



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

September 03, 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
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- 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 - July 16, 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:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Resolution No. PC 2025-14: Request for conditional approval for Conditional Use Permit No. 395 to allow for a Type 20 Alcohol Beverage Control (ABC) license for “Off-Sale Beer & Wine” within an existing 13,969 square-foot commercial building located at 84076 Avenue 50 (Assessor Parcel Number 603-260-055), and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Abdul Ali
3. Resolution No. PC 2025-15: Request for Conditional Approval of the Architectural Review application for the Coachella Library Annex Project for the redesign and reconstruction of a 10,804 square foot (SF) Coachella Library Annex building at 1538 7th Street and determining that the proposed project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Applicant: City of Coachella.

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, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 16, 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

Webinar ID: 845 4425 7915

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Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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In writing:

Written comments may be submitted to the commission electronically via email to kreif@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) 398-3502, EXTENSION 114, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE:

COMMISSIONER TORRES

ROLL CALL:

Commissioners Present: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Torres.

Commissioners Absent: Commissioner Ordorica.

Staff Present: *Kendra Reif, Principal Planner.
 *Vanessa Sanchez, Planning Technician.
 *Adrian Moreno, Associate Planner
 *Jason Stevens, Information Technology Manager.

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: Commissioner Torres, Commissioner Lara, Vice Chairperson Fonseca, Chairperson Murillo.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ordorica.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes July 2, 2025.

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

Approved by the following roll call vote:

AYES: Commissioner Torres, Commissioner Lara, Vice Chairperson Fonseca, Chairperson Murillo.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ordorica.

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:

NONE.

NON-HEARING ITEMS:

NONE.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. **Resolution No. PC 2025-12: Request for Conditional Approval of Conditional Use Permit No. 394 6th Street Tattoo Co.** Request for conditional approval for Conditional Use Permit No. 394 to allow a tattoo/piercing parlor within an existing 740 square-foot tenant space located at 1030 6th Street Unit 7 (Assessor Parcel Number 778-081-002) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Ernest Gonzales.

Vanessa Sanchez, Planning Technician, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:18 pm by Chairperson Murillo.

Public Hearing Closed at 6:19 pm by Chairperson Murillo.

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECOND BY VICE CHAIRPERSON FONSECA TO APPROVE CONDITIONAL USE PERMIT NO. 394 VARIANCE NO. 2504 TO ALLOW A TATTOO PIERCING PARLOR LOCATED AT 1030 SIXTH STREET. PURSUANT TO FINDINGS AND CONDITIONS IN THE STAFF REPORT AND RESOLUTION PC 2025-12.

Approved by the following roll call vote:

AYES: Commissioner Torres, Commissioner Lara, Vice Chairperson Fonseca, Chairperson Murillo.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ordorica.

INFORMATIONAL:

Planning Commission Secretary Updates:

- Just a reminder there won't be any Planning Commission meetings in the month of August. We will see you in the month of September.
- There will be a Special City Council meeting in August 6, 2025.

ADJOURNMENT: 6:38 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 9/3/2025

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: Resolution No. PC 2025-14: Request for Conditional Approval of Conditional Use Permit No. 395 Tropicana Supermarket– Type 20 ABC License

SPECIFICS: Request for conditional approval for Conditional Use Permit No. 395 to allow for a Type 20 Alcohol Beverage Control (ABC) license for “Off-Sale Beer & Wine” within an existing 13,969 square-foot commercial building located at 84076 Avenue 50 (Assessor Parcel Number 603-260-055), and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Abdul Ali

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC 2025-14 for the conditional approval of Conditional Use Permit (CUP) No. 395 to allow for a Type 20, Off-Sale Beer & Wine liquor sales license at the Tropicana Supermarket located at 84076 Avenue 50, pursuant to the findings and conditions in the below staff report and the attached resolution.

BACKGROUND:

The existing commercial building is located within the Neighborhood Commercial (C-N) zone at 84076 Avenue 50 (APN 603-260-055), within the Van Buren Plaza. The building was most recently occupied by a Fresh & Easy Neighborhood Market from the years 2008 to 2016. The previous tenant held a Type 20 (Off-Sale Beer and Wine) alcohol license, which was later cancelled on June 30, 2016. Tropicana Supermarket has now applied for the same license type.

Per City of Coachella Municipal Code Section 17.74.05.A.1, establishments that do not currently but propose to sell liquor must obtain a CUP.

DISCUSSION/ANALYSIS:

The applicant, Abdul Ali, submitted a request for a CUP to allow the ABC Type 20 (Off-Sale Beer and Wine) alcohol license at the proposed Tropicana Supermarket location on June 16, 2025. The supermarket has a zoning designation of Neighborhood Commercial (C-N). The C-N zone allows for liquor sales with the approval of a CUP. In December of 2016, the City adopted an ordinance requiring a Conditional Use Permit for any off-sale and on-sale alcohol sales

establishment, with additional land use regulations contained in Section 17.74.015 of the Coachella Municipal Code. The CUP findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 940.00, which has a population of 6,242 residents. According to the Department of ABC concentration standards, a maximum of three (3) off-sale licenses are permitted within this tract; however, there are currently eleven (11) active off-sale licenses. While the applicant is not seeking an on-sale license, it is noted that there are also eleven (11) active on-sale licenses in the tract, exceeding the maximum allowance of six (6) under ABC standards.

Table 1 – On-Sale Alcohol Licenses

On-Sale Alcohol License within Census Tract 940.00			
	Business Name	Address	License Type
1	Fraternal Order of Eagles Aerie No. 2594	46425 Tyler Street	58 51
2	Spotlight 29 Casino	46200 Harrison Street	68 47 58 77
3	Taqueria Allende	49715 Harrison Street	41
4	Santa Fe Restaurant	49305 Grapefruit Blvd	47
5	Asadero Los Corrales	49975 Harrison Street	41
6	Eastern Buffet	49211 Grapefruit Blvd	41
7	Pizza Hut	49954 Harrison Street	41
8	Carnitas La Piedad	49625 Hwy 86	41 58
9	Mariscos Guamuchil	49405 Grapefruit Blvd	47
10	Taco Shop 760	48975 Grapefruit Blvd	47 58
11	La Noria Fonda Cenaduria and Café	49613 Cesar Chavez Street	41

Table 2– Off-Sale Alcohol Licenses

Off-Alcohol License within Census Tract 940.00			
	Business Name	Address	License Type
1	Food 4 Less	49241 Grapefruit Blvd	21
2	Coachella Travel Center	46155 Dillon Rd	20
3	Victory Liquor & Sports Goods	49968 Cesar Chavez Street	21
4	CVS Pharmacy	84010 Avenue 50	21
5	Garibaldi Meat Market	49975 Harrison Street	20

6	Coachella Florist	49889 Harrison Street	20
7	Family Dollar	49681 Harrison Street	20
8	Coachella Oil Corporation	46651 Dillon Rd	20
9	Smart & Final Store	49978 Harrison Street	21
10	Arco AMPM	48055 Grapefruit Blvd	21
11	El Dorado Liquor	49647 Cesar Chavez Street	20

Section 17.74.015.B of the Coachella Municipal Code states that on-sale establishments may not fall within 700 feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use nor can the establishment fall within 700 feet of an existing liquor, off-sale use. Section 17.74.015.C of the Municipal Code states that the Planning Commission may find that the public benefit outweighs the distance restrictions of subsection 17.74.015.B upon additional findings that:

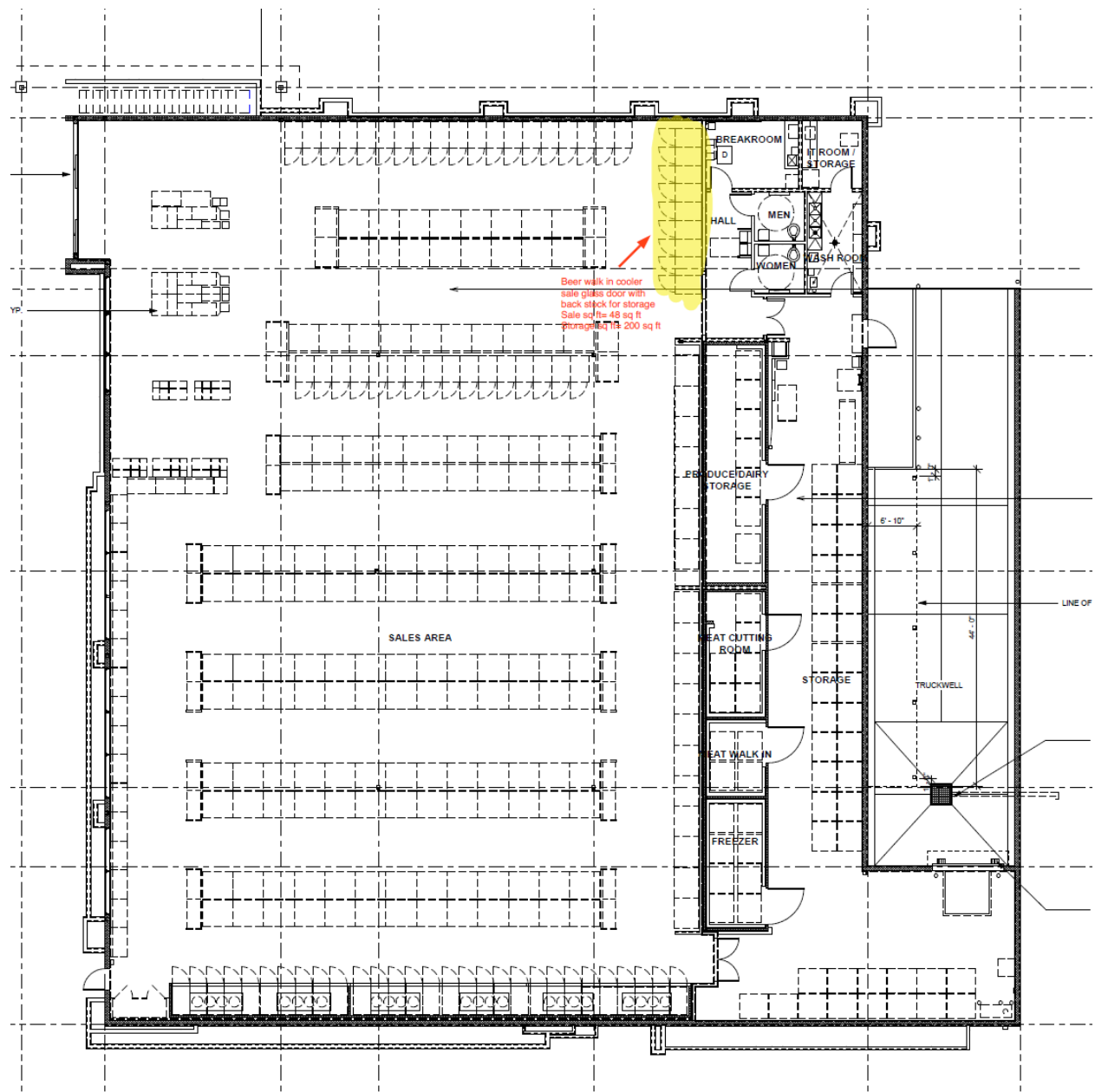
- I. The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance; and
- II. Not greater than five percent of the sales floor area or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.

The subject site is located within 700 feet of the CVS Pharmacy, which holds an active off-sale liquor license on the neighboring property. In addition, the site is within 700 feet of existing single-family residential properties situated within the surrounding neighborhood center.



The floor plan of the proposed Tropicana Supermarket includes a total floor area of 13,969 sq. ft. There is 48 sq. ft. of alcoholic display of walk-in coolers, storage will be located within the back, totaling 200 sq. ft., The establishment is proposing to utilize 200 sq. ft. for alcohol storage and does not exceed the 5% maximum sales (698.45 sq. ft.) floor area that may be dedicated to alcohol.

Image 1 - Floor Plan



Staff contacted Lieutenant Garcia with the Riverside County Sheriff Office regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or including conditions of approval for the CUP. Lieutenant Garcia identified no recommendations and had no concerns pertaining to the proposed issuance of a liquor license at this location. At the time of the publication of this staff report, no comments have been received from the public with any concerns regarding the approval of the proposed CUP for Type 20 (Off-Sale Beer & Wine) alcohol sales. The former tenant, Fresh & Easy, previously held a Type 20 (Off-Sale Beer & Wine) liquor license at this location and was in compliance with Department of Alcoholic Beverage Control (ABC) standards. According to the ABC website, the site has no operating restrictions and no record of disciplinary actions, disciplinary history, or active holds.

Tropicana Supermarket currently operates four (4) grocery stores in Yucaipa, California City, Dinuba, and Coalinga. Three (3) of these locations hold liquor licenses with no operating restrictions and no record of disciplinary actions, disciplinary history, or active holds. The fourth location, located in Dinuba cancelled their Type 21 ABC license and transferred it on March 13, 2025.

Hours of Operation:

Tropicana Supermarket's proposed operating hours would be Monday through Sunday, from 7 a.m. to 10 p.m.

Environmental Setting:

The subject business is located at 84076 Avenue 50 within the Neighborhood Center. The General Plan Land Use Designations, Zoning Designations, and Existing uses are identified below:

Table 2 – General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Neighborhood Center	Neighborhood Commercial (C-N)	Van Buren Plaza
North:	Neighborhood Center	Neighborhood Commercial (C-N)	Monarca Salon Studio
South:	Suburban Neighborhood	Suburban Neighborhood (S-N)	Single Family Residential
East:	Neighborhood Center	Neighborhood Commercial (C-N)	Vacant Lot/ Neighborhood Commercial
West:	Suburban Neighborhood	Suburban Neighborhood (S-N)	Single Family Residential

Parking:

In the Neighborhood Commercial zone, commercial buildings are required to provide one space for each two hundred fifty (250) square feet of gross floor area. The subject site has a total area of 13,969 sq.ft., which would require the subject site to provide 55 parking spaces.

There are over 60 parking spaces provided on-site and a shared parking lot in the existing Van Buren Plaza. Therefore, the existing parking on the property and within the neighborhood center provides adequate parking for this use and meets the standards outlined in the Coachella Municipal Code Section 17.54.010.

Site Improvements:

During a staff site visit to the vacant commercial building for the proposed Tropicana Supermarket, staff observed uneven exterior paint, missing landscaping, visible cracking and faded striping in the parking lot area, holes in the façade, damaged lighting fixtures, exposed roof trim, missing utility screening, broken windows, and a damaged monument sign. The items have been addressed through the conditions of approval. A comment letter was sent out the applicant on July 2, 2025 with planning, building, fire, engineering, and economic development comments.

PUBLIC HEARING NOTICE:

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on August 21, 2025, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on August 21, 2025, pursuant to Section 17.74.010 of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ATTACHMENTS:

1. Resolution No. PC 2025-14
2. Conditions of Approval
3. Tropicana Supermarket Floor Plan
4. Landscaping/ Lighting Plan
5. Site Photos
6. Agency comments

RESOLUTION NO. 2025-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 395 TO ALLOW LIQUOR SALES (ABC TYPE 20, OFF-SALE BEER AND WINE) WITHIN AN EXISTING 13,969 SQUARE-FOOT SUPERMARKET LOCATED AT 84076 AVENUE 50, AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES)

WHEREAS, on September 3, 2025, the applicant Abdul Ali, filed an application for a Conditional Use Permit (CUP No. 395) to allow for a Type 20 (Off-Sale Beer and Wine) liquor license for the proposed Tropicana located at 84076 Avenue 50 (APN 603-260-055); and

WHEREAS, the establishment has a land use designation of Neighborhood Center pursuant to the City of Coachella General Plan; and

WHEREAS, the establishment has a zoning designation of Neighborhood Commercial (C-N) pursuant to the City of Coachella Municipal Code; and

WHEREAS, the C-N zoning designation allows for alcohol sales with the approval of a conditional use permit pursuant to Section 17.74.05 of the City of Coachella Municipal Code; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the City's General Plan and the Municipal Code pertaining to neighborhood-scale retail, and a diverse economy and jobs center; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the Neighborhood Center General Plan by providing work and accessible goods to neighboring residents; and

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 – Existing Facilities, as amended; and,

WHEREAS, a notice of a public hearing to consider the Conditional Use Permit application (CUP No. 395) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on August 24, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on August 21, 2025; and

WHEREAS, on September 3, 2025, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; 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; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the conditional approval of the Type 20 liquor license for Tropicana Supermarket (CUP No. 395) as conditioned, with the motion vote outcome specified in the meeting minutes for the September 3rd, 2025, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, that 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 finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA 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 Development Services 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 issuance of a Conditional Use Permit for a liquor license to an existing restaurant establishment. This action involves a negligible expansion of use. Therefore, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities.

Section 3. Conditional Use Permit 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 proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the General Plan and the Pueblo Viejo Revitalization Plan because the proposed supermarket use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide a wide variety of multi-family residential housing and commercial businesses. The liquor sales establishment will be part of a supermarket that will serve nearby residents.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within the zoning designation of Neighborhood Commercial which permits supermarkets subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is located within an existing building that is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development. Additionally, there is adequate ingress and egress into and out of the existing center to maintain the adequacy of the traffic circulation system serving the proposed use.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages in conjunction with a commercial use with limitations on hours of operation. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads, because all approaches are in full use for the patrons of the commercial center and no alterations are proposed as part of the request to sell and/or serve alcohol at the existing 13,969 square foot commercial building and no negative effects exists. As a condition of approval, the existing parking lot shall be slurred and restriped to the satisfaction of the City Engineer for patrons.
6. 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 an "Existing Facilities" project (CEQA Guidelines, Section 15301). The project involves the issuance of a liquor license. The issuance of the liquor license will involve a negligible expansion of the use. Therefore, the project is categorically exempt from CEQA.
7. The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance as the business would provide food and drink items in walking distance of nearby residences. The business would also provide a significant quantity of fresh vegetables and other fresh foods options.
8. No greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, will be used for the display or sale of alcoholic beverages. The project is conditioned to ensure that the display area for alcohol does not exceed the limits of the Coachella Municipal Code and requires that the Development Services Director conduct

an inspection of the display prior to business operation.

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** the Conditional Use Permit application (CUP No. 395) and finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in “Exhibit A” and “Exhibit B” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s conditional use permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

PASSED APPROVED and ADOPTED this 3rd day of September 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

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

I HEREBY CERTIFY that the foregoing Resolution No. PC 2025-14 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 3rd day of September 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 395 TROPICANA SUPERMARKET TYPE 20
LIQUOR LICENSE

General Conditions

1. The applicant shall comply with all requirements and conditions of approval as included in CUP No. 395, and any modifications or extensions thereof, for the respective approval and Resolution No. PC2025-14.
2. The conditional use permit shall expire and shall become void two years following the date on which the conditional use became effective unless alcohol sales is commenced within 24 months of the effective date of this Conditional Use Permit or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Conditional Use Permit No. 395 is an approval for the off-sale of beer and wine in conjunction with the Tropicana Supermarket. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit. Any modifications shall be administratively reviewed and approved by the Community Development Director and include a stamped approval by the Planning Division.
4. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
5. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
6. Hours of operation of the store may be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily.
7. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.

8. Not greater than 5% of the sales floor area, or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages. The applicant shall provide a revised floor plan with a compliant display area prior to issuance of a certificate of occupancy. The applicant shall request an inspection by the Community Development Director or designee for compliance of the storage and displays with conditions of approval.
9. The applicant shall not store alcoholic beverages or boxes in sales areas beyond the 5% display limitation.
10. The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the shopping center so as to cause blight or deterioration.
11. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area per the requirements of the City of Coachella Signage Ordinance.
12. Alcohol products shall be prohibited near candy.
13. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit. Signage shall not provide flat signage backing. Signage shall be in compliance with Van Buren Plaza sign program to the satisfaction of the Community Development Director.
14. Alcohol advertisement shall be prohibited on exterior signage and below four feet in height.
15. Rooftop Equipment. Any new rooftop mechanical equipment shall be screened by a parapet wall or other architectural features. Any rooftop screening elements shall be architectural consistent and well-integrated with overall building architecture.
16. Shopping Carts. The shopping center shall provide shopping cart locks and sensors to ensure that shopping carts are not being taken off the premises. Plans that show shopping cart areas and sensors shall be submitted to the building department, approved and installed prior to the sale of alcohol. The business shall ensure that shopping carts are appropriately racked in the designated areas.
17. Landscaping. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. Parking lot lighting and any landscape lighting shall be maintained in an operational condition.
18. Landscaping. The applicant shall provide ¾ inch gravel in the entire landscape area adjacent the building and adjacent to the Avenue 50, with the inclusion of some copper

canyon boulders, and some broken rock approximately 3” to 6” in size. There shall be no visible D.G areas in the above-mentioned landscape planter along Avenue 50 and adjacent to the building. All landscape planters within the site shall implement ¾ inch gravel, and low-intensity landscape lighting. There shall be a diversity of shrubs and flowering varieties in all landscape planter areas. The applicant shall provide sufficient shade tree coverage in the parking lot to ensure compliance with California Green Building Standard Code requirements. Any missing landscaping shall be replaced.

19. Landscaping. A final landscape, lighting and irrigation plan must be approved by the Development Services Department and Utilities Department with added low intensity landscape lighting. Parking areas shall comply with City Parking Landscape Standards per Section 17.54 of the Coachella Municipal Code. All landscape, lighting, and irrigation requirements shall be met to the satisfaction and discretion of the Community Development Director. Landscape modifications shall be approved by the Community Development Director and referred to the Planning Commission for review at the Director’s discretion. The final landscape, lighting, and irrigation plan shall be approved and landscape improvements shall be installed prior to the sale of alcohol.
20. Parking Lot. Applicant shall repair the on-site parking lot, curb, driveway, and driveway approach pavement to a high quality and safe condition in conformance with the standards of the City Municipal Code to the satisfaction of the City Engineer. Parking lot parking spaces to be slurry and restriped to the satisfaction of the City Engineer and Community Development Director. Parking Lot repairs shall be submitted to the engineering department, approved, and installed prior to the sale of alcohol.
21. General Maintenance. Applicant shall repair on-site conditions, including touch ups to all building elevations including repaint faded green façade elements, repaint yellow façade of the building and trash enclosure to ensure a consistent color, repair cracked and damaged stucco, replacing missing metal roof fascia, replacing any missing stone veneer at the building elevations and monument sign at Avenue 50 entrance, repair windows, repair any broken lights, replace backflow preventor box, ensure all parking lot light fixtures are in operational condition, and any additional items called out during a city site inspection with the applicant. The applicant shall schedule a site inspection with the Community Development Director, and repairs and maintenance shall be completed to the satisfaction and approval of the Community Development Director and Code Enforcement Manager, prior to the sale of alcohol.
22. Maintenance Agreement. Applicant or property owner shall enter into a Maintenance Agreement with the City of Coachella for all commercial center on-site and off-site landscape areas, parking lot asphalt pavement, the establishment of a weekly sidewalk power washing schedule, and site lighting on the subject property. Maintenance Agreement shall ensure commercial irrigation and landscaping is maintained in a first-class condition. Asphalt pavement shall be improved clear of cracks and other visible deterioration. Parking lot and site lighting shall be in a functional condition. Landscape Maintenance Agreement shall include approved landscape and irrigation plan, and a

detailed list of maintenance standards. The Maintenance Agreement shall be reviewed by the City Engineer, Community Development Director, and Code Enforcement Manager. The maintenance agreement shall be approved by the city and recorded with the county, prior to sale of alcohol.

23. CUP No. 395 shall be considered effective upon the completion of all conditions of approval required prior to the sale of alcohol for this project. The Development Services Director will confirm with the CA Alcohol Beverage Control that this condition has been satisfied and that the CUP No. 395 is considered affective.

Engineering Department

24. Applicant shall make sure that all existing appurtenant roadway components meet ADA compliance and be in good condition such as, but not limited to City of Coachella Driveway approach standard, sidewalk standard, cross gutters, walkways, parking stalls and path of travel to the satisfaction of the City Engineer.
25. Applicant shall crack fill cracks, slurry parking lot and strip parking lot area that are designated to Tropicana Supermarket to the satisfaction of the City Engineer.
26. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

Economic Development Department

27. Please uphold your commitment to sourcing local and sustainable produce and products; supporting local farms and brands from the city of Coachella and/or the Coachella Valley.
28. Composting Program – Please help us comply with this in an effort to reduce GHG emissions at landfills.
29. Glass Reuse Program – Customers redeem cash for glass containers at supermarkets.
30. Signage for the Store – Please be sure to adhere to the City's signage ordinance.
31. Shopping Cart Corral Locations – Please identify on site plan.

32. Landscaping and Shading – to increase visual appeal, provide comfortable shading for customers (heat mitigation); for wayfinding, hardscape paths with landscaping or a vertical garden.
33. Active Transportation Furnishings – bicycle racks, benches.
34. If at all possible, it would be great to see a mini design that would support “programming” at the supermarket (in order to encourage people to stay and further support the market).

Building Department

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

Utilities Department

37. Submit a Wastewater Discharge Survey prior to the issuance of the subject permit request.
38. Contact the Utilities Department to determine if any pre-treatment devices such as grease interceptor are required.
39. All commercial customers require backflow protection. Contact the Utilities Department to determine if a backflow device needs to be installed.

6/25/25 Site Visit

































Sent from my iPhone



City of Coachella
Office of the Fire Marshal

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

Planning Conditions/Comments

Date: 07/08/2024

Owner: Abdul Ali

Description: CUP 395 - Tropicana Super Market

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

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

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

Fire Planning Comments/Conditions

General Fire Department Advisory Comments - Commercial

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

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

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

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

Sincerely,

Carlos Rodriguez, Deputy Fire Marshal

Office: (760) 398-3502 Ext. 154

Cell: (951) 287-0091

Carlosm.Rodriguez@fire.ca.gov

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

No comment.

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

CAUTION: This email originated from outside the **Riverside Sheriff** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Adrian,

The Imperial Irrigation District has no comments.

Regards,

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

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

Request for Agency Comments

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

PARKING LOT IMPROVEMENTS:

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

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

3. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

CITY OF COACHELLA

Development Services Department



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

Request for Agency Comments Conditional Use Permit No. 395

Project Name: Tropicana Supermarket - ABC License, Type 47

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

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

Bluebeam Studio Session:

Session ID: 316-765-491

Session URL:

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

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

Date: 06/24/2025

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

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

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

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

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

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

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

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



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

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

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

Please return your comments to:

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

CITY OF COACHELLA

Development Services Department



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

Request for Agency Comments Conditional Use Permit No. 395

Project Name: Tropicana Supermarket - ABC License, Type 47

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

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

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

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

Date: 06/24/2025

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- Physical impacts of the project on public resources, facilities and/or services;

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

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

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

Comments made by: _____ Date: _____

Printed Name & Title: _____

Agency: _____ Telephone #: _____

Please return your comments to:

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

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

Good morning Adrian,

The Imperial Irrigation District has no comments.

Regards,



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

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

cavalos@burrtecdesert.com

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

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

Hello Everyone,

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

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

Session ID: 316-765-491

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

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

Let me know if you have any questions or comments.

Thanks,

Adrian Moreno | **Associate Planner**

City of Coachella • **Development Services Department**

53990 Enterprise Way • Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



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

Closed Fridays

[Website](#) | [Map](#) [f](#) [t](#)



STAFF REPORT 9/3/2025

TO: Planning Commission Chair and Commissioners

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Resolution No. PC 2025-15: Request for Conditional Approval of the Architectural Review application for the Coachella Library Annex Project for the redesign and reconstruction of a 10,804 square foot (SF) Coachella Library Annex building at 1538 7th Street and determining that the proposed project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Applicant: City of Coachella.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC2025-15 approving Architectural Review (AR) No. 24-08 for the redesign and reconstruction of a 10,804 square foot (SF) Coachella Library Annex building at 1538 7th Street pursuant to the findings and conditions attached to this staff report.

BACKGROUND:

In September 2022, the City of Coachella was awarded a grant for \$4,568,807 from the California State Library Building Forward Grant Program to renovate and upgrade its Library Annex building. Built in 1927, the Coachella Public Library Annex infrastructure has reached the need for renovation. The existing building is an old church building comprised of a main building, an office, and a hall with four rooms totaling 7,701 sq. ft.

In December 2024, the Planning Commission reviewed a desert style elevation and proposed floor plan for the library annex project, and directed staff to prepare a complete development plan set for the desert style design to present at a Planning Commission future hearing date.



Site Plan

The below exhibit depicts the 10,804 SF library annex project. At the building entrance, the site provides a study hall space and a food lab area. The west portion of the building is planned for community room space with a stage, seating, and bookshelves. The east end of the building is planned to be dedicated to a maker space, digital maker space, and a media lab that may include a ceramic studio and a recording room. The floor plan design and project amenities are subject to change.

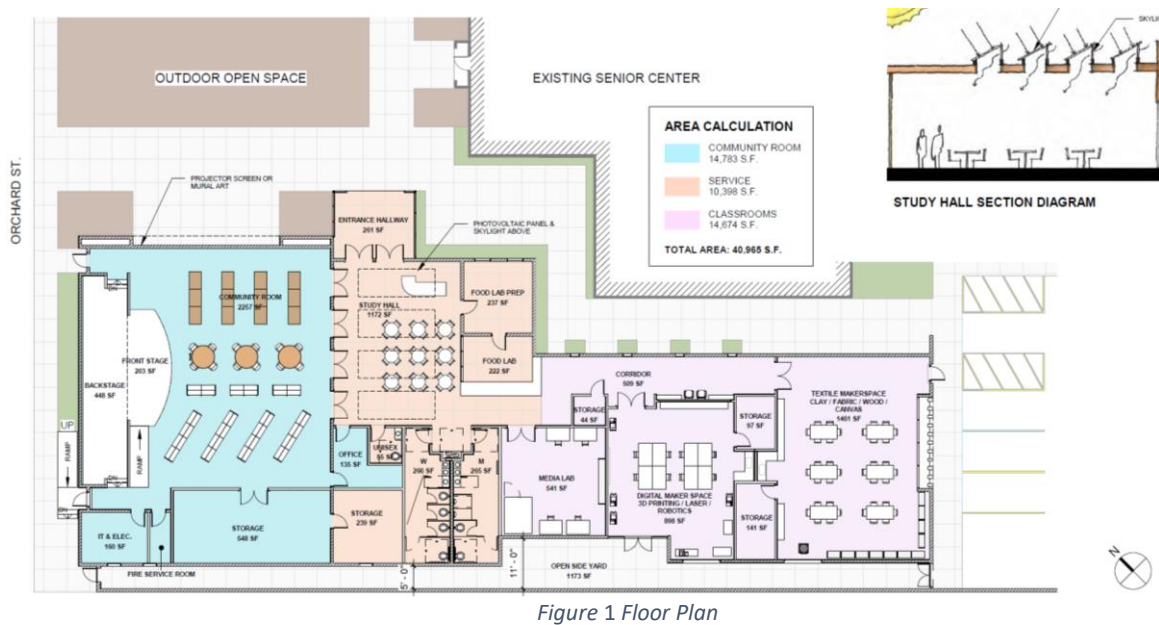


Figure 1 Floor Plan

Desert Style (Stucco Finish Entrance)

The architectural design includes desert style elevations, a stucco finish at the entrance with clerestory windows and a flat roof. The elevation show a 32 x 17 foot projection surface for an LED screen or mural at the northern elevation, and a mural at the northwest elevation.



DISCUSSION/ANALYSIS:

The project is not anticipated to provide landscape improvements at the property, as grant funding is only for the building and not for any exterior features such as landscaping. The project is also

exempt from parking requirements as it is proposed near public parking within the Sixth Street downtown area (C.M.C. 17.54).

GENERAL PLAN, ZONING, AND SURROUNDING EXISTING USE

	General Plan 2035	Zoning	Existing Use
Site:	Public Facilities	General Commercial	Public Use
North:	Downtown Center	Downtown (DT-PV)	Public Use
South:	Downtown Transition	Downtown Transition (TR-PV)	Residential
East:	Downtown Transition	Downtown Transition (TR-PV)	Residential
West:	School	Suburban Neighborhood (S-N)	Public Use

PROPOSED FINDINGS:

Architectural Review

Pursuant to Coachella Municipal Code Section 17.72.010, Architectural Review, exceeding 2,000 square feet must be reviewed and approved by the Planning Commission. The Planning Commission must make the following findings for Architectural Review approval:

1. The Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035.

The site has a Public Facilities land use designation that allows for a wide range of public uses, which include libraries, community centers, and similar uses. The proposed uses on the site are in keeping with the policies of the Public Facilities land use classification and the project is internally consistent with other General Plan policies for this type of development. The project will ensure a high quality of life for residents of Coachella by providing equitable access to additional library services and community space, enhancing neighborhood vitality. The project is located near the Downtown area and is integrated within neighborhoods, making it central to residents.

2. The project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code.

The project is consistent with the development standards of the C-G, General Commercial zone. The project complies with the development standards of the Zoning Ordinance for parking, lot requirements, and height. The project is exempt from parking requirements as it is located near the Sixth Street downtown area, where public parking is accessible. The project meets the minimum lot size requirement of 10,000 sq. ft. with a lot size is 36,590 sq. ft. The project proposes a building height of 26-feet, meeting the maximum building height requirement of 35-feet.

3. The proposed project is consistent with the City's Design Guidelines.

The proposed project is so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed uses are compatible with existing adjacent and proposed land uses. The renovated building provides appropriate access points and circulation design that allows for efficient vehicle and pedestrian movement. Access points are oriented toward parking areas and public sidewalks making it more pedestrian oriented. The project also proposes bicycle-friendly infrastructure to accommodate multimodal accessibility.

4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

The project will provide an upgrade to the existing public facility and expand public programs for the community, including a community room, art classrooms and labs, and a service hub and circulation center. The project will also be upgrading the existing building to make it more accessible. The proposed designs are consistent with and meet Americans with Disabilities Act (ADA) requirements. The proposed project is consistent with the City of Coachella's General Plan and Zoning Code and will be conditioned to comply with the California Building Codes therefore ensuring that the development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

5. The project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments.

The plans submitted for this project proposes the construction of a new 10,804 sq. ft. library annex building that will preserve some architectural features of the existing building. The proposed design consists of a desert style that is consistent with neighboring properties. The building materials that will be utilized include but are not limited to wood, stone, glass, tile, and concrete which is consistent with neighboring and adjacent properties. The proposed design will be utilizing a neutral color palette consisting of variations of tan, light brown, and white which is consistent with neighboring properties.

ENVIRONMENTAL REVIEW:

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 will involve the demolition of the existing 7,700 sq. ft. building and the construction of an approximately 10,804 sq. ft. library annex facility. The site does not serve as a viable habitat for wildlife, entails installation of small new equipment and facilities in small structures and is consistent with the City of Coachella's

General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

PUBLIC HEARING NOTICE:

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on August 24, 2025, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on August 19, 2025, pursuant to Section 17.70.050(F) of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ALTERNATIVES:

- 1) Approve Resolution No. PC 2025-15 Architectural Review No. 24-08 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC 2025-15 Architectural Review No. 24-08 with modification to the proposed findings and conditions as recommended by Staff.
- 3) Deny Architectural Review No. 24-08.
- 4) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1.

Attachments:

1. Resolution No. PC 2025-15 for AR No. 24-08
Exhibit A: Conditions of Approval for AR 24-08
2. Architectural Exhibits

RESOLUTION NO. PC2025-15

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW NO. 24-08 (AR 24-08) FOR THE REDESIGN AND RECONSTRUCTION OF A 10,804 SF COACHELLA LIBRARY ANNEX BUILDING LOCATED AT 1538 7TH STREET (APN 778-104-004) AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. CITY OF COACHELLA (APPLICANT).

WHEREAS the City of Coachella filed an application for Architectural Review (AR 24-08) and environmental review to allow for the redesign and reconstruction of the existing library annex building located at 1538 7th Street (Assessor's Parcel No. 778-104-004); and,

WHEREAS, the Project is permitted pursuant to Chapter 17.72 of the Coachella Municipal Code, and the attendant applications for Architectural Review 24-08 to allow the Project; and,

WHEREAS the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS the site for the proposed conditional use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

WHEREAS the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community; and

WHEREAS the Planning Commission conducted a duly noticed public hearing on Architectural Review (AR 24-08) on September 3, 2025 at the Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed project; and

WHEREAS the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby approve Architectural Review (AR 24-08) with the findings listed below and subject to the Conditions of Approval for the Coachella Library Annex Project

contained in “Exhibit A” and made a part herein.

Section 1. Incorporation of Recitals. The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA 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 Development Services 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 will involve the demolition of the existing 7,700 sq. ft. building and the construction of an approximately 10,804 sq. ft. library annex facility. The site does not serve as a viable habitat for wildlife, entails installation of small new equipment and facilities in small structures and is consistent with the City of Coachella’s General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

Section 3. Architectural Review Findings.

1. The Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Public Facilities land use designation that allows for a wide range of public uses which include libraries, community centers, and similar uses. The proposed uses on the site are in keeping with the policies of the Public Facilities land use classification and the Project is internally consistent with other General Plan policies for this type of development. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan for AR 24-08 proposes the redesign and reconstruction of a new 10,159 square foot library annex building that includes upgraded facilities and expansion of public programs. Exterior improvements will preserve some architectural features of the existing building, while incorporating contemporary design elements.
2. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Public

Facilities land use designation of the City's General Plan. The proposed uses are compatible with existing adjacent and proposed land uses.

3. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project proposes the construction of a new 10,804 sq. ft. library annex building that will include a community room, art classrooms and labs, and a service hub and circulation center.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 New Construction or Conversion of Small Structures of the CEQA guidelines that provides an exemption for developments of new, small facilities or structures; installation of small new equipment and facilities in small structures. AR 24-08 meets the criteria for Section 15303-Class 3 CEQA exemption.

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** the Architectural Review application (AR 24-08) and finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in “Exhibit A” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's architectural review permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 3rd day of September 2025.

Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best, Best, and Krieger
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-15, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of September 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary

**CONDITIONS OF APPROVAL FOR
ARCHITECTURAL REVIEW NO. 24-08 COACHELLA LIBRARY ANNEX**

General Conditions

- 1.) The applicant shall comply with all requirements and conditions of approval as included in AR 24-08, and any modifications or extensions thereof, as listed in those Notice of Actions for each respective approval and Resolution No. PC2025-15.
- 2.) Architectural Review No. 24-08 shall be valid for 24 months from the effective date of said Planning Commission approvals; unless prior to the expiration of the 24 months, a building permit is issued and construction is commenced and diligently pursued toward completion on the site; otherwise, this Architectural Review approval will expire unless an extension of time has been granted as specified in Section 17.72.010.J. of the Coachella Municipal Code.
- 3.) The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
- 4.) Any proposed signage for the project shall be subject to review and approval through a separate building permit process. Prior to installation, all signs shall comply with the applicable provisions in Section 17.56 of the Coachella Municipal Code and must receive approval from the Development Services Department.

Building and Safety Division

- 5.) This project is subject to all the requirements of the 2022 California Building Codes, Title 24 California Building Standards Code.
- 6.) Provide multiple occupant load factors (CBC- Tbl. 1004.5) for each room to ensure the building is adaptable for multipurpose use and can accommodate variable occupancy loads. Include floorplans for tables and chairs, concentrated, unconcentrated and standing space load factors. Include accessible spaces on the proposed floorplans and egress plans.
- 7.) Include the California Energy Code and California Green Building Code compliance features into the conceptual drawings to allow agencies to review the project's full design.

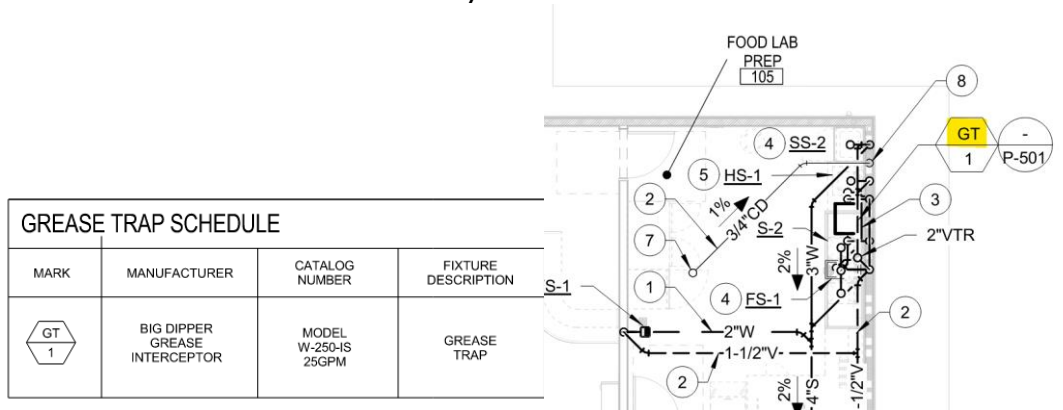
Utilities Department

- 8.) New water and sewer connections are subject to the collection of impact fees.
- 9.) Plans require the approval of the Utilities Department.
- 10.) All fire lines require the installation of Double Check Detector Assemblies.
- 11.) Backflow devices are required on all non-residential connections installed within 12" of the meter box.
- 12.) All buildings may require individual meters.
- 13.) Irrigation may require its own meter.
- 14.) All water connections shall install 4G AMI master meters.
- 15.) All service lines shall be copper tubing per the approved list of materials.
- 16.) All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
- 17.) No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
- 18.) Trees/shrubs must have a minimum of 15' separation distance from the Utilities water/sewer laterals. Or minimum 10' separation distance from water/sewer laterals with root barrier.
- 19.) Landscaping plans shall be approved by the Utilities Department and shall be approved prior to the approval of any water improvement plans.

Environmental Division General Conditions:

- 20.) Complete Utilities Department's Wastewater Discharge Survey.
- 21.) Utilities Department nor Environmental Health Department allows under the counter grease traps.
- 22.) This location must install a traditional gravity grease interceptor with a designated grease waste line or not have a pretreatment device installed at all. Not having a pretreatment device would limit type of menu that a food service establishment can prepare and the type of utensils/cook wear that can be used. Please contact Utilities/Environmental Division for more details.

Coachella Library Annex: Sheet Number P-101

**Riverside County Fire Department**

- 23.) **Fire Protection Water Supplies/Fire Flow** - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
- 24.) **Fire Protection Water Supplies/Hydrants** - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 1/2" x 2 1/2" (super hydrant). Reference CFC as amended and NFPA 24.
- 25.) **Fire Department Access** - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of

approach/departure. Reference CFC as amended, Coachella City Ordinance, and Riverside County Fire Department Policies and Standards.

- 26.) **Fire Lane marking:** Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
- 27.) **Fire Department Access Turn Around** – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
- 28.) **Fire Department Building Construction Plan Review** - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
- 29.) **Fire Sprinkler System** - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.
- 30.) **Fire Alarm and Detection System** - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.
- 31.) **Water Plans** - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.

1538 7th St. COACHELLA, CA 92236

[illegible]

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Item 3.

CLIENT



COACHELLA LIBRARY ANNEX

5090 ENTERPRISE WAY COACHELLA, CA 92236

COACHELLA LIBRARY ANNEX

1538 7th St, COACHELLA, CA 92236

ENGINEER/ARCHITECT



IDS GROUP

1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-4800

STAMP



STAMP

REVISION

REV	DESCRIPTION	DATE
1	PLAN CHECK SUBMITTAL	06/27/25

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DRAWN BY SB/MF

CHECKED BY SS

APPROVED BY JS

SHEET TITLE

SITE PLAN

SHEET NUMBER

A

70

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SITE PLAN 1" = 10'-0" 1

GENERAL NOTES

- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE, WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (CBC 206.2.1).
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REPAIRS, AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, WALLS AND DOORS. PROVIDERS SHALL BE MADE TO CONTROL WATER RUNOFF AND DESIGN DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNER OF ANY ADJOINING BUILDING ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED.
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20, THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (11B-403.2).
- CHANGES IN LEVEL ARE PERMITTED ON FLOOR OR GROUND SURFACES. THEY SHALL COMPLY WITH SECTION CBC 11B-403.2 AND DETAIL S-4-141.
- AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES (SEE DETAIL S-4-142 (11B-703.7.2.1)).
- THE CONSTRUCTION SHALL NOT RESTRICT A FIRE-FIGHT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- REFER TO CIVIL, ENGINEERING AND LANDSCAPE DESIGNS FOR DESIGN OF SITE ELEMENTS SUCH AS PLANTERS, PAVEMENT, SITE BENCHES, BKE RACKS, SIGNAGE & FENCES, ETC.

LEGEND



ACCESSIBLE ROUTE



NOT IN CONTRACT (N/C)



PROPOSED BUILDING

REFERENCE

- FOR CODE ANALYSIS REFER TO G-131
- FOR CODE AND EGRESS ANALYSIS REFER TO G-132
- FOR EXISTING PROPERTY LINE, PARKING AREA, CMU FENCE AND CONCRETE CURB AND EXISTING UTILITIES REFER TO CIVIL DRAWINGS
- FOR SLAB PLAN REFER TO A-101
- FOR TRUNCATED DOMES AND ACCESSIBLE RAMP REFER TO CIVIL DRAWINGS

KEYNOTES

VALUE	DESCRIPTIONS
SP1	EXISTING PATH OF TRAVEL
SP4	EXISTING LOADING AND LANDING ACCESS AISLE/WALKING AISLE PER CIVIL
SP5	EXISTING PARKING AND CURB TO REMAIN PER CIVIL
SP6	NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ENTRY DOOR, SEE 1A-S-142.
SP8	ENTRANCE DOOR THRESHOLD TO COMPLY WITH CBC SECTION 11B-404.2.5, THRESHOLD AT DOORWAY SHALL BE 1/2 INCH HIGH MAXIMUM.

Item 3.



COACHELLA LIBRARY ANNEX
5090 ENTERPRISE WAY COACHELLA, CA 92236

COACHELLA LIBRARY ANNEX

1538 7th St. COACHELLA, CA 92236

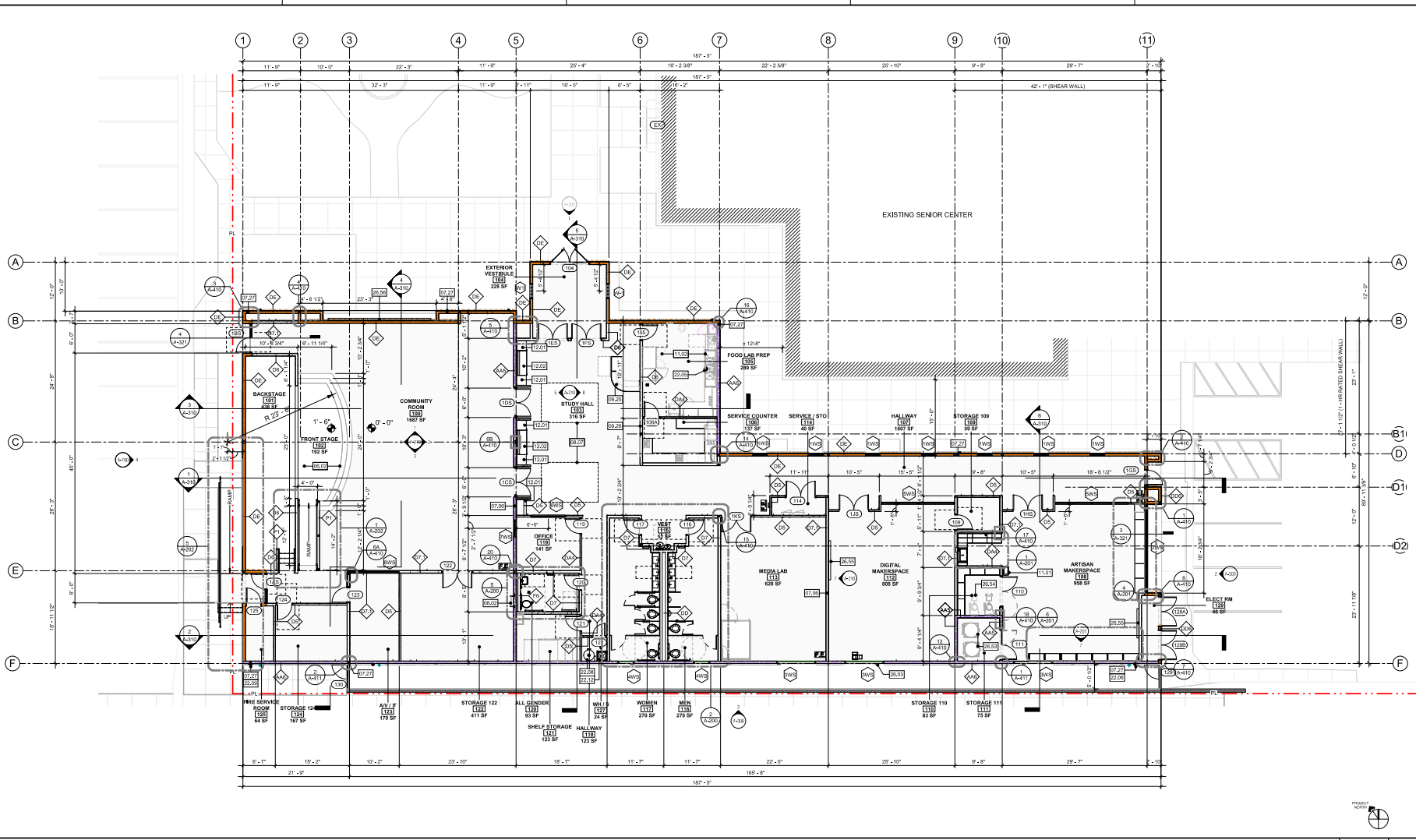
IDS GROUP
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-4800



REV	DESCRIPTION	DATE
1	PLAN CHECK SUBMITTAL	06/27/25

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CHECKED BY SS
APPROVED BY JS
SHEET TITLE
FLOOR PLAN
SHEET NUMBER
A 71

NOT FOR CONSTRUCTION



FLOOR PLAN 1/8" = 1'-0" 1

GENERAL NOTES		LEGEND - FLOOR PLAN		PARTITION TYPE		KEYNOTES																																													
1. SEE G-SHEET SERIES FOR ACCESSIBILITY DETAILS AND ADDITIONAL NOTES. 2. PARTITIONS DIMENSIONED TO STUD WALL U.O.N. DO NOT ADJUST DIMENSIONS INDICATED AS 'CLEAR' WITHOUT WRITTEN PERMISSION FROM ARCHITECT. DRAWINGS SHALL NOT BE SCALED. VERIFY ALL DIMENSIONS AND EXISTING AS BUILT FIELD CONDITIONS, INCLUDING FIELD MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR. 3. SEE A-202, A-410 AND A-411 DETAILS FOR TYPICAL WALL DETAILS AND FINISHES. SEE A-101. 4. FIRE RATED PARTITIONS ARE 1" FIRE RESISTANT 15 MIN. PARTITIONS PER APPLICABLE U.L. ASSEMBLY. 5. ALL INTERIOR PARTITIONS WILL BE WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALLS AND EXTERIOR WALL CONSTRUCTION INFORMATION. 6. WHERE TURNED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STRUCTURE. SEE A-411 DETAIL SHEET SERIES. 7. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVERALL. NOTIFY ARCHITECT FOR VARIOUS WHERE DISCREPANCIES OCCUR. 8. USE CEMENTITIOUS BACKER BOARD (DURABOND) OR EQUAL AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.O.N.). 9. SEE FLOOR PLAN FOR LOCATION OF TILE. 10. PROVIDE INSULATION FULL DEPTH OF STUD OR TYPE AND IN LOCATIONS INDICATED IN THE PLAN. INSULATION AT RATED PARTITIONS TO BE NON-COMBUSTIBLE, MINERAL WOOL OR EQUIVALENT. APPROVED IN THE PROJECT JURISDICTION. 11. ALL CYPRESS BOARD SHALL BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE. 12. ALL EXPOSED OUTSIDE CYPRESS BOARD CORNERS SHALL HAVE A CONTINUOUS METAL CORNER REIN. 13. CONVENIENCE OUTLETS MOUNTED AS REQUIRED BY APPLICABLE REGULATORY REQUIREMENTS (U.O.N.) CONVENIENCE OUTLETS TO MATCH ADJACENT WALL COLOR AS REQUIRED. OUTLETS TO BE LOCATED 30" AS TO BE AS INCONSPICUOUS AS POSSIBLE AT 1P A-27. 14. PROVIDE FIRE EXTINGUISHERS (2A-10BC) WITH RECESSED OR SEMA-RECESSED CABINET (FEC) WITHIN 75 FEET TRAVEL. 15. PROVIDE FIRE EXTINGUISHERS (2A-10BC) WITH RECESSED OR SEMA-RECESSED CABINET (FEC) WITHIN 75 FEET TRAVEL. 16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL INSPECTIONS AND APPROVALS REQUIRED BY THE APPLICABLE DEPARTMENTS OF ORANGE COUNTY AND THE CITY OF COACHELLA. 17. COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL, PLUMBING AND MANUFACTURERS FOR ANY RELATED WORK. NOTE: 1. SEE EXTERIOR ELEVATIONS AND FINISH PLANS FOR WALL FINISH INFORMATION. 2. STAGGER AND CAULK AROUND ELECTRICAL, OUTLETS AND OTHER BOXES. CAULK AROUND CORNERS AND OTHER THROUGH-WALL PENETRATIONS. 3. REFER TO STRUCTURAL VIB-X FOR WALL CONDITIONS AT JOINT PENETRATIONS. 4. REFER TO STRUCTURAL VIB-X FOR METAL STUDS. FIRESTOP TEST STANDARDS IN REFERENCE TO: - ASTM E 814 OR UL 1479 FIRE TEST OF THROUGH-PENETRATION FIRESTOP - ASTM E 119 OR UL 263 FIRE TEST OF BUILDING CONSTRUCTION AND MATERIALS - ASTM E 1986 OR UL 3079 TEST FOR FIRE-RESISTANCE JOINT SYSTEMS		 WATER CLOSET, PER PLUMBING URINAL, PER PLUMBING HIGH/LOW DRINKING FOUNTAIN/BOTTLE FILLING STATION, PER PLUMBING LAVATORY, PER PLUMBING FLAT SCREEN TV, WALL MOUNTED MOP SINK, PER PLUMBING SEMA-RECESSED FIRE EXTINGUISHER CABINET (FEC) 2A-10BC (U.O.N.) WATER HEATER, PER PLUMBING PHONE BOOTH FLOOR DRAIN, PER PLUMBING	 CHASE WALL PARTITION NON-RATED FURNISH PARTITION NON-RATED PARTITION NON-RATED PARTITION 6" ABOVE CEILING 1 HR. RATED PARTITION FULL HEIGHT	 5 C I A B D E F G H J K L M N O P Q R S T U V W X Y Z	<table><thead><tr><th>VALUE</th><th>DESCRIPTIONS</th></tr></thead><tbody><tr><td>06.02</td><td>PLYWOOD SUBFLOOR ON STAGE AND ARCH STEPS.</td></tr><tr><td>07.06</td><td>ACOUSTICAL INSULATION ON WALL</td></tr><tr><td>07.27</td><td>W-WALL OR CONCEALED DRAINPIPE, TYP</td></tr><tr><td>08.02</td><td>ROOF LADDER ROOF HATCH</td></tr><tr><td>08.07</td><td>LINE OF 2-SKYLIGHT ABOVE</td></tr><tr><td>08.10</td><td>SKYLIGHT. SEE SECTIONS 1 AND 5/A-10 AND DETAILS 6/320 AND 6/322</td></tr><tr><td>08.25</td><td>RECEPTION TABLE</td></tr><tr><td>09.26</td><td>2X4 ACOUSTICAL CEILING TILE (ACT) TYP.FOR DETAILS SEE A-422</td></tr><tr><td>11.01</td><td>TRASH BIN LOCATION</td></tr><tr><td>11.02</td><td>ALL FOOD LAB EQUIPMENT NOT PART OF THE SCOPE, CONCESSIONER SUPPLY.</td></tr><tr><td>12.01</td><td>CASEWORK SEE INTERIOR ELEVATION & FINISH FLOOR PLAN.</td></tr><tr><td>12.02</td><td>BOOTH SEE DETAIL 9/A-431.</td></tr><tr><td>22.05</td><td>FLOOR DRAIN PER PLUMBING</td></tr><tr><td>22.06</td><td>DOWNSPOUT OUTLET AND OVERFLOW LOCK OUTLET, PER PLUMBING AND DETAILS SEE 10/A-600</td></tr><tr><td>22.08</td><td>WATER HEATER, PER PLUMBING</td></tr><tr><td>22.09</td><td>PLUMBING FIXTURES, PER PLUMBING PLANS AND DETA</td></tr><tr><td>22.12</td><td>FLOOR SINK, PER PLUMBING</td></tr><tr><td>26.03</td><td>RECESSED STEP LIGHT, TYP. PER ELECTRICAL</td></tr><tr><td>26.53</td><td>K/LN. FOR VENTILATION AND ELECTRICAL REQUIREMENTS PER MECHANICAL AND ELECTRICAL</td></tr><tr><td>26.54</td><td>CERAMIC POTTERY WHEEL</td></tr><tr><td>26.55</td><td>FLAT SCREEN TV</td></tr><tr><td>26.56</td><td>LED SCREEN OUTDOOR</td></tr></tbody></table>	VALUE	DESCRIPTIONS	06.02	PLYWOOD SUBFLOOR ON STAGE AND ARCH STEPS.	07.06	ACOUSTICAL INSULATION ON WALL	07.27	W-WALL OR CONCEALED DRAINPIPE, TYP	08.02	ROOF LADDER ROOF HATCH	08.07	LINE OF 2-SKYLIGHT ABOVE	08.10	SKYLIGHT. 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SKY LIGHT LEVEL 1/8" = 1'-0" 2

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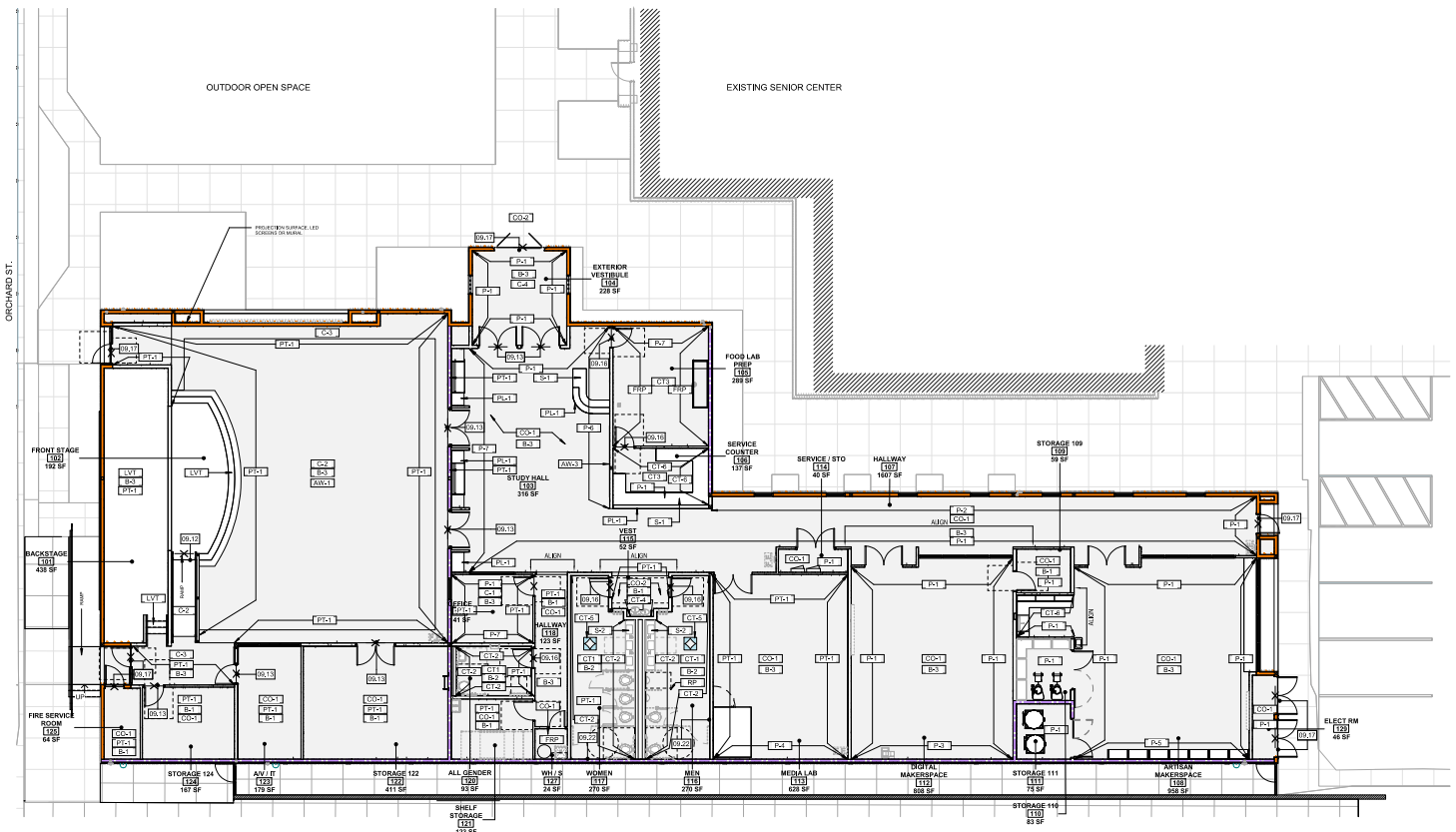
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FLOOR FINISH PLAN

SHEET NUMBER

72

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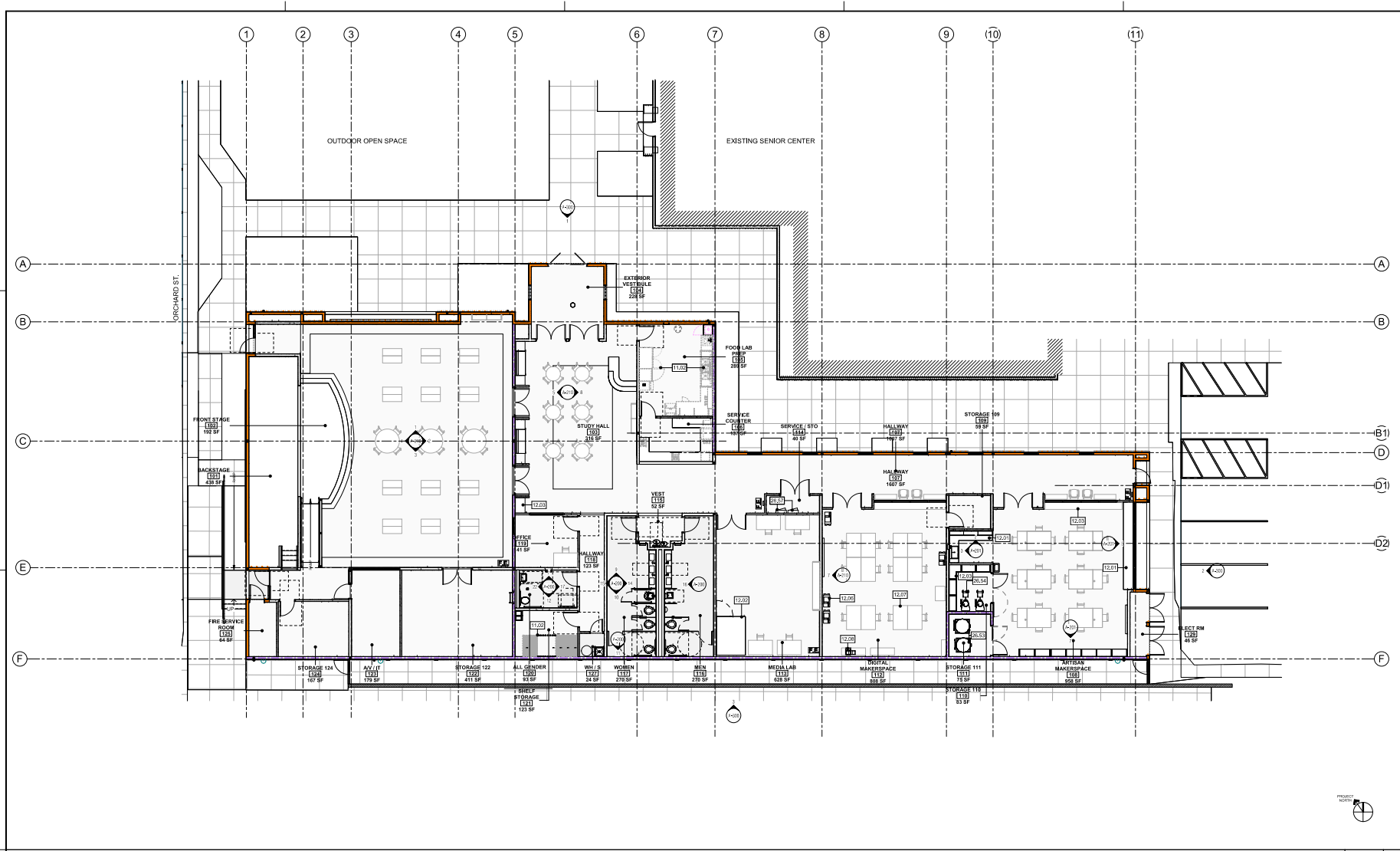


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LEGEND		GENERAL NOTES		BUILDING FINISHES															
	FINISH MATERIAL FLOOR FINISH DIRECTION PATTERN START TILE ALIGNMENT GUIDE AXONOMETRIC / PERSPECTIVE VIEW REFERENCE	1. SEE G-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS. 2. FOR WALL FINISHES, REFER TO ROOM FINISH SCHEDULE AND ELEVATIONS, U.O.N. ANNOTATIONS AND DEFINITIONS P = PAINT B = BASE C = CARPET V = VINYL S = STONE SD = STAINLESS STEEL CT = CERAMIC TILE RF = RESILIENT FLOORING GL = GLASS MTL = METAL SSM = SOLID SURFACE VT = WINDOW TREATMENT FAB = FABRIC WC = WALL COVERING ACP = ACoustical CEILING PANEL CON = CONCRETE KEYNOTES <table><tr><th>VALUE</th><th>DESCRIPTIONS</th></tr><tr><td>09.12</td><td>THRESHOLD VINYL TO CARPET. SEE DETAIL 11A-810.</td></tr><tr><td>09.13</td><td>THRESHOLD CONCRETE TO CARPET. SEE DETAIL 61A-810.</td></tr><tr><td>09.16</td><td>THRESHOLD CONCRETE TO TILE. SEE DETAIL 20A-810.</td></tr><tr><td>09.17</td><td>THRESHOLD AT EXTERIOR HM DOOR. SEE DETAIL 5A-810.</td></tr><tr><td>09.22</td><td>TILED WALL. SEE FINISH PLAN & FINISH SCHEDULE & DETAIL 38A-810.</td></tr></table>	VALUE	DESCRIPTIONS	09.12	THRESHOLD VINYL TO CARPET. SEE DETAIL 11A-810.	09.13	THRESHOLD CONCRETE TO CARPET. SEE DETAIL 61A-810.	09.16	THRESHOLD CONCRETE TO TILE. SEE DETAIL 20A-810.	09.17	THRESHOLD AT EXTERIOR HM DOOR. SEE DETAIL 5A-810.	09.22	TILED WALL. SEE FINISH PLAN & FINISH SCHEDULE & DETAIL 38A-810.	P-1 VENDOR: DUNN EDWARDS COLOR: NAVY 379 FINISH: MATTE P-2 VENDOR: DUNN EDWARDS COLOR: BRACKENWOOD DRIVE FINISH: MATTE P-3 VENDOR: DUNN EDWARDS COLOR: SANDY BEACH FINISH: MATTE P-4 VENDOR: DUNN EDWARDS COLOR: BONNIE BLUE FINISH: MATTE P-5 VENDOR: DUNN EDWARDS COLOR: TARTED MINT FINISH: MATTE P-6 VENDOR: DUNN EDWARDS COLOR: WAFFLE CONE FINISH: MATTE P-7 VENDOR: DUNN EDWARDS COLOR: PEBBLED WHITE FINISH: MATTE	C-1 VENDOR: BENTLY COLOR: AGITATOR 401480 FINISH: MATTE C-2 VENDOR: BENTLY COLOR: GOLF TRAY II FINISH: MATTE C-3 VENDOR: BENTLY COLOR: CHOCOLADES FINISH: MATTE C-4 VENDOR: FORBO COLOR: CORAL BRUSH FINISH: MATTE LVT VENDOR: SHAW CONTRACT COLOR: BENT 2648 FINISH: MATTE FRP VENDOR: MARLITE COLOR: STANDARD FRP FINISH: P 105 WHITE CLASS A TEXTURE: PREPARED	CT-1 VENDOR: DALTILE COLOR: ELECTRIC MOSS SQUARE FINISH: MATTE CT-2 VENDOR: DALTILE COLOR: BLUE CLAY FINISH: MATTE CT-3 VENDOR: DALTILE COLOR: QUARRY TILE FINISH: MATTE CT-4 VENDOR: LIXID COLOR: SINGLE FLOWER FINISH: MATTE CT-5 VENDOR: DALTILE COLOR: SINGLE FLOWER FINISH: MATTE CT-6 VENDOR: DALTILE COLOR: CAROLINA FINISH: MATTE	B-1 VENDOR: JONASITE COLOR: TRADITIONAL WALL BASE FINISH: MATTE B-2 VENDOR: SCHULTER COLOR: COYOTE-SHAPED PROFILE FINISH: MATTE B-3 VENDOR: VOLUNTEERS UNLIMITED COLOR: PRINCE OF PEACE FINISH: MATTE RESTROOM PARTITION SP-1 VENDOR: SCRANTON COLOR: HAVY HIDE FINISH: ORANGE PEEL CONCRETE SOLID SURFACE S1 VENDOR: CORIAN COLOR: SOLID SURFACE FINISH: MATTE S2 VENDOR: CORIAN COLOR: SOLID SURFACE FINISH: MATTE	PL-1 VENDOR: WILSONART ITEM: FEATHER VELVET 10514 FINISH: ULTRA MATTE PL-2 VENDOR: WILSONART ITEM: BERANE VELVET 15003-31 FINISH: TRACELESS, ULTRA MATTE CONCRETE CO-1 VENDOR: CEMEX ITEM: POLISHED CONCRETE COLOR: GRAY CO-2 VENDOR: CEMEX ITEM: POLISHED CONCRETE COLOR: GRAY ACOUSTICAL PANEL AW-1 VENDOR: ARMSTRONG ITEM: LINEAR VENEER PANEL COLOR: 6060101 IN QUARTERED WALNUT (NOV) FOREST WALNUT AW-2 VENDOR: ARMSTRONG ITEM: TECTUM DIRECT-2 COLOR: 2' X 8' ATTACH CEILING, REVEALED LONG EDGES AND SQUARE SHORT EDGES, INSTALL ON PURGING STRIPS ATTACHED TO STRUCTURAL FRAMING WHITE AW-3 VENDOR: TURF DESIGN ITEM: CAROLINA COLOR: WALL PANEL + SCALINES CUSTOM
VALUE	DESCRIPTIONS																		
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EQUIPMENT / FURNITURE PLAN

SHEET NUMBER

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GENERAL NOTES		KEYNOTES	
1. G.C. TO COORDINATE WITH MILLWORKER FOR LOCATION OF BLOCKING AS REQUIRED.		VALUE	
2. GENERAL CONTRACTOR TO COORDINATE FINAL LOCATIONS OF FIXTURES AND/OR FURNITURE WITH OWNER BEFORE INSTALLATION, INCLUDING COORDINATING POWER, FIXTURE ANCHOR SLEEVES, AND/OR FIXTURES. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL POWER/DATA INFORMATION.		DESCRIPTIONS	
3. G.C. TO COORDINATE AND VERIFY ALL FIXTURE AND/OR FURNITURE QUANTITIES AND INSTALLATION WITH FIXTURE FABRICATOR AND OWNER.		11.02	ALL FOOD LAB EQUIPMENT NOT PART OF THE SCOPE, CONCESSIONER SUPPLY.
4. LOCATE FIXTURES AND FURNISHINGS AS TO MAINTAIN 36" CLEAR BETWEEN AND A 44" WIDE EGRESS PATH TO EXIT DOORS.		12.01	CASEWORK SEE INTERIOR ELEVATION & FINISH FLOOR PLAN.
5. REFER TO GRAPHICS PACKAGE FOR PLACEMENT OF INTERIOR GRAPHICS.		12.02	BOOTH SEE DETAIL 9/A-431.
6. G.C. TO COORDINATE WITH KITCHEN VENDOR THE LEAD TIMES OF ALL KITCHEN EQUIPMENT BEFORE DEVELOPING A MASTER SCHEDULE.		12.03	SHELVES TYP. SEE DETAIL 9/A-210 AND A-201.
7. G.C. TO VERIFY LOCATION OF COLUMN AND COORDINATE WITH VENDOR FOR PROPER ADJUSTMENTS TO BOOTH CONSTRUCTION.		12.06	3D PRINTER, TYP.
8. PROVIDE METAL OR F.R.T. WOOD BLOCKING FOR ALL SIGNS AND ANY OTHER WALL MOUNTED EQUIPMENT. COORDINATE ALL BLOCKING REQUIREMENTS NECESSARY FOR MILLWORK WITH MILLWORK SUPPLIER.		12.07	TABLES, TYP.
9. THE G.C. IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.		12.08	LASER PRINTER
10. G.C. TO COORDINATE ALL UTILITY STUB-UPS AND LOCATION OF ALL EQUIPMENT IN SERVICE ROOM PRIOR TO INSTALLING ANY ONE ITEM		26.53	KLN, FOR VENTILATION AND ELECTRICAL REQUIREMENTS PER MECHANICAL AND ELECTRICAL.
		26.54	CERAMIC POTTERY WHEEL
		26.57	ELECTRICAL POWER PANEL, PER ELECTRICAL

FLOOR EQUIPMENT / FURNITURE PLAN 1/8" = 1'-0" 1

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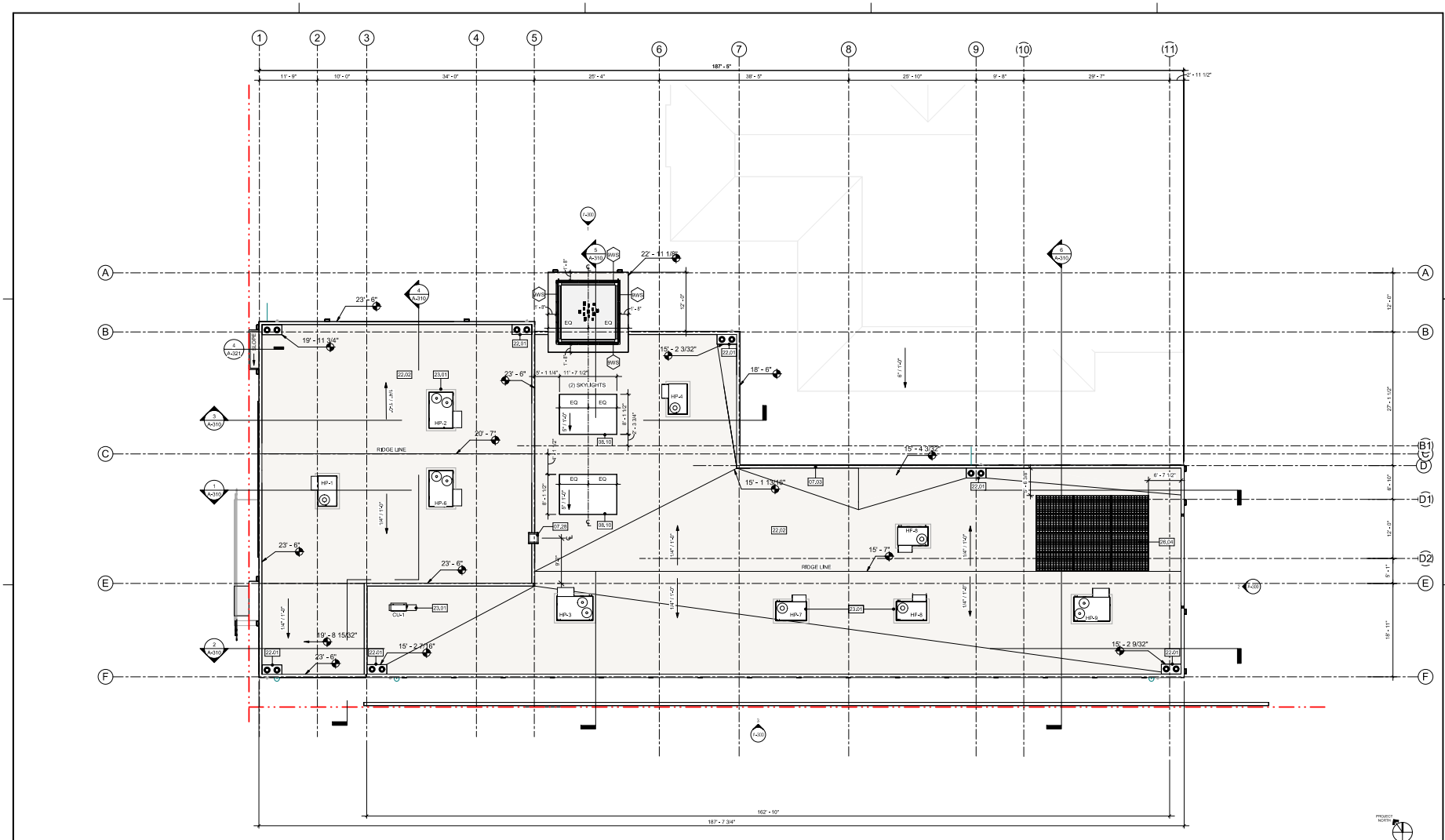
ROOF PLAN

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GENERAL NOTES

- EXISTING ROOF JOINTS AND ROADS TO REMAIN.
- FLAT ROOF SLOPE TO BE 1/4" MIN SLOPE IN ROOF AREA & VALLEYS
- ALL ROOF BLOCKING CONSTRUCTION IS TO BE GLASS 1" PER MANUFACTURER'S REQUIREMENTS & ROOF COVERING TO BE CLASS 12.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- ROOF MATERIALS ARE AS FOLLOWS OR APPROVED EQUAL:
 - 1. FLAT ROOF: SBA SARNIAH, SINGLEPLY PVC ROOFING SYSTEM (SBA 1175)
- CONTRACTOR TO PROVIDE A ROOFING SYSTEM WARRANTY THAT SHALL BE IN EFFECT FOR A 20 YEAR DURATION.
- ROOFING SYSTEM TO BE PROVIDED AS A COOL ROOF SYSTEM WITH A ENERGY RATED WHITE, MIN. SOLAR REFLECTANCE OF 0.83, EMITTANCE OF 0.90, AND SOLAR REFLECTIVE INDEX (SRI) OF 104 (ENERGY STAR LISTED).

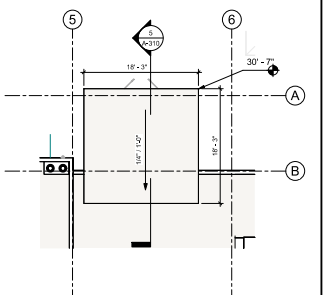
LEGEND AND SYMBOL

- SINGLE PLY ROOF FOR LOW-SLOPE ROOF (SBA 1171-17)
- ROOF SLOPE
- ROOF DRAIN AND ROOF OVERFLOW
- ROOF SKYLIGHTS
- ROOF HATCH
- ROOF LADDER
- T.O.P. TOP OF PARAPET
- T.O.R. TOP OF ROOF

KEYNOTES

VALUE	DESCRIPTIONS
07.03	PARAPET, SEE 14-15/A-600 Division 07
07.28	ACCESS LADDER, SEE 5/A-310
08.10	SKYLIGHT, SEE SECTIONS 1 AND 5/A-10 AND DETAILS 6/320 AND 6/322
22.01	ROOF DRAIN AND OVERFLOW, PER PLUMBING AND DETAILS 2/A-600
22.02	ROOF DETAILS, SEE A-600
23.01	ROOF MOUNTED MECHANICAL EQUIPMENTS, CARRIER, MOUNTING DETAILS, AND UNITS PER MECHANICAL TYP.
26.04	SOLAR PANEL, POWER PER ELECTRICAL AND SOLAR PANEL SYSTEM AND COMBINER BOX BY OTHERS

ROOF LEVEL +1 1/8" = 1'-0" 1



TOWER LEVEL 1/8" = 1'-0" 2

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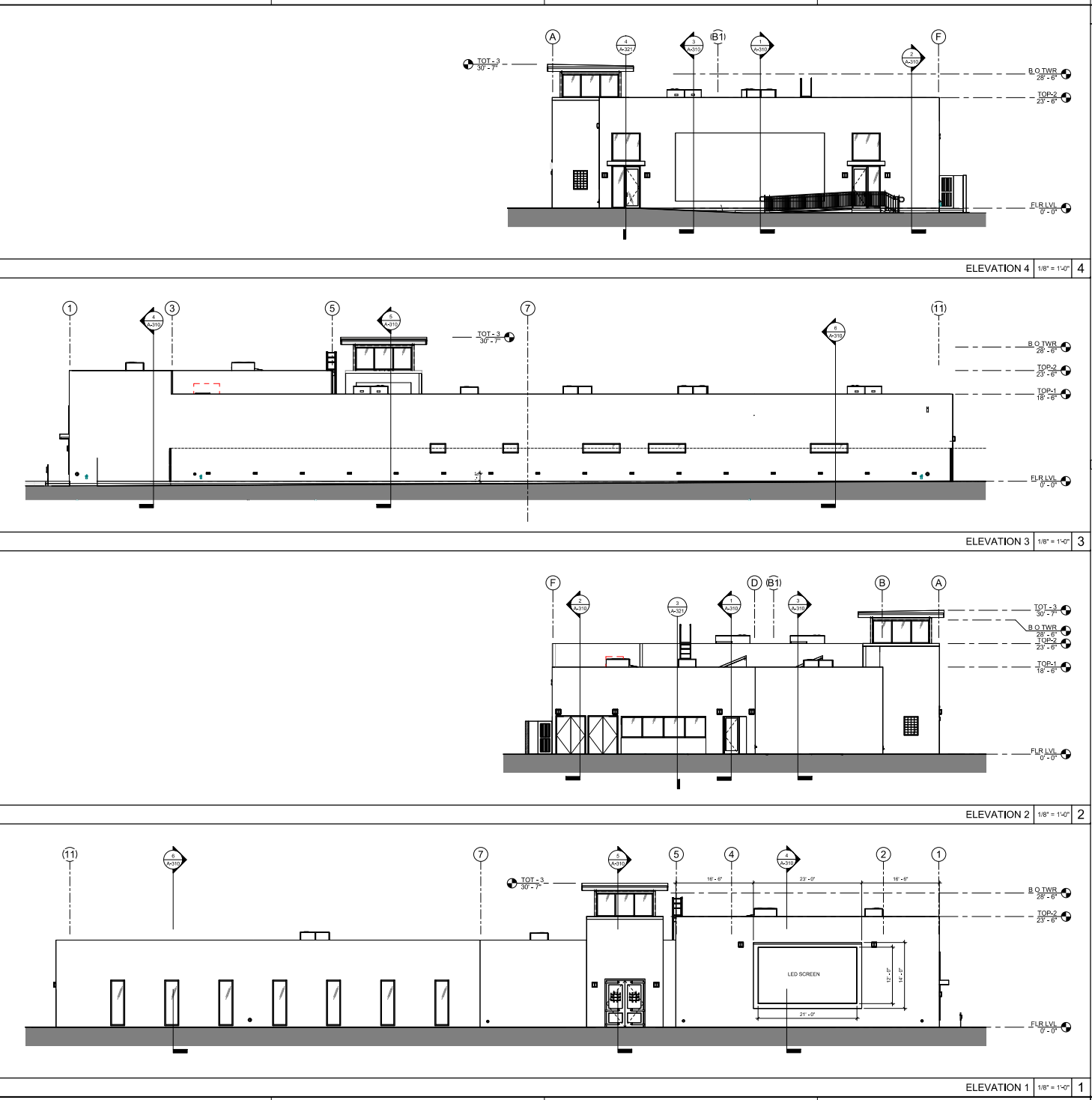
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GENERAL NOTES

1. VERTICAL ELEVATIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS ARE FROM FINISH FLOOR (TOP OF CONCRETE SLAB ON GRADE) UNLESS NOTED OTHERWISE.
2. WINDOW AND DOOR HEAD HEIGHTS:
 - a. WINDOW HEAD HEIGHTS SHOWN AT EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEARS TO BE THE SAME, THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEAD HEIGHT OF THE DOOR AND SET THE WINDOW HEAD AS NECESSARY FOR ALIGNMENT OF THE WINDOW FRAME AND TRIM WITH THE DOOR FRAME AND TRIM.
 - b. WINDOWS LOCATED WHERE INTERIOR DROPPED SOFFITS OCCUR AND CEILING AND WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHTS REQUESTED IN WRITING TO ARCHITECT FOR DETAIL. PARTITION OR CEILING FINISH MATERIALS SHALL NOT TERMINATE INTO SIDE OF WINDOW GLASS. CEILING FINISH TERMINATING INTO THE GLAZING OR SASH PORTION OF THE WINDOW IS NOT ACCEPTABLE.
3. WINDOW ALIGNMENT: WINDOWS LOCATED VERTICALLY SHALL ALIGN FRAME OF JAMB WITH ADJACENT VERTICAL WINDOW.
4. REFER TO ROOF PLANS FOR PARAPET & ROOFING DETAILS NOT SHOWN & FOR ROOF MATERIAL INFORMATION.
5. BUILDING ELEVATION COLORS, SIDINGS, VENEERS, TRIMS, ETC. AT ALL LOCATIONS ARE REQUIRED TO RETURN TO AN INSIDE BUILDING CORNERS UNLESS NOTED OTHERWISE.
6. GRADE LINES SHOWN ON ELEVATIONS ARE FOR VISUAL REFERENCE ONLY AND MAY VARY FROM ACTUAL LINE GRADES - SEE CIVIL DWGS.
7. VERIFY ALL DIMENSIONS IN FIELD. THE DIMENSION TO THE T.O.S. STRUCTURE IS FROM THE HIGHEST POINT OF THE FINISHED ROOF SURFACE.
8. SEE ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION OF EXTERIOR LIGHTING FIXTURES.
9. WALL RECESSED WALL LIGHTS TO BE FLUSH WITH PLASTER WALL SURFACES.
10. ALL MANUFACTURED PRODUCTS TO BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS REQUIREMENTS AND PRODUCT LISTINGS.
11. REFER TO ROOF PLAN FOR PARAPET & ROOFING DETAILS NOT SHOWN & FOR ROOF MATERIAL INFORMATION.

VALUE	DESCRIPTIONS
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APPROVAL

Item 3.

CLIENT



COACHELLA LIBRARY ANNEX
5090 ENTERPRISE WAY COACHELLA, CA 92236

ENGINEER/ARCHITECT



IDS GROUP
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-4800

STAMP



STAMP

REV	DESCRIPTION	DATE
1	PLAN CHECK SUBMITTAL	06/27/25

PROJECT IDENTIFICATION

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DRAWN BY SB/MF
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SHEET TITLE

EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER

A 76