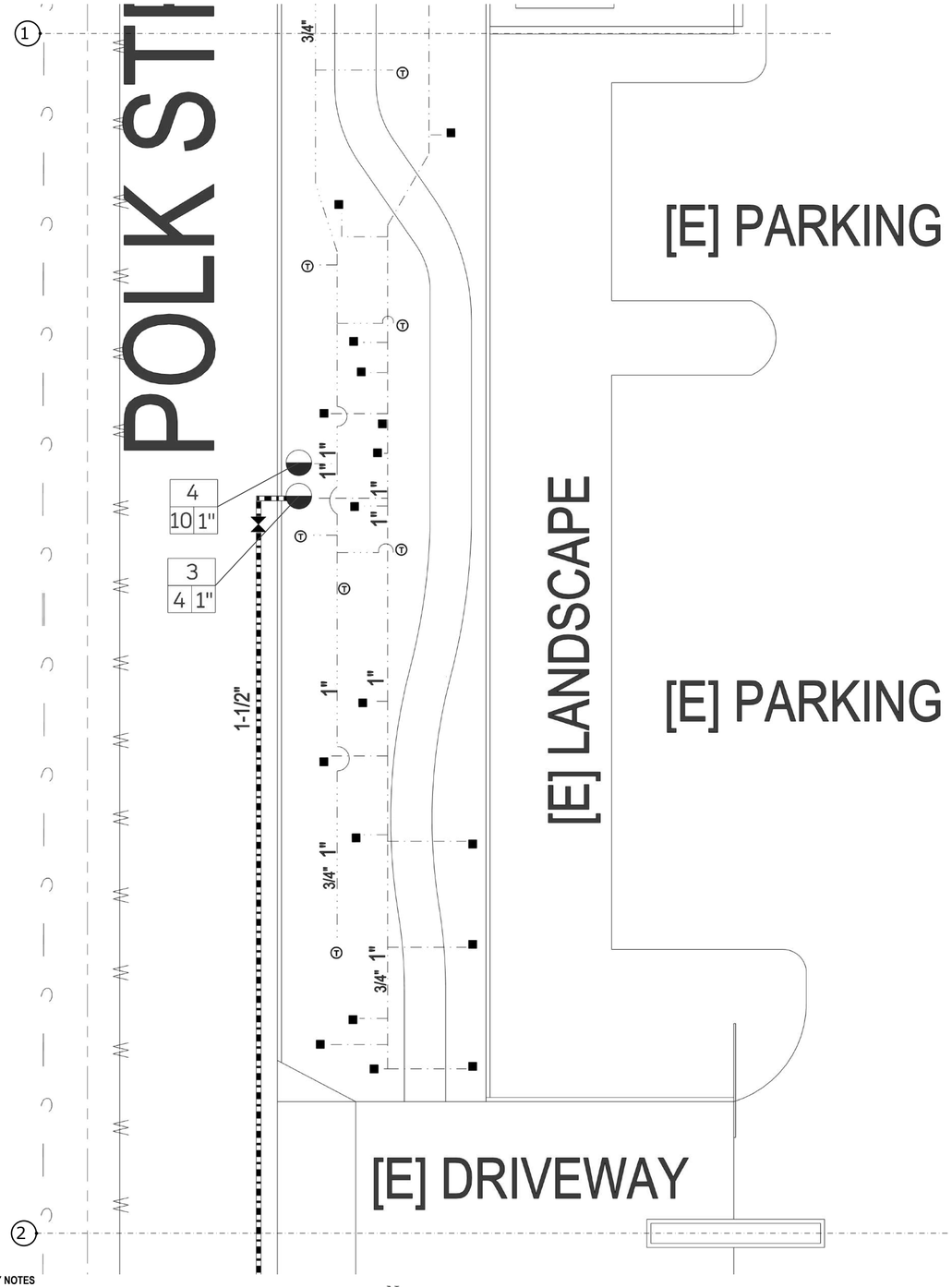

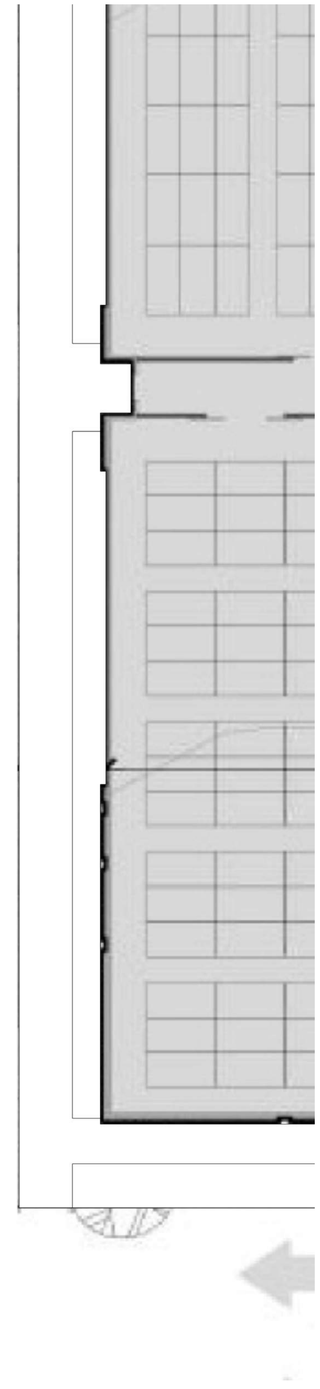

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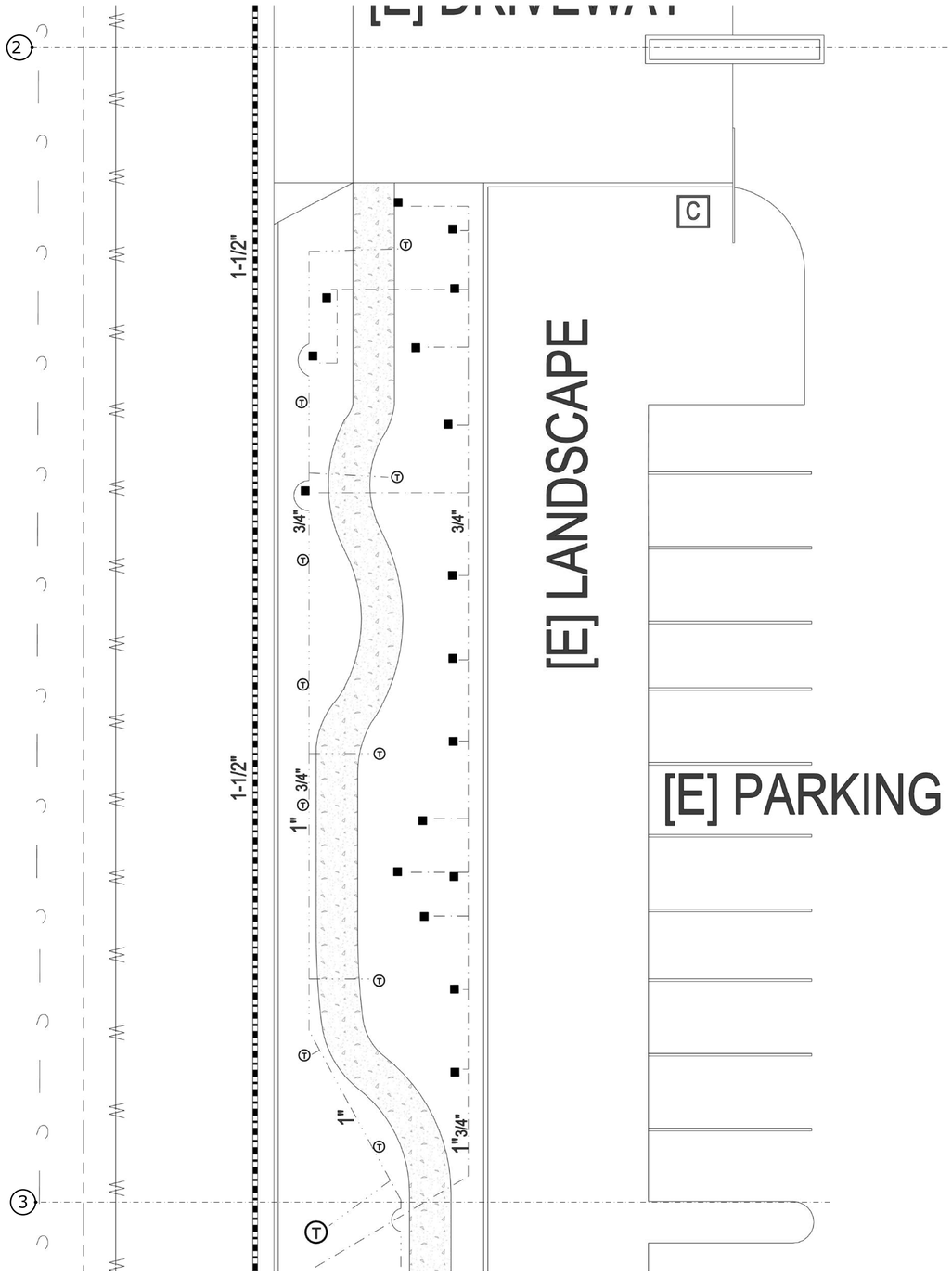

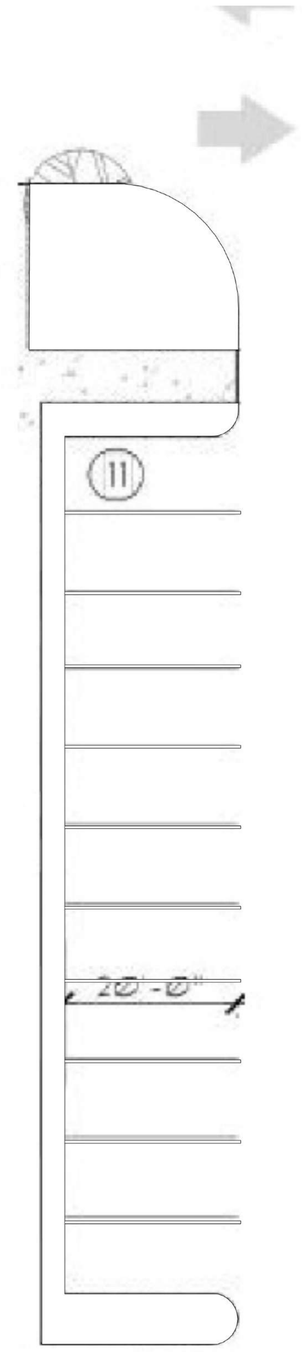

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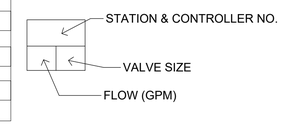

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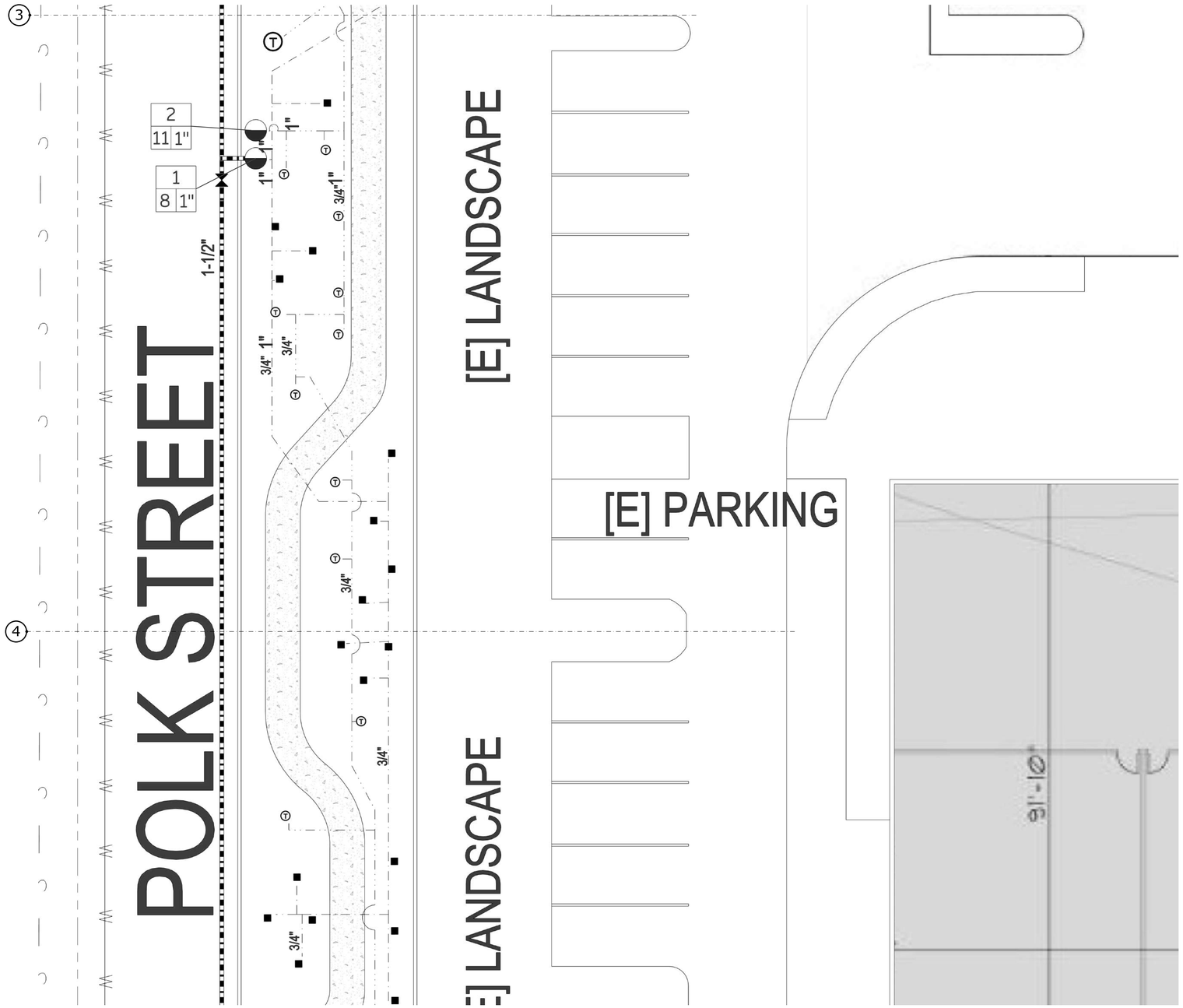

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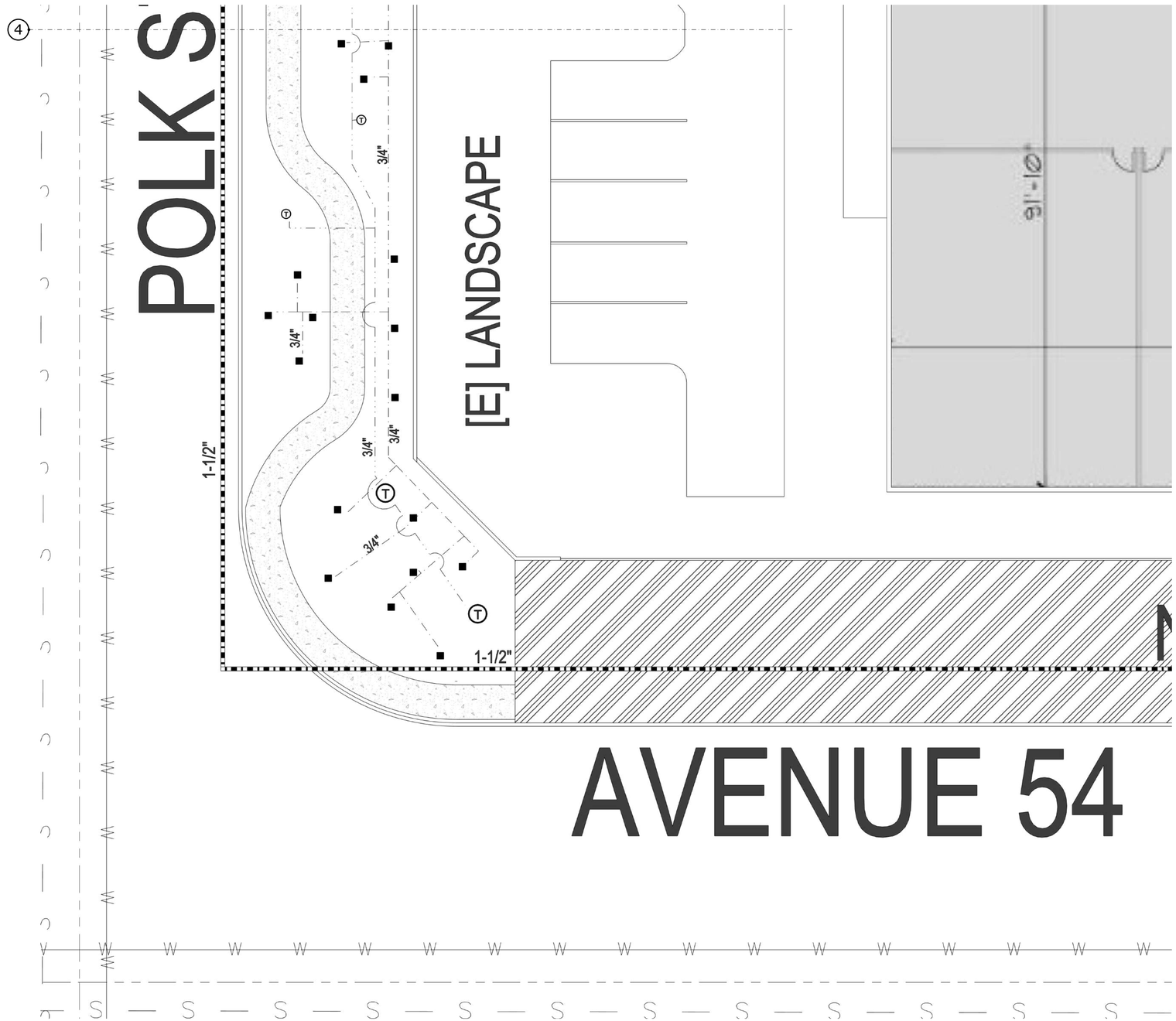

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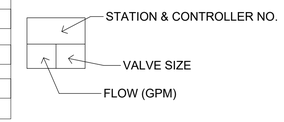

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IRRIGATION PLAN

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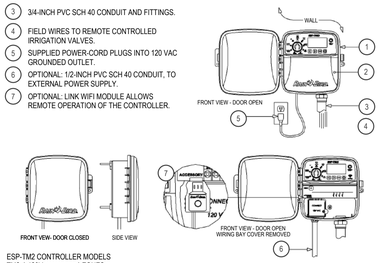
GENERAL NOTES:

1. RAIN BIRD ESP-TM2 INDOOR/OUTDOOR WALL MOUNTED CONTROLLER.
2. WIRING BAY COVER.
3. 3/4-INCH PVC SCH 40 CONDUIT AND FITTINGS.
4. FIELD WIRES TO REMOTE CONTROLLED IRRIGATION VALVES.
5. SUPPLIED POWER-CORD PLUGS INTO 120 VAC GROUNDED OUTLET.
6. OPTIONAL: 1/2 INCH PVC SCH 40 CONDUIT, TO EXTERNAL POWER SUPPLY.
7. OPTIONAL: LINK WIFI MODULE ALLOWS REMOTE OPERATION OF THE CONTROLLER.

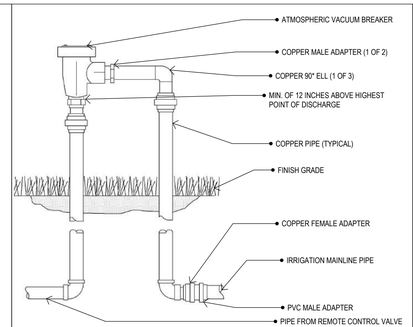


ESP-TM2 CONTROLLER MODELS

TM2-4-120V	4-ZONES
TM2-6-120V	6-ZONES
TM2-8-120V	8-ZONES SHOWN
TM2-12-120V	12-ZONES

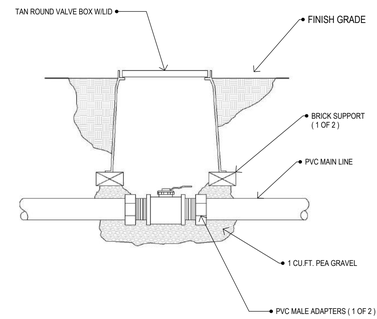
NOT TO SCALE

A CONTROLLER
NOT TO SCALE

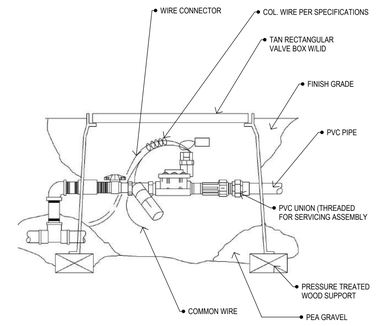


NOTE:
INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES
AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

B ATMOSPHERIC VACCUM BREAKER
NOT TO SCALE



C BALL VALVE
NOT TO SCALE



D DRIP LINE ASSEMBLY
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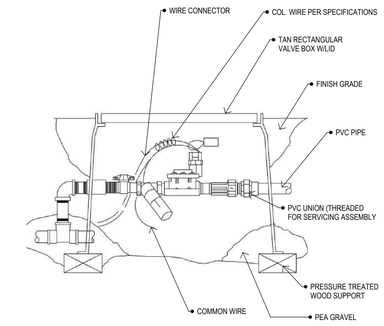

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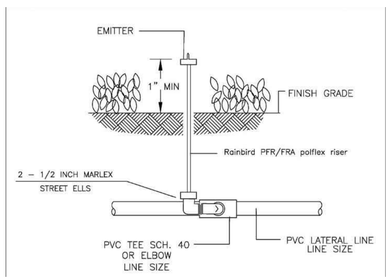
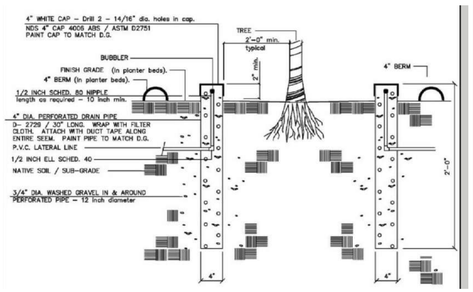


F DRIP EMITTER DETAIL
NOT TO SCALE



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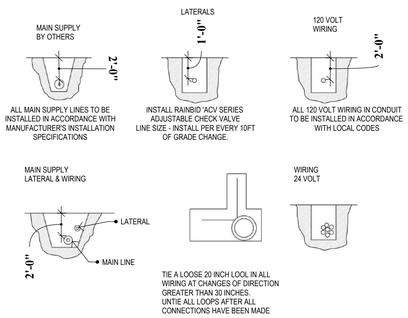
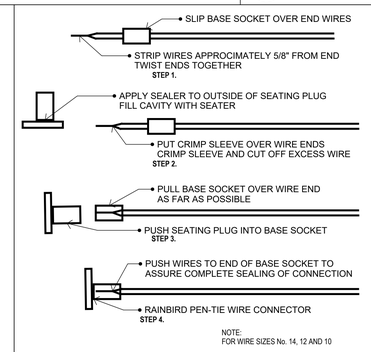
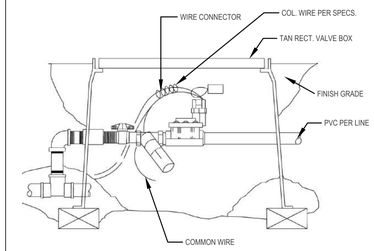


H TRENCHING
NOT TO SCALE



NOTE:
FOR WIRE SIZES No. 14, 12 AND 10

I TYP WIRE CONNECTION
NOT TO SCALE



L GRASS VALVE LINE ASSEMBLY
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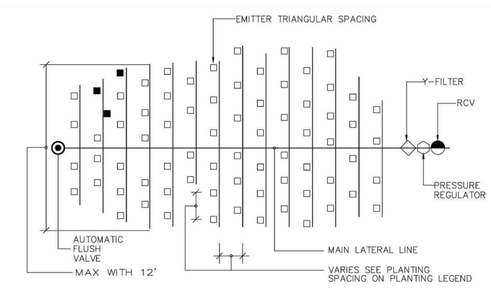


J EMITTER LAYOUT
NOT TO SCALE

GENERAL IRRIGATION NOTES

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN COSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, IN THE EVENT THIS NOTIFICATION IS NOT PERMORED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIRIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
6. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.
7. CONTRACTOR TO CONTACT CITY LANDSCAPE REPRESENTATIVE FOR PRESSURE TEST OF MAINLINE PRIOR TO BACKFILLING TRENCHES.
8. VALVE BOXES WILL BE BASED WITH PEA GRAVEL
9. VALVE BOXES WILL BE TAN COLOR WHEN IN DG AREAS
10. THERE ARE NO CONFLICTING UTILIES WITHIN THE PROJECT AREA.

UTILITY NOTES

VERIFY CONNETION POINTS FOR POWER TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION APROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER LOCATIONS, ETC.

COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS, PROVIDE ALL RELATED CONDUITS, PULL BOXES AND REISERS.

DIGALERT

48 HOURS BEFORE YOU DIG
CALL

UNDERGROUND SESRVICE ALERT
1-800-277-2600

GARZA CONCEPTS
JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING :
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com www.garzaconcepts.com
Lic # 1050039

GARZA CONCEPTS

PROJECT
STREETSCAPE RENOVATION
53800 POLK ST
COACHELLA CA. 92236

IRRIGATION DETAILS

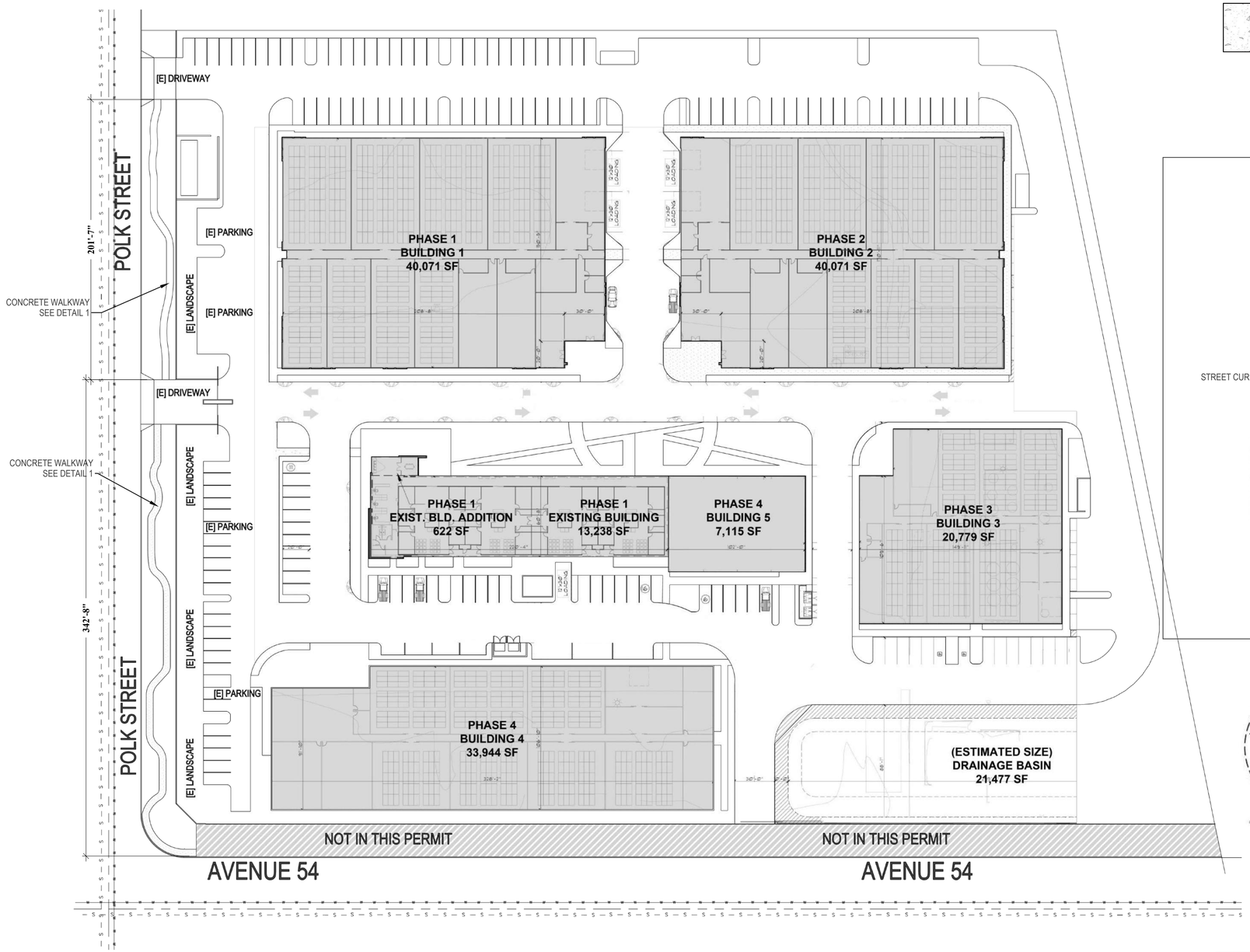
Date Created
04/16/25

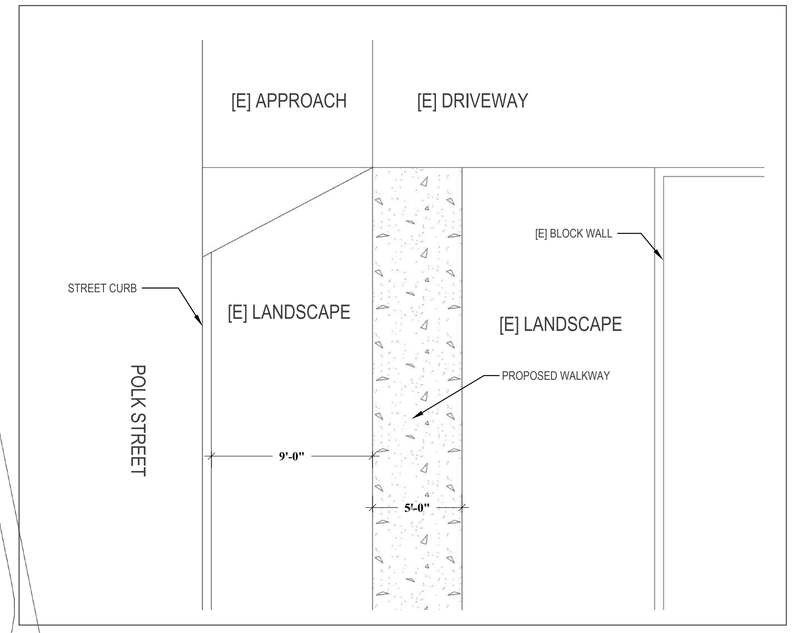
REVISED
1
2
3
4
5

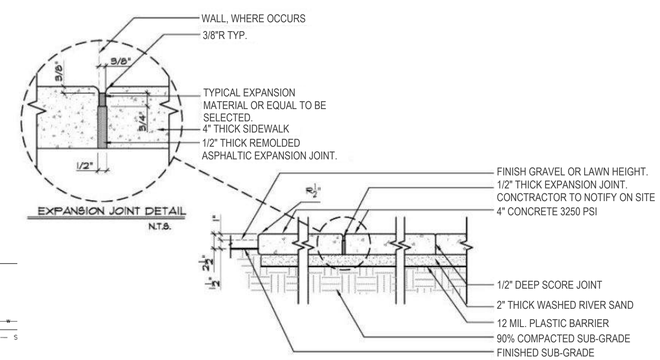
L15

HARDSCAPE LEGEND

SYMBOL	QTY	DESCRIPTION
	3,326 SQ.FT.	4" THINCK, 6 FEET WIDE GREY CONCRETE WALKWAY CONCTRACTOR TO REFER TO CITY OF COACHELLA BUILDING CODES







CONCRETE PAD DETAIL (1)
SHEET L1.0 SCALE: 1"=1'-0"

UTILITY NOTES

VERIFY CONNETION POINTS FOR POWER TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION APROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER LOCATIONS, ETC.

COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS, PROVIDE ALL RELATED CONDUITS, PULL BOXES AND REISERS.

DIGALERT

48 HOURS BEFORE YOU DIG
CALL

UNDERGROUND SESRVICE ALERT
1-800-277-2600

N

00' 40' 80' 160'

SCALE: 1" = 40'-0"

GARZA CONCEPTS
JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING :
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com www.garzaconcepts.com
Lic # 1050039

PROJECT
STREETSCAPE RENOVATION
53800 POLK ST
COACHELLA CA. 92236

HARDSCAPE PLAN/DETAILS

Date Created
04/16/25

REVISED

1
2
3
4
5

L16

Polk Street – Site Photos

STAFF REPORT
5/7/2025

TO: Planning Commission

FROM: Adrian Moreno, Associate Planner

SUBJECT: Architectural Review No. 25-01 Variance No. 25-02 Variance 25-03 Ocean Mist Signage a request for Architectural Review Approval for (4) directional signs, (1) monument sign, and (1) main building sign at the Ocean Mist Farm property and a design variance for (1) monument sign and a location variance for two directional signs to be within the public Right of Way at Enterprise Way at 52300 Enterprise Way (Assessor Parcel Number 763-131-029 and 763-131-088) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15311. Applicant: Daniel Martinez

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STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC2025-06 denying Architectural Review No. 25-01 for (4) directional signs, (1) monument sign, and (1) main building sign at the Ocean Mist Farm property and for the denial of a variance from design standard for (1) monument sign. Staff recommends that the Planning Commission approve Resolution No. PC2025-07 approving the location variance for two directional signs to be within the public Right of Way at 52300 Enterprise Way.

BACKGROUND:

The Ocean Mist Farms property is an existing produce shipping company at 52300 Enterprise Way. On November 19, 2024, a case was opened by the City of Coachella Code Enforcement Division due to the construction of signage without a permit. The applicant constructed and installed the proposed main building sign and the proposed monument sign without a permit. After the code enforcement case was opened, the applicant submitted a permit to install (4) directional signs, (1) monument sign, and (1) main building sign at the property. The (4) directional signs are to replace (5) existing directional signs of wooden construction that were never permitted by the city, and have been up since at least 2018. Records show the existing monument sign on the corner of Enterprise Way and Industrial Way, and the existing main building

sign did have previously approved permits, and they are being requested to be replaced as part of the proposed project.

DISCUSSION/ANALYSIS

The applicant proposes (4) directional signs, (1) monument sign, and (1) main building sign at 52300 Enterprise Way. Two of the proposed directional signs are proposed on the southern parcel along Industrial Way. Two of the proposed directional signs are proposed on the northern parcel along Enterprise Way and are within the public Right of Way (R.O.W.). The applicant is requesting a location variance for the (2) directional signs on Enterprise Way. The applicant is requesting (1) monument sign at the corner of Enterprise Way and Industrial Way. The applicant is requesting a design variance for the monument sign. The applicant also proposes to replace the existing building sign at the front elevation of the building. The project is on two existing parcels, the northern parcel is zoned Manufacturing Service (M-S) at APN: 763-131-029 and the southern parcel is zoned Heavy Industrial (M-H) at APN: 763-131-088. The surrounding uses are as follows:

North: Ocean Mist Farms Shipping (M-S, Manufacturing Service zone).
South: Vacant Land (M-H, Heavy Industrial).
East: Vacant Land, and Desert Valley Date agricultural production facility (M-H, Heavy Industrial).
West: Anthony Vineyards agricultural shipping facility (M-H, Heavy Industrial).

Design

The proposed (4) directional signs, (1) monument sign, and (1) main building sign at the property meet size standards per the Coachella municipal code, see municipal code requirements analysis (Attachment 6 – Municipal Code analysis). The proposed signs do not meet the design requirements required by the municipal code and requested by staff. See below design discussion for the proposed signs.

Design - Main Building Sign

The proposed main building sign is a 100 square foot (sq. ft.) sign that provides channel letters and a blue acrylic backing with green trim. The proposed main building sign does not meet staff design request to remove the acrylic sign backing. This design request by staff is not a municipal code requirement, however the request is consistent with design direction staff provides for all signage in the city to ensure a high-quality design. In 2019, the applicant was approved for main building signage that did have sign backing.

Figure 1 - 2019 Approved Main Building

Figure 2 - Proposed Sign

Design - Monument Sign

The proposed monument sign is a 108 sq. ft. freestanding sign on the northeast corner of Enterprise Way and Industrial Way. The size of the sign is the same as the previously approved monument sign at the same location. The proposed sign provides a vinyl design that does not meet municipal code design requirements to incorporate the design and materials accenting the architectural theme of the buildings on the same property. Staff requested the applicant to provide a sign similar to the Ocean Mist Farms property in Castroville, California where the monument sign does match the architectural theme of the building. The proposed sign only provides flat letters, which is not consistent with staff design direction to provide individual channel letters or recessed or pop-out letters. This design request by staff is not a municipal code requirement, however the request is consistent with design direction staff provides for all signage in the city to ensure a high-quality design.

Figure 3 – 2019 Approved Monument Sign

Figure 4 - Proposed Monument Sign

Figure 5 - Example Monument Sign Castroville, CA

Design - Directional Signs

The applicant proposes (4) directional signs that are 27.47 sq. ft. in size, with a 3.7 sq. ft. base, at a total of 4' 4" in height. These signs are to replace existing wood construction directional signs that city records show were constructed without a permit. The proposed signs provide a vinyl design that does not meet staff's design direction for the signs to incorporate the design and materials accenting the architectural theme of the buildings on the same property. The proposed sign only provides flat letters, which is not consistent with staff design direction to provide individual channel letters or recessed or pop-out letters. Staff requested the applicant to provide a sign similar to the Ocean Mist Farms property in Castroville, California where the directional sign provides a stucco design that matches the architectural theme of the respective building. There are no municipal code requirements for directional signage for commercial or industrial projects, however directional signs for public and quasi-public uses require meeting design standards requested by the Director of Planning. Similarly, staff requests the applicant comply with the above standards to achieve a high-quality design.

Figure 6 - Existing Unpermitted Signage

Figure 7 - Proposed Directional Signage

Figure 8 - Example Directional Signage Castroville, CA

VARIANCE FINDINGS – DESIGN VARIANCE

Finding 1 – That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter the Coachella Municipal Code.

The applicant requests a design variance to construct a monument sign at the northeast corner of Industrial Way and Enterprise Way. The code requires that monument signage incorporate the design and materials accenting the architectural theme of the buildings on the same property. The proposed vinyl monument sign does not meet this municipal code requirement. The strict application of the chapter would not result in practical difficulties or unnecessary hardship. To meet the design requirements of the code, the applicant may redesign the sign to provide a stucco design or other high-quality design to be compatible with the architectural theme of the building and be in compliance with municipal code requirements. There would not be any practical difficulties or unnecessary hardships that would prevent the applicant to meet municipal code design requirements.

Finding 2 – There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

There are no special circumstances that are unique to the property that would prevent the applicant to redesign the vinyl monument sign to meet municipal code requirements.

Finding 3 – The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question

As discussed in Finding 2 above, the design variance is not necessary for the preservation and enjoyment of a substantial property right for the construction of a monument sign. The applicant may redesign the sign to be compliant with municipal code requirements.

Finding 4 – The granting of the proposed variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The granting of the design variance for the proposed monument sign would not be materially detrimental to the public welfare, as the design of the sign would not impact public welfare.

Finding 5 - The granting of the design variance for the proposed monument sign would not be materially detrimental to the public welfare, as the design of the sign would not impact public welfare.

VARIANCE FINDINGS – LOCATION VARIANCE

See below staff findings for the location variance:

Finding 1 – That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter the Coachella Municipal Code.

The applicant requests a location variance to construct proposed directional signs within the public right-of-way. The municipal code requires that the signs be outside the public right-of-way. The strict application of the chapter would result in practical difficulties or unnecessary hardship. The directional signs are requested by the applicant to provide directional information signs to improve circulation and truck movements, and are not intended as advertisements. The directional signs ensures that trucks use proper entrance and exit routes that improves traffic circulation in the right-of-way and provides an overall public benefit. The applicant only has 5 feet of property between the property line and the fence line. To meet the municipal code requirements, the applicant would need to provide directional signs within the 5 feet between the property line and the fence line, or provide a block wall mounted directional sign. These types of signs outside the public right-of-way may not effectively communicate the necessary entrance and exit routes, and would result in a practical difficulty and unnecessary hardship to effectively ensure proper traffic circulation on the site.

Finding 2 – There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

There are special circumstances that do not generally apply to other property in the same zone or vicinity, where the unique circumstance is that there are several parking areas including a parking lot separated by Industrial Way. As a result, parking for the site may be unclear and the variance is necessary to ensure adequate traffic circulation.

Finding 3 – The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question

As discussed in Finding 2 above, there is a special circumstance that makes the location variance necessary for the preservation and enjoyment of a substantial property right to provide adequate traffic circulation.

Finding 4 – The granting of the proposed variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The granting of the location variance for the sign to be within the public right-of-way would not be materially detrimental to the public welfare or injurious to the property or improvements in the zone, as staff circulated this project for review, and there were no concerns from the Fire Department, Utilities Department, Building Division, or Engineering Department regarding the location of the signs. The Engineering Department

states that they are supportive of the location variance based on circulation and engineering elements.

Finding 5 – The granting of the location variance would not adversely affect any element of the General Plan, as the General Plan does not preclude the location of directional signs within the public right-of-way.

ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) as a Class 1, Accessory Structures, exemption as the project consists of the construction and replacement of signage (CEQA Guidelines 15311). As such, no additional environmental review or further mitigation is required for this request.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending the following:

Architectural Review and Design

1. The Planning Commission approve Resolution No. PC2025-06 denying Architectural Review No. 25-01 and Variance No. 25-02 with the findings and conditions as recommended by Staff.

Location Variance

2. The Planning Commission approve Resolution No. PC2025-07 approving Variance No. 25-03 with the findings and conditions as recommended by Staff.

ALTERNATIVES:

Architectural Review and Design

1) Not approve Resolution No. PC 2025-06, and request that staff prepare a Planning Commission Resolution for approval of Architectural Review No. 25-01 Variance No. 25-02.

2) Continue this item and provide staff and the applicant with direction.

Location Variance

3) Approve Resolution No. PC 2025-07 with modifications recommended by Planning Commission

4) Not approve Resolution No. PC 2025-07, and request that staff prepare a Planning Commission Resolution for denial of Variance No. 25-03.

5) Continue this item and provide staff and the applicant with direction.

Attachments:

1. Attach 1 - Resolution No. PC2025-06 for Denial – Architecture and Design
2. Attach 2 - Resolution No. PC2025-07 for Approval – Location Variance
3. Attach 2 – Exhibit A – Site Plan
4. Attach 3 – Signage Plans
5. Attach 4 – Vicinity Map
6. Attach 5 – Site Photos
7. Attach 6 - Municipal Code Requirements Analysis
8. Attach 7 - Staff and Outside Agency Comments

Attachment 1

RESOLUTION NO. PC 2025-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DENYING ARCHITECTURAL REVIEW NO. 25-01 VARIANCE NO. 25-02 OCEAN MIST SIGNAGE A REQUEST FOR APPROVAL OF (4) DIRECTIONAL SIGNS, (1) MONUMENT SIGN, AND (1) MAIN BUILDING SIGN AT THE OCEAN MIST FARM PROPERTY AND A DESIGN VARIANCE FOR (1) MONUMENT SIGN AT 52300 ENTERPRISE WAY AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15331 (ACESSORY STRUCTURE). DANIEL MARTINEZ, APPLICANT.

WHEREAS, Daniel Martinez filed an application for Architectural Review 25-01 and Variance 25-02, a request for (4) directional signs, (1) monument sign, and (1) main building sign at the Ocean Mist Farm property at 52300 Enterprise Way and a request for a design variance for the (1) monument signage at the northeast corner of Industrial Way and Enterprise Way; Assessor's Parcel No. 763-131-029 and 763-131-088; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15311 – Accessory Structures, as amended; and,

WHEREAS, the Project has a land use designation of Industrial District pursuant to the City of Coachella General Plan; and

WHEREAS, the Project has a zoning designation of Manufacturing Service M-S and Heavy Industrial M-H; and

WHEREAS, the Project is permitted pursuant to Chapter 17.56, 17.72, and 17.76 of the Coachella Municipal Code, subject to supported written findings of determination; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing for Architectural Review 25-01, Variance 25-02, and Variance 25-03 on May 7, 2025 at 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project.

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the denial of the Architectural Review and Variance of design standards of the Ocean Mist Signage (Case File No. PC25-06), with the motion vote outcome specified in the meeting minutes for the May 7, 2025, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, HEREBY RESOLVES, FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct, and are incorporated into the following findings by reference, and constitute a

material part of this Resolution.

SECTION 2. Environmental Findings. The Planning Commission has independently reviewed the Notice of Exemption and the administrative record for the Proposed Use, including all oral and written comments received during the public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the Planning Commission finds that:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project involves the construction and replacement of existing signage in a heavily disturbed area. Therefore, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15311 –Accessory Structures. Furthermore, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the Project. As such, no additional environmental review or further mitigation is required for this request.

SECTION 3. Variance Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

1. The applicant requests a design variance to construct a monument sign at the northeast corner of Industrial Way and Enterprise Way. The code requires that monument signage incorporate the design and materials accenting the architectural theme of the buildings on the same property. The proposed vinyl monument sign does not meet this municipal code requirement. The strict application of the chapter would not result in practical difficulties or unnecessary hardship. To meet the design requirements of the code, the applicant may redesign the sign to provide a stucco design or other high-quality design to be compatible with the architectural theme of the building and be in compliance with municipal code requirements. There would not be any practical difficulties or unnecessary hardships that would prevent the applicant to meet municipal code design requirements.

2. There are no special circumstances that are unique to the property that would prevent the applicant to redesign the vinyl monument sign to meet municipal code requirements.

3. As discussed in Finding 2 above, the design variance is not necessary for the preservation and enjoyment of a substantial property right for the construction of a monument sign. The applicant may redesign the sign to be compliant with municipal code requirements.

4. The granting of the design variance for the proposed monument sign would not be materially detrimental to the public welfare, as the design of the sign would not impact public welfare.

5. The granting of the design variance would not adversely affect any element of the General Plan, as the General Plan does not have specific sign design requirements that would preclude a vinyl monument sign.

SECTION 4. ARCHITECTURAL REVIEW Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

6. The proposed project is consistent with the General Plan; as project signage would be in accordance with the objectives of the Industrial District general plan designation. The existing Ocean Mist Farms Shipping company is an existing allowed use in that zone, and the proposed signage would support the existing uses that continue to provide employment to the nearby community.

7. The proposed project does not comply with zoning regulations of the M-S Manufacturing Service zone and the M-H, Industrial District zone, as the proposed project does not comply with Chapter 17.56 - Signage. The approval of the proposed Variance 25-02 would be required to comply with the zoning regulations of the zone. The proposed monument signage is not compliant with the design guidelines per Chapter 17.56 – Signs, which requires the monument sign to be architecturally compatible with the main building. The proposed directional signage on Enterprise Way is not compliant with the location guidelines per Chapter 17.56 – Signs, which requires the directional signs to be outside the public right-of-way.

8. The proposed project is not consistent with the City's Design Guidelines, the approval of the proposed Variance 25-02 would be required to comply with the City's Design Guidelines for signage. The proposed monument signage is not compliant with the design guidelines per Chapter 17.56 – Signs, which requires the monument sign to be architecturally compatible with the main building.

9. The proposed project would not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, as staff circulated this project for review, and there were no concerns from the Fire Department, Utilities Department, Building Division, or Engineering Department regarding the location of the signs. The Engineering Department states that they are supportive of the location variance based on circulation and engineering elements.

10. The proposed project is **not** 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. Signage. The approval of the proposed Variance 25-02 would be required to find that the project is located, designed, and constructed to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

PASSED APPROVED and ADOPTED this 7th day of May 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Isela Murillo
Planning Commission Chairperson

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
City Attorney

Attachment 1

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-06 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 7th day of May 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

Attachment 2

RESOLUTION NO. PC 2025-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING VARIANCE NO. 25-03 OCEAN MIST SIGNAGE A REQUEST FOR A LOCATION VARIANCE FOR (2) DIRECTIONAL SIGNS WITHIN THE PUBLIC RIGHT-OF-WAY ON ENTERPRISE WAY AT 52300 ENTERPRISE WAY AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15331 (ACESSORY STRUCTURE). DANIEL MARTINEZ, APPLICANT.

WHEREAS, Daniel Martinez filed an application for Variance 25-03, a request for a location variance for (2) directional signs within the public right-of-way at Enterprise Way; Assessor's Parcel No. 763-131-088; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15311 – Accessory Structures, as amended; and,

WHEREAS, the Project has a land use designation of Industrial District pursuant to the City of Coachella General Plan; and

WHEREAS, the Project has a zoning designation of Heavy Industrial M-H; and

WHEREAS, the Project is permitted pursuant to Chapter 17.56, and 17.76 of the Coachella Municipal Code, subject to supported written findings of determination; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing for Architectural Review 25-01, Variance 25-02, and Variance 25-03 on May 7, 2025 at 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project.

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the approval of the Variance from location standards of the Ocean Mist Signage (Case File No. PC25-07), with the motion vote outcome specified in the meeting minutes for the May 7, 2025, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, HEREBY RESOLVES, FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct, and are incorporated into the following findings by reference, and constitute a material part of this Resolution.

SECTION 2. Environmental Findings. The Planning Commission has independently reviewed the Notice of Exemption and the administrative record for the Proposed Use, including all oral and written comments received during the public hearing,

the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the Planning Commission finds that:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project involves the construction and replacement of existing signage in a heavily disturbed area. Therefore, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15311 –Accessory Structures. Furthermore, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the Project. As such, no additional environmental review or further mitigation is required for this request.

SECTION 3. Variance Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

1. The applicant requests a location variance to construct proposed directional signs within the public right-of-way. The municipal code requires that the signs be outside the public right-of-way. The strict application of the chapter would result in practical difficulties or unnecessary hardship. The directional signs are requested by the applicant to provide directional information signs to improve circulation and truck movements, and are not intended as advertisements. The directional signs ensures that trucks use proper entrance and exit routes that improves traffic circulation in the right-of-way and provides an overall public benefit. The applicant only has 5 feet of property between the property line and the fence line. To meet the municipal code requirements, the applicant would need to provide directional signs within the 5 feet between the property line and the fence line, or provide a block wall mounted directional sign. These types of signs outside the public right-of-way may not effectively communicate the necessary entrance and exit routes, and would result in a practical difficulty and unnecessary hardship to effectively ensure proper traffic circulation on the site.

2. There are special circumstances that do not generally apply to other property in the same zone or vicinity, where the unique circumstance is that there are several parking areas including a parking lot separated by Industrial Way. As a result, parking for the site may be unclear and the variance is necessary to ensure adequate traffic circulation.

3. As discussed in Finding 2 above, there is a special circumstance that makes the location variance necessary for the preservation and enjoyment of a substantial property right to provide adequate traffic circulation.

4. The granting of the location variance for the sign to be within the public right-of-way would not be materially detrimental to the public welfare or injurious to the property or improvements in the zone, as staff circulated this project for review, and there were no concerns from the Fire Department, Utilities Department, Building Division, or Engineering Department regarding the location of the signs. The Engineering Department states that they are supportive of the location variance based on circulation and engineering elements.

5. The granting of the location variance would not adversely affect any element of the General Plan, as the General Plan does not preclude the location of directional signs within the public right-of-way.

PASSED APPROVED and ADOPTED this 7th day of May 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Isela Murillo
Planning Commission Chairperson

ATTEST:

_____
Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

_____
City Attorney

Attachment 2

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-07 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 7th day of May 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

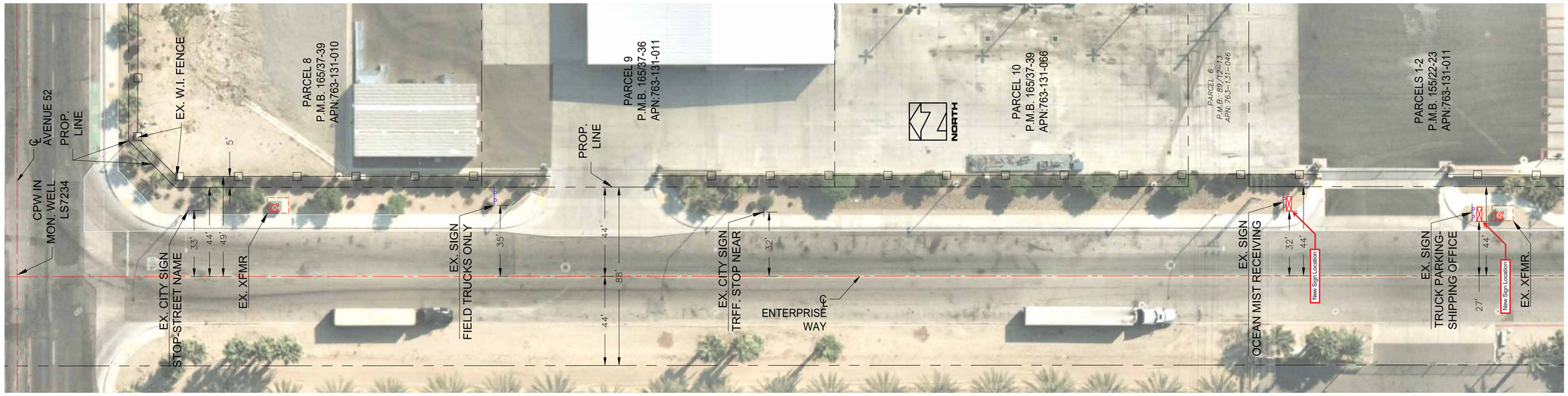
ABSTAIN:

_____
Kendra Reif
Planning Commission Secretary

NW LOCATION EXHIBIT

SCALE: 1" = 20'

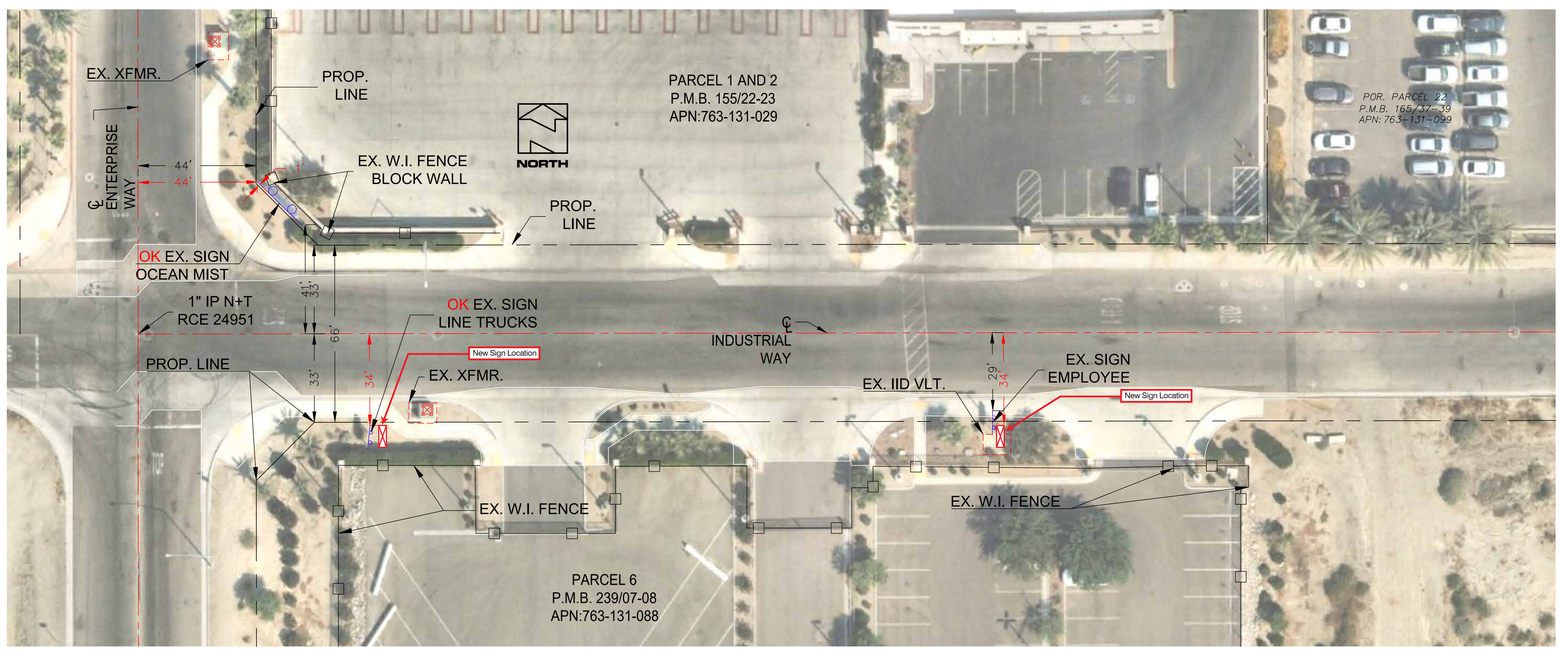
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft.

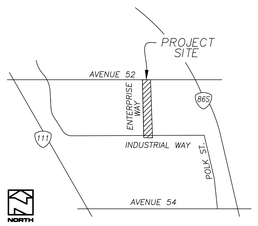


SW LOCATION EXHIBIT

SCALE: 1" = 20'

20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft.





VICINITY MAP
NOT TO SCALE

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All Rights Reserved

DIGALERT 811

BENCHMARK
N/A

BASIS OF BEARINGS
BEING THE CENTERLINE OF INDUSTRIAL WAY AS SHOWN ON PARCEL MAP NO. 25095, RECORDED IN BOOK 165, PAGES 37 TO 39, BEING N89°54'51"E, RECORDED IN THE COUNTY OF RIVERSIDE OF OFFICIAL RECORDS.

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN R. OLSON
No. 24951
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

OLSON ENGINEERING SYSTEM, INC. SINCE 1976
P.O. BOX 587 INDIO, CA 92202 (760) 347-1113

Benjamin R. Olson, Jr., RCE 24951, Exp. 12-31-25

DATE	BY	DESCRIPTION	APP'D	DATE
		REVISIONS		

UNAUTHORIZED CHANGES & USES:
Olson Engineering System, Inc. and Benjamin R. Olson Jr. will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be requested in writing and must be approved by the preparer of these plans. Only current wet signed copies of these plans are valid and supersede previous versions.

DRAWN	JML, MC	SCALE	AS SHOWN
DESIGNED	BRO	JOB NUMBER	25-06
CHECKED	BRO	DATE	03-12-25

IN THE COUNTY OF RIVERSIDE, STATE OF CA

OCEAN MIST FARMS
EXISTING R.O.W. – SIGNS EXHIBIT
APN(s): 763-131-010,029,046,066, AND 088
52300 ENTERPRISE WAY, COACHELLA, CA 92236
SECTION 9, T.6S., R.8E., SBM

FOR: OCEAN MIST FARMS

1
OF 1 SHEETS

DWG. NAME
2506-EX. R.O.W.

FILE NO.
25-06

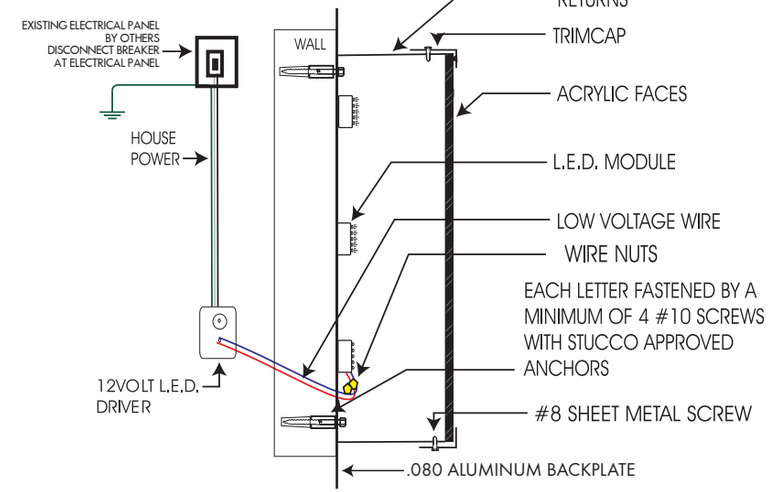
Internally Illuminated
Acrylic Faced Channel Letters
Depth: 3”
Face Color: Blue / Green / White
Return Color: White
Trim Cap Color: White
Mounting: Back
Standoff: Flush to Backplate
L.E.D. Color: White

Customer supplied file

Item 3.

CHANNEL LETTER SECTION

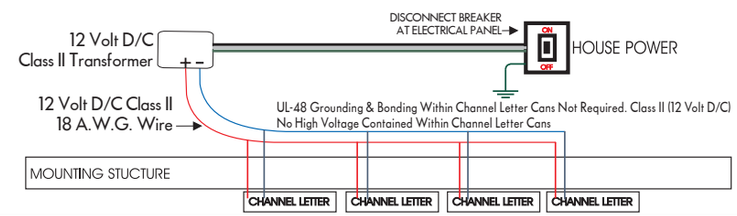
INTERNALLY ILLUMINATED L.E.D.



ALL WALL PENETRATIONS TO BE SEALED WITH UL LISTED SILICONE SEALANT
U.L. 48
N.E.C. Electrical Code 2023
“This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign”

“The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.”

CHANNEL LETTER CONNECTION DETAIL



U.L. LISTED AND LABELED

Signarama
The way to grow your business.
41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Contractor's Lic # 830131 C45, C61/D42
Workers Comp. # 1938807
City Lic. # 97005491

Customer: Ocean Mist Farms
Address: 52300 Enterprise Way
Coachella, CA
Telephone: 760-xxx-xxxx
Fax: 760-xxx-xxxx

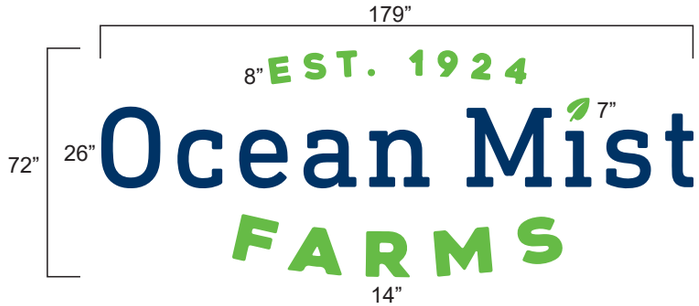
Jobsite: Same

Customer Approval: _____

Landlord Approval: _____

Dwg. No.: 124650 ***Rev.:*** 3
Date: 08/12/24
Designer: JT
Salesperson: BS

*YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN CONTENT AND LAYOUT, RELEASING SIGN*A*RAMA FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, COMMENSURATE WITH MATERIALS USED. THIS DESIGN IS PROPRIETARY PROPERTY AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIGN*A*RAMA.*



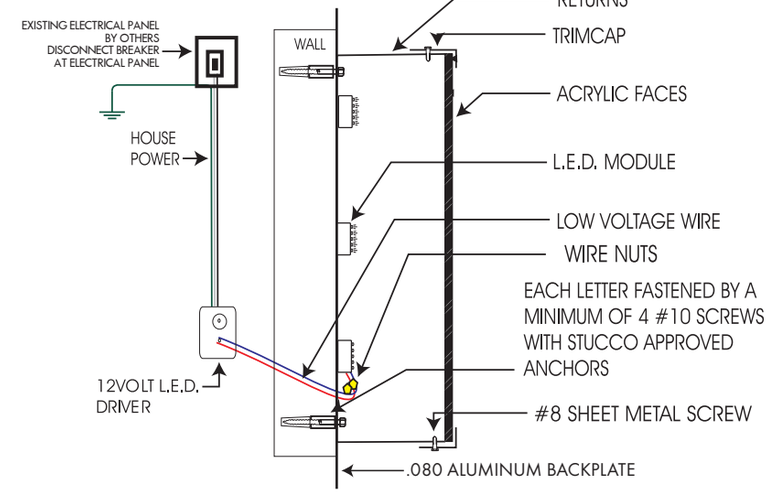
Internally Illuminated
Acrylic Faced Channel Letters
Depth: 3”
Face Color: Blue / Green / White
Return Color: White
Trim Cap Color: White
Mounting: Back
Standoff: Flush to Backplate
L.E.D. Color: White

THIS FILE CONTAINS A LOW RESOLUTION IMAGE !!!

Customer supplied file

CHANNEL LETTER SECTION

INTERNALLY ILLUMINATED L.E.D.



ALL WALL PENETRATIONS TO BE SEALED WITH UL LISTED SILICONE SEALANT

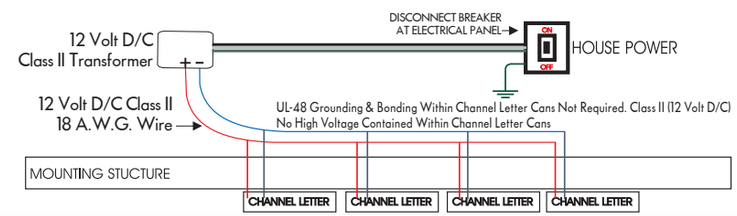
U.L. 48

N.E.C. Electrical Code 2023

“This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign”

“The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.”

CHANNEL LETTER CONNECTION DETAIL



U.L. LISTED AND LABELED

Signarama
The way to grow your business.
41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Customer: Ocean Mist Farms
Address: 52300 Enterprise Way Coachella, CA
Telephone: 760-xxx-xxxx
Fax: 760-xxx-xxxx

Jobsite: Same

Customer Approval: _____

Landlord Approval: _____

Contractor's Lic # 830131 C45, C61/D42

Workers Comp. # 1938807

City Lic. # 97005491

Dwg. No.: 124650 ***Rev.:*** 3
Date: 08/12/24
Designer: JT
Salesperson: BS

*YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN CONTENT AND LAYOUT, RELEASING SIGN*A*RAMA FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, COMMENSURATE WITH MATERIALS USED. THIS DESIGN IS PROPRIETARY PROPERTY AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIGN*A*RAMA.*

Non Illuminated
Single Side
Monument
Aluminum Skin & Frame
6” Depth
Blue / Green
Machine Cut Vinyl

Signarama
The way to grow your business.
41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Contractor's Lic # 830131 C45, C61/D42

Workers Comp. # 1938807

City Lic. # 97005491

Customer: Ocean Mist Farms
Address: 52300 Enterprise Way
Coachella, CA

Telephone: 760-xxx-xxxx
Fax: 760-xxx-xxxx

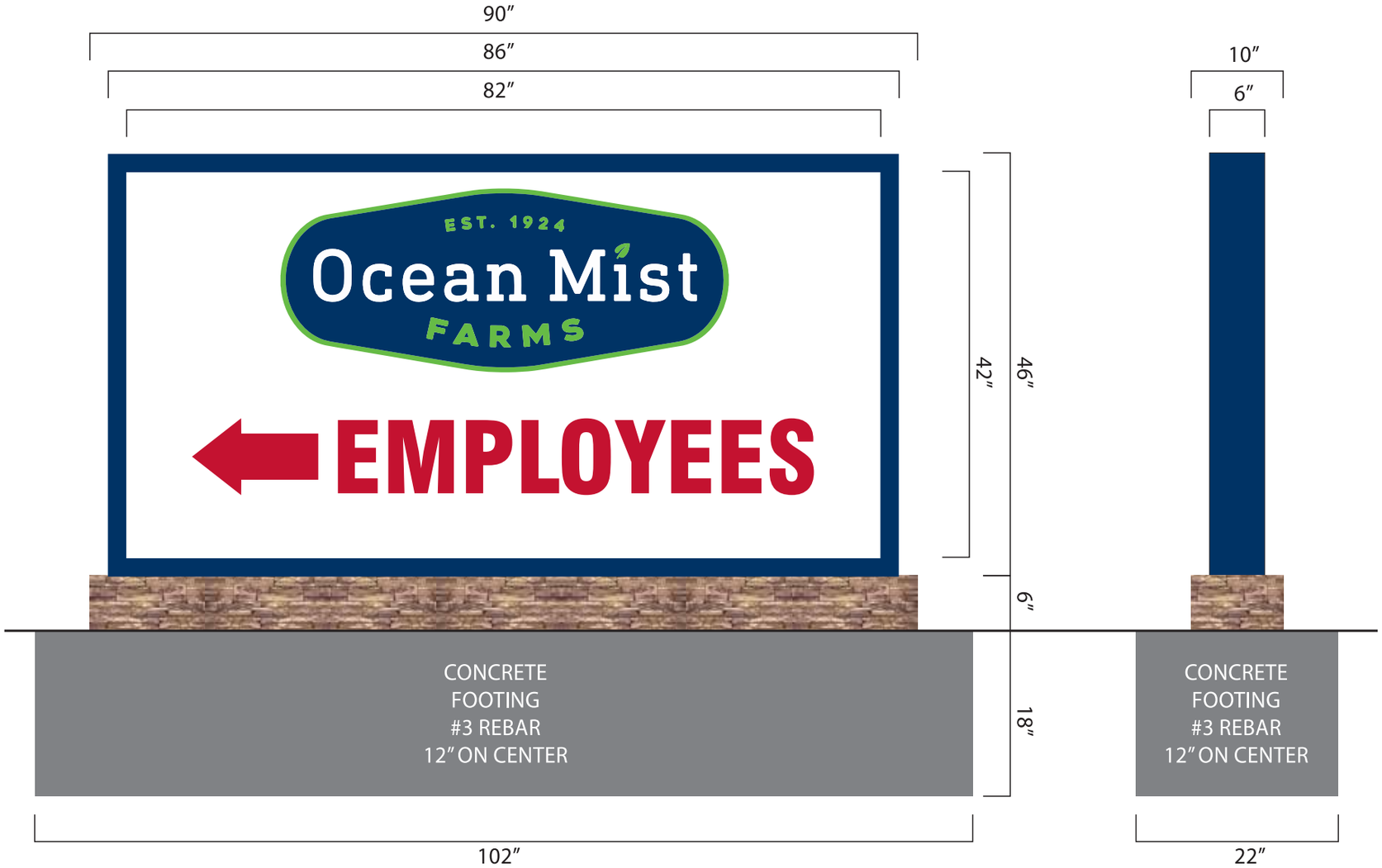
Jobsite: Same

Customer Approval: _____

Landlord Approval: _____

Dwg. No.: 124646 ***Rev.:*** 2
Date: 08/21/2024
Designer: JT
Salesperson: BS

*YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN CONTENT AND LAYOUT, RELEASING SIGN*A*RAMA FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, COMMENSURATE WITH MATERIALS USED. THIS DESIGN IS PROPRIETARY PROPERTY AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIGN*A*RAMA.*



Non Illuminated
Single Side
Monument
Aluminum Skin & Frame
6” Depth
Blue / Green
Machine Cut Vinyl

Signarama
The way to grow your business.
41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Contractor's Lic # 830131 C45, C61/D42

Workers Comp. # 1938807

City Lic. # 97005491

Customer: Ocean Mist Farms
Address: 52300 Enterprise Way
Coachella, CA

Telephone: 760-xxx-xxxx
Fax: 760-xxx-xxxx

Jobsite: Same

Customer Approval: _____

Landlord Approval: _____

Dwg. No.: 124646 ***Rev.:*** 2
Date: 08/21/2024
Designer: JT
Salesperson: BS

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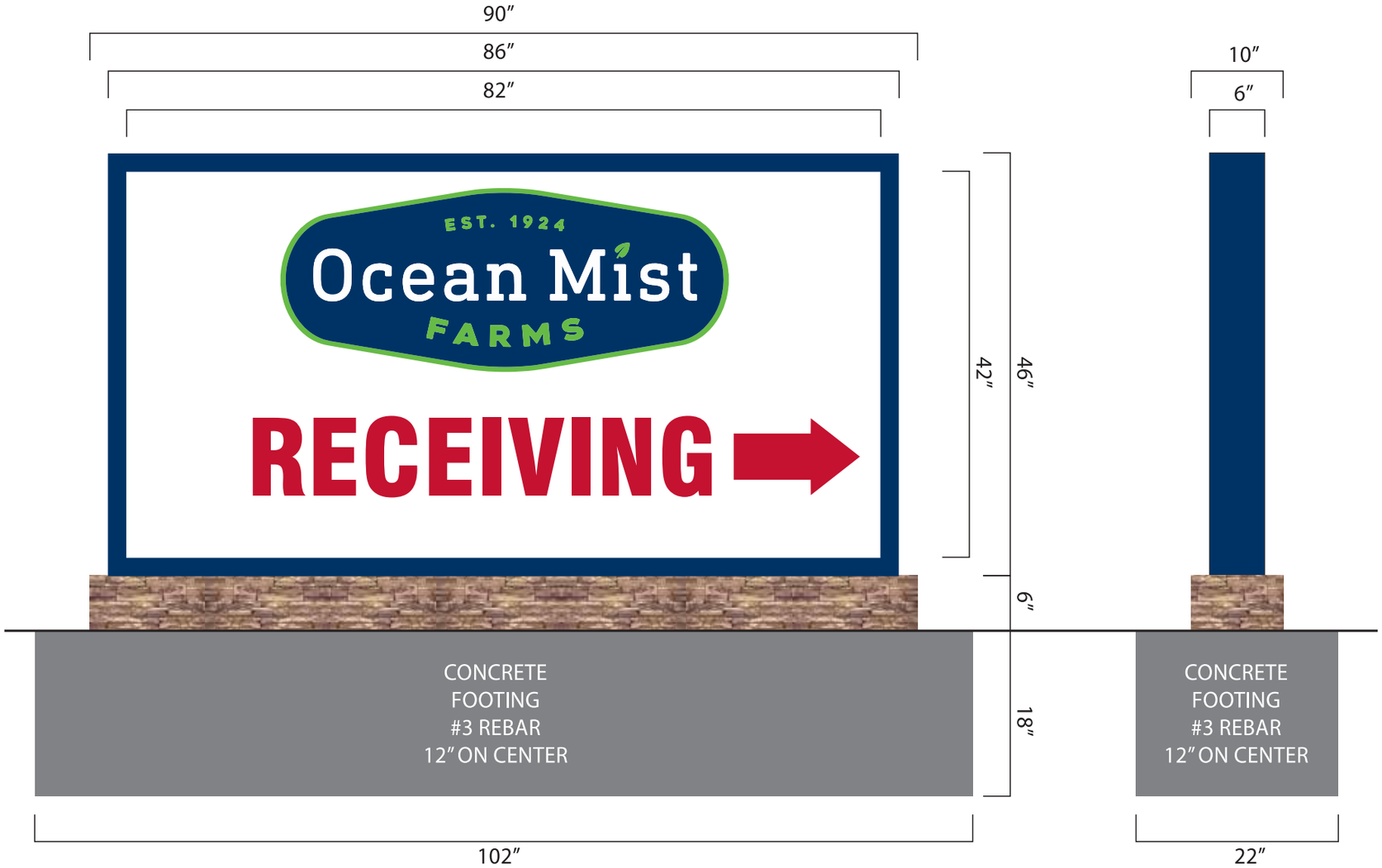


Non Illuminated
Single Side
Monument
Aluminum Skin & Frame
6” Depth
Blue / Green
Machine Cut Vinyl

Signarama
The way to grow your business.
41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Contractor's Lic # 830131 C45, C61/D42

Workers Comp. # 1938807

City Lic. # 97005491

Customer: Ocean Mist Farms
Address: 52300 Enterprise Way
Coachella, CA

Telephone: 760-xxx-xxxx
Fax: 760-xxx-xxxx

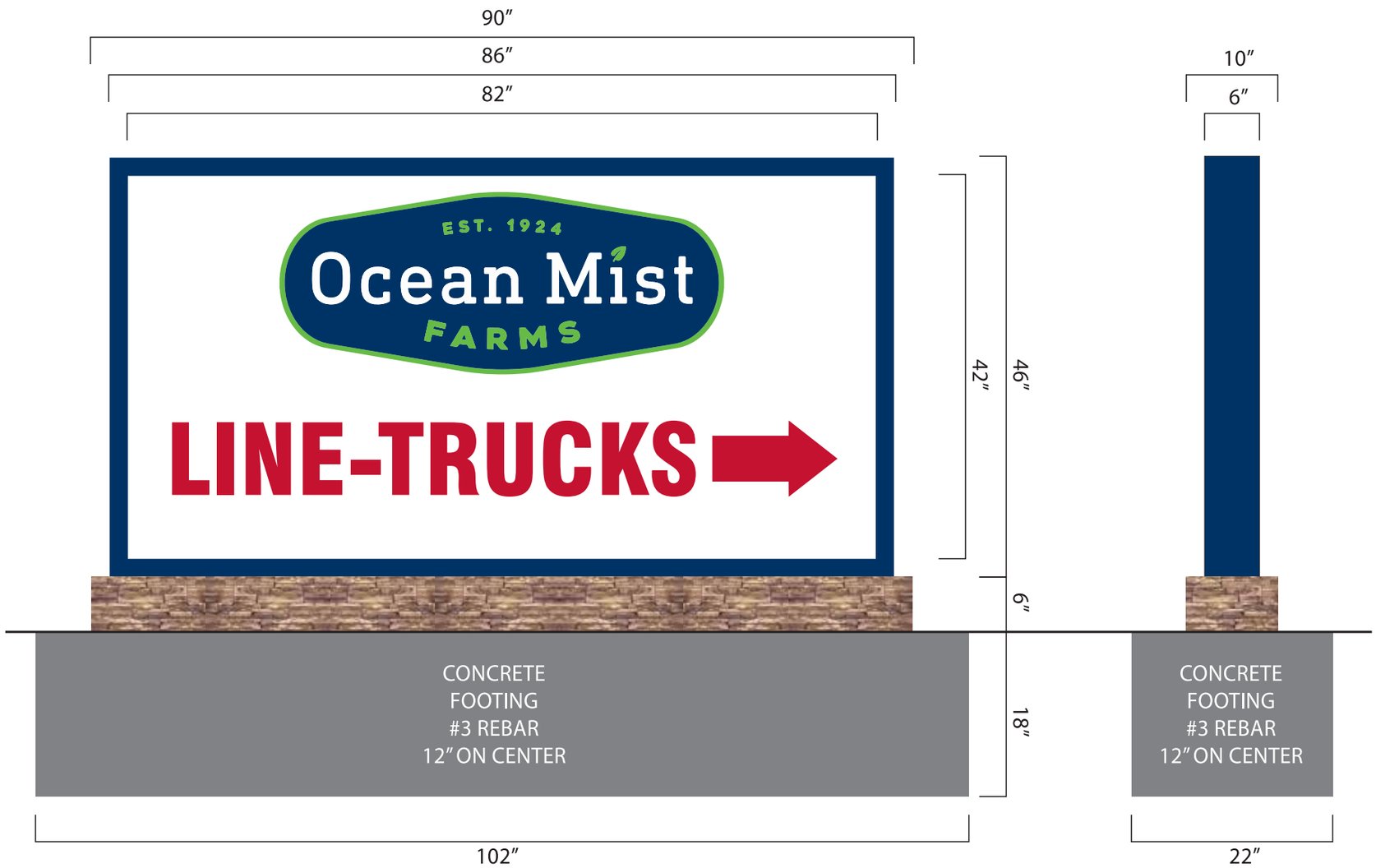
Jobsite: Same

Customer Approval: _____

Landlord Approval: _____

Dwg. No.: 124646 ***Rev.:*** 2
Date: 08/21/2024
Designer: JT
Salesperson: BS

*YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN CONTENT AND LAYOUT, RELEASING SIGN*A*RAMA FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, COMMENSURATE WITH MATERIALS USED. THIS DESIGN IS PROPRIETARY PROPERTY AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIGN*A*RAMA.*



Non Illuminated
Single Side
Monument
Aluminum Skin & Frame
6” Depth
Blue / Green
Machine Cut Vinyl

Signarama
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41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Contractor's Lic # 830131 C45, C61/D42

Workers Comp. # 1938807

City Lic. # 97005491

Customer: Ocean Mist Farms
Address: 52300 Enterprise Way
Coachella, CA

Telephone: 760-xxx-xxxx
Fax: 760-xxx-xxxx

Jobsite: Same

Customer Approval: _____

Landlord Approval: _____

Dwg. No.: 124646 ***Rev.:*** 2
Date: 08/21/2024
Designer: JT
Salesperson: BS

*YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN CONTENT AND LAYOUT, RELEASING SIGN*A*RAMA FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, COMMENSURATE WITH MATERIALS USED. THIS DESIGN IS PROPRIETARY PROPERTY AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIGN*A*RAMA.*

195”

Existing Monument Cabinet
To Be Removed.

Existing Concrete Footing
To Remain.

80”

Internally Illuminated
Single Side
Monument
Aluminum Skin & Frame
10” Depth
2” Retainer Painted Green T.B.D.
Polycarbonate Face
Blue / Green
Machine Cut Vinyl

Signarama
The way to grow your business.
41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Total Signage 108 S.F.

Customer:
Ocean Mist Farms
Address:
52300 Enterprise Way
Coachella, CA

Telephone: 760-xxx-xxxx
Fax: 760-xxx-xxxx

Jobsite:
Same

Customer Approval:

Landlord Approval:

Contractor's Lic # 830131 C45, C61/D42

Workers Comp. # 1938807

City Lic. # 97005491

Dwg. No.: 124649 ***Rev.:*** 1
Date: 07/16/24
Designer: JT
Salesperson: BS

*YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN CONTENT AND LAYOUT, RELEASING SIGN*A*RAMA FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, COMMENSURATE WITH MATERIALS USED. THIS DESIGN IS PROPRIETARY PROPERTY AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIGN*A*RAMA.*

Vicinity Map

Main Building Signage As-Built

Monument Sign As-Built (Northeast corner of Industrial Way and Enterprise Way)

Existing Unpermitted Wooden Construction Directional Signs

(3 along Enterprise Way, 2 along Industrial Way)

Municipal Code Requirements Analysis

		Municipal Code Standards:	Does the sign meet municipal code standards?
Main Building Sign (1)	**Size Standard**	Per Section 17.56.010(F)(c)(i), the sign may be up to one-half square foot of sign area per lineal foot of frontage. A maximum of 50 feet in size is allowed, with exceptions. Per Section 17.56.010(F)(c)(iii), a business with over 50 feet of frontage is allowed an additional square foot of sign area for each four feet of frontage in excess of fifty (50) feet <u>Analysis:</u> The Ocean Mist building has 322 linear feet of frontage at Industrial Way. This allows up to 118 sq. ft. of building signage.	**Yes**, the building sign is 100 SF in size and is compliant with municipal code standards.
	Design Standard	Per Section 17.56.010(J)(3)(b), the color of sign may not be more than 4 colors, black and white shall not be considered colors. <u>Analysis</u>: The sign does not provide staff design direction to remove backing from signage. The request from staff is to be consistent with staff design direction for all signs in the city to not provide sign backing for main building signage.	**Yes, however sign design does not meet design direction from Planning Division staff.**
Monument Sign (1)	**Size Standard**	**Size Standard**: Per Section 17.56.010(F)(e), an identification sign shall not exceed thirty-two (32) square feet unless no individual tenant signs are included in the sign, in which case the sign area may be based on the frontage formula. Per Section 17.56.010(F)(1)(a), the total sign area shall not exceed two square feet for every linear foot of building frontage on any one side of the business. Per Section 17.56.010(F)(f), a freestanding sign shall not exceed 12 feet in height.	**Yes**, the sign is within 108 sq. ft. and meets size requirements.

		Analysis: Since the linear building frontage on Industrial Way is 323 square feet and the linear building frontage on Enterprise Way is 550 square feet, the monument sign meets size requirements. The monument sign is considered a freestanding sign and meets height requirements.	
	Design Standard	Per Definitions Section of the Municipal Code a monument sign is considered a low-profile free-standing sign <u>incorporating the design and materials accenting the architectural theme of the buildings on the same property.</u> The sign does not provide individual channel letters, recessed, or pop-out letters.	**No**, the sign does not meet municipal code sign design requirements. The sign design does not meet design direction from Planning Division staff.
Directional Signage (4)	**Size Standard and Design Standard**	Size and Design standard: There is no set standard for commercial or industrial directional signs. There are standards for public and quasi-public uses, which is the most similar standard applicable to the proposed use. Staff used this standard for review. The standard is as follows: Per Section 17.56.010(J)(3)(a), The design must conform to standard directional sign specifications promulgated by the director of planning and approved by the planning commission. The total number of signs allowed shall be based on the minimum number necessary for adequate public identification as determined by the director of planning. <u>Analysis</u>: Staff finds that the proposed 27.47 sq. ft. sign sizes are adequate in size and the number of signs is adequate for the designed purpose to improve traffic circulation. Staff provided design direction to build with compatible building materials to the main building, with	**Yes**, however sign design does not meet design direction from Planning Division staff.

		individual channel letters, recessed, or pop-out letters.	

ATTACHMENT 5 - Staff and Outside Agency Comments

Item 3

From: Andrew Simmons
To: Adrian Moreno
Subject: RE: AR No. 25-01 VAR 25-02 Ocean Mist Signage
Date: April 09 25 3:06:54 PM
Attachments: image002.png
image003.png

Engineering Comments

You may add the following statement to the Staff report:

The Engineering department supports the variance based on circulation and engineering elements. Engineering has no comment relative to overall architectural design standards or appearance. Enterprise Way is fully improved to the ultimate condition with sidewalks and landscaping. The proposed signs do not interfere with existing improvements or future planned improvements. The proposed signs do not affect visibility or cause negative impacts on the use of the right-of-way. In addition, the signage proposed in the variance area are primarily intended as information signs to improve circulation and truck movements. The signs in the proposed variance area are not proposed as advertisements. Ensuring that trucks use proper entrance and exit routes improves traffic circulation in the right-of-way and provides an overall public benefit.

Andrew Simmons, P.E.
City of Coachella, City Engineer
asimmons@coachella.org
office: 760-398-5744 x 134
cell: 442-307-2396

From: Adrian Moreno <amoreno@coachella.org>
Sent: April 09 25 2:10 PM
To: Andrew Simmons <asimmons@coachella.org>
Subject: AR No. 25-01 VAR 25-02 Ocean Mist Signage

Hello Andrew,

I will be bringing AR No. 25-01 VAR 25-02 Ocean Mist Signage to Planning Commission on April 16, 2025. **Does your department support the variance request?** I am looking to include your correspondence in the staff report.

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

- 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 **February 24, 2025** to **amoreno@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. The permit application must be accompanied with structural calculations for the proposed signs. The City of Coachella wind load is 103 mph seismic category D.

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) 398-3102

From: Castulo Estrada
Sent: February 04 25 5:23 PM
To: Adrian Moreno
Cc: Itzel Barroso; Abraham Vega
Subject: RE: RAC: AR No. 25-01 Ocean Mist Signage

Adrian – we have no comments.

From: Adrian Moreno <amoreno@coachella.org>
Sent: February 04 25 7:37 AM
To: Castulo Estrada <cestrada@coachella.org>
Subject: FW: RAC: AR No. 25-01 Ocean Mist Signage

Hello Castulo,

Do you have any comments on this project?

The submittal is for (4) parking lot signs, (1) large monument sign at the corner of Industrial Way and Enterprise Way, and (1) building sign at the Ocean Mist Farm property at 52300 Enterprise Way. The new signs are to replace existing signage at the site. See attached sign plans and site plan.

You may also access the files via Bluebeam Session ID: 978-313-693
Session URL: https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/978-313-693

Please return comments by **Tuesday, February 4, 2025.**

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
Website | Map

From: Adrian Moreno
Sent: February 03 25 2:09 PM
To: Gabriel Perez <gperez@coachella.org>; Rene Rosales <rrosales@coachella.org>; Anahi Fernandez <afernandez@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Jacob Alvarez <jalvarez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega

From: Owens, Olivia@CALFIRE <Olivia.Owens@fire.ca.gov>
Sent: February 05 25 2:29 PM
To: Adrian Moreno
Cc: CALFIRE RVC Planning Submittals; Rodriguez, CarlosM@CALFIRE
Subject: RE: FPARC2500001 - FW: RAC: AR No. 25-01 Ocean Mist Signage

Importance: High

Adrian,

Per my supervisor, Fire does not need to review this submittal. Thank you for your patience.

Respectfully,

Olivia Owens
Administrative Services Assistant
Office of the Fire Marshal/Fire Planning Division
CAL FIRE/Riverside County Fire Department
Desk: 951-955-0694 | Main: 951-955-4777
4080 Lemon St, 10th Floor, Riverside, CA 92501
olivia.owens@fire.ca.gov | www.rvcfire.org

■ Leadership ■ Competence ■ Integrity ■ Safety ■ Customer Service ■

From: Owens, Olivia@CALFIRE <Olivia.Owens@fire.ca.gov>
Sent: Tuesday, February 4, 2025 11:03 AM
To: Rodriguez, CarlosM@CALFIRE <CarlosM.Rodriguez@fire.ca.gov>
Cc: CALFIRE RVC Planning Submittals <RVCPlanningSubmittals@fire.ca.gov>
Subject: FPARC2500001 - FW: RAC: AR No. 25-01 Ocean Mist Signage

Carlos,

Do you have an ETA for this review? It has been routed under FPARC2500001, if this does not require a review let me know and I will mark as withdrawn. Thank you.

Respectfully,