



City Council Chamber  
1515 6<sup>th</sup> Street, Coachella, CA  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**November 20, 2024**  
6:00 PM

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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

Passcode: 380084

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

Public comments may be received 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: 6:01 PM**

**PLEDGE OF ALLEGIANCE:**

Vice Chair Gonzalez.

**ROLL CALL:**

Commissioners Present: Chair Hernandez, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca.

Commissioners Absent: Alternate Commissioner Fonseca.

Staff Present: \*Gabriel Perez, Development Services Director.  
\* Lizzandro Diaz, Building Official.  
\*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 COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Chair Hernandez, Commissioner Arvizu, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Murillo.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes October 16, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE MEETING MINUTES.

**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:**

2. Variance No. 24-01 – Campos, Setback

A request for a for five foot setback variance for an existing detached 263 SF patio structure constructed without a permit at 48552 Playa Del Amor Street. Applicant: Jesus Campos.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE VARIANCE NO. 24-01 A REQUEST FOR A FIVE FOOT SETBACK VARIANCE FOR AN EXISTING DETACHED 263 SF PATIO STRUCTURE CONSTRUCTED WITHOUT A PERMIT AT 48552 PLAYA DEL AMOR STREET.

Approved by the following roll call vote:

AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

3. Coachella Healthy Food Truck Permit Pilot Program (ZOA No. 24-03)

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE ZONING ORDINANCE AMENDMENT NO. 24-03 RECOMMENDING TO THE CITY COUNCIL AN ORDINANCE ESTABLISHING A HEALTHY FOOD TRUCK PERMIT PILOT PROGRAM FOR CERTAIN CITY PARKS, CERTAIN PARCELS IN THE DOWNTOWN (DT-PV) AND DOWNTOWN TRANSITION (TR-PV) ZONING DISTRICTS, AND AT DATE FARMS WITH THE FOLLOWING MODIFICATIONS:

- DEFINE “HEALTHY FOOD TRUCK.”
- TO ALLOW FOOD TRUCKS AT THE ARMTEC PARK AT AVENUE 53 AND TYLER STREET.
- ALLOW MORE THAN THREE (3) FOOD TRUCKS AT DATE FARMS.
- ADD LANGUAGE TO ALLOW ACCESSIBLE STANDARD PORTABLE RESTROOMS IN THE DOWNTOWN AREA.
- ALLOW OPEN FLAME COOKING IN DATE FARMS.

Approved by the following roll call vote:

AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez.

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

4. Zoning Ordinance Amendment No. 24-02 – Streamline Code Amendments (Phase 2) to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses, development standards and development review process in the City. City-Initiated.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:35 pm by Chair Hernandez.

Gloria Gomez, Applicant, spoke and provided comments.

Public Hearing Closed at 6:37 pm by Chair Hernandez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE ZONING ORDINANCE AMENDMENT NO. 24-02 RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE TITLE 17 REGARDING ZONING DISTRICT PERMITTED USES, DEVELOPMENT STANDARDS AND DEVELOPMENT REVIEW PROCESS IN THE CITY WITH THE FOLLOWING MODIFICATIONS:

- ESTABLISH AN AMNESTY PROGRAM FOR EXISTING UNPERMITTED DRIVEWAY CANOPIES CONSTRUCTED PRIOR TO DECEMBER 2022.
- SEPARATION BETWEEN STRUCTURES TO BE REDUCED FROM 10' TO 5'.
- TO PERMIT AN RV SHADE STRUCTURE ON THE SIDE SETBACK.

Approved by the following roll call vote:

AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

**INFORMATIONAL:**

Development Director's Updates:

- Public workshop for the Rail Station Feasibility Study will take place November 21<sup>st</sup> from 5-7pm at the Coachella Library.
- Planning Commission position applications are now open.
- No Planning Commission meeting on December 4, 2024.

**ADJOURNMENT:** 7:52 PM

Respectfully Submitted by,

Gabriel Perez  
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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES