



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 20, 2021**  
6:00 PM

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PURSUANT ASSEMBLY BILL 361,  
ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020,  
THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

IF YOU WOULD LIKE TO ATTEND THE MEETING **VIA ZOOM**, HERE IS THE LINK:

[HTTPS://US02WEB.ZOOM.US/J/89785377649?pwd=SzFJcmFvWHBQMXNsUcTjNHZZOENWdz09](https://us02web.zoom.us/j/89785377649?pwd=SzFJcmFvWHBQMXNsUcTjNHZZOENWdz09)

OR ONE TAP MOBILE :

US: +16699006833,,89785377649#,,, \*809812# US

OR TELEPHONE:

US: +1 669 900 6833

**WEBINAR ID: 897 8537 7649**

**PASSCODE: 809812**

PUBLIC COMMENTS MAY BE RECEIVED **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 COMMISSION ELECTRONICALLY VIA EMAIL TO [GPEREZ@COACHELLA.ORG](mailto:gperez@coachella.org). TRANSMITTAL **PRIOR TO THE START** OF THE MEETING IS REQUIRED. ALL WRITTEN COMMENTS RECEIVED WILL BE FORWARDED TO THE COMMISSION AND ENTERED INTO THE RECORD.

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

**CALL TO ORDER:**

Meeting was called to order at 6:01 p.m. by Vice Chair Navarrete. The meeting was conducted via Zoom meeting and available to the public via Zoom meeting.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Commissioners Present: Alternate Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete, Chair Virgen (joined the meeting at 6:19 p.m.). (All Planning Commissioners participated via teleconference)

Commissioners Absent: Commissioner Gonzalez

Staff Present: \*Gabriel Perez, Development Services Director  
\*Nikki Gomez, Associate Planner  
\*Rosa Montoya, Planning Technician  
  
\*Participated in meeting via teleconference

**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.”

No requests by the Commission.

**APPROVAL OF THE MINUTES**

1. Minutes - Planning Commission Meeting October 6, 2021

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARRETE TO APPROVE THE MINUTES WITH THE MODIFICATION TO REMOVE THE FIRST SENTENCE AFTER THE PUBLIC HEARING SECTION, IN REFERENCE TO COMMISSIONER GONZALEZ RECUSING HIMSELF.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Alternate Commissioner Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

**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.”

Closed at 6:06 pm

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

None.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

\*\*\**Chairperson Virgen joined the meeting at 6:19 p.m.*

2. American Desert LLC Multi-tenant Microbusiness Project

- a) Conditional Use Permit 342 proposes to convert an existing 18,960 square foot multi-tenant (12 units) industrial building into multi-tenant microbusiness at 86695 Avenue 54. (APN 764-280-011)
- b) Change of Zone No. 21-03 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.29 acre developed parcel located at 86695 Avenue 54.
- c) Variance No. 21-04 to allow the proposed Industrial Park Overlay Zone on a project area less than a 10 acres, individual lot less than 5 acres, and a lot depth less than 220 feet.

Chair Virgen opened the public hearing at 6:25 p.m.

Al Barlas, applicant representative, discussed that CVTA is in their last month to stay. Said he informed tenants and adjacent property owners of their project and that the owners wants the option to add cannabis business tenants.

Chair Virgen closed the public hearing at 6:30 p.m.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARETE TO ADOPT RESOLUTION NO. PC 2021-23, A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE COACHELLA CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT (CUP 342), CHANGE OF ZONE (CZ 21-03), AND VARIANCE (VAR 21-04) TO CONVERT AN EXISTING 18,960 SQUARE FOOT MULTI-TENANT INDUSTRIAL BUILDING TO ALLOW CANNABIS MICROBUSINESSES AT 86695 AVENUE 54. CHANGE OF ZONE (CZ 21-03) PROPOSES TO CHANGE THE EXISTING ZONE FROM M-H (HEAVY INDUSTRIAL) TO M-S (MANUFACTURING SERVICE ZONE) AND ADD THE INDUSTRIAL PARK OVERLAY ZONE AT 86695 AVENUE 54. VARIANCE (VAR 21-04) IS REQUIRED TO ALLOW INDUSTRIAL PARK OVERLAY ZONE DEVELOPMENT WITHIN A PROJECT AREA LESS THAN 10 ACRES, ON AN INDIVIDUAL LOT SIZE LESS THAN 5 ACRES, AND A LOT DEPTH OF LESS THAN 220 FEET ON A 1.29 ACRE DEVELOPED

PARCEL LOCATED AT THE 86695 AVENUE 54; AMERICAN DESERT LLC MULTI-TENANT MICROBUSINESS PROJECT, AL BARLAS REPRESENTING ARTEM ARTENYAN, APPLICANT

\*\*\*With the correction to the staff report 3<sup>rd</sup> page – Project Analysis section changing “38,600 sq. ft.” to “18,960 sq. ft.”

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Alternate Commissioner Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

3. Review of Ordinance No. 1188 amending the Coachella Municipal Code regarding Interim Outdoor Cannabis Cultivation. City-Initiated.

Chair Virgen opened the public hearing at 6:25 p.m.

Oracio Gonzalez, Coachella Valley Growers representative, described the group’s outdoor growing operation with record breaking yield and plant quality. Mr. Gonzalez requested the Planning Commission address winter month cannabis growing when plants are triggered to flower too early, which stunts their growth for a plant smaller than the typical six (6) foot plant height under normal conditions. He mentioned fixed costs for cultivation stay the same throughout the year, but the plants are smaller in the winter, which limits winter harvests. He suggested allowances for supplemental lighting, such as off the shelf string lights available at Costco, two (2) hours before sunrise and two (2) hours after sunset, which would allow plants to reach normal growth. Mr. Gonzalez stated that other jurisdictions around the state allow the nighttime lighting for outdoor cannabis cultivation and that without similar allowances, local growers will be at a competitive disadvantage. He suggested that any lighting impacts could be evaluated by the City on a case by case basis.

Chair Virgen closed the public hearing at 7:05 p.m.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARETE TO ADOPT RESOLUTION NO. PC 2021-24, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO REGULATIONS FOR INTERIM OUTDOOR CANNABIS CULTIVATION. CITY-INITIATED.

\*\*\*with amendments to allow growers to use outdoor lighting for cultivation purposes during the winter months, two hours before sunrise and two hours after sunset, with illumination similar to patio string lights and that at a year before conditional use permit expiration that City staff work to notify applicants of the need to renew the permit.

Approved by the following roll call vote:

AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Figueroa, Alternate Commissioner Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

**INFORMATIONAL:**

None.

**ADJOURNMENT:**

Meeting Adjourned by Chair Virgen at 7:12 pm by Chair Virgen.

Respectfully Submitted by,

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Gabriel Perez  
Planning Commission Secretary

*Complete Agenda Packets are available for public inspection in the  
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES