



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 03, 2021
6:00 PM

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/88446426941?pwd=QVdLZ0dQQmd1V1BEY3H3WFVhck1OQT09](https://us02web.zoom.us/j/88446426941?pwd=QVdLZ0dQQmd1V1BEY3H3WFVhck1OQT09)

OR ONE TAP MOBILE :

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

OR TELEPHONE:

US: +1 669 900 6833

WEBINAR ID: 884 4642 6941

PASSCODE: 774623

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**. 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 6:04 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: Commissioner Gonzalez (joined the meeting at 6:08 p.m.), Alternate Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete, Chair Virgen (All Planning Commissioners participated via teleconference)

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.”

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes - October 20, 2021

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER LEAL TO APPROVE THE MINUTES AS SUBMITTED.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None

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.”

None.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Request for a first 12-month time extension for Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead Development Phase II) which consists of retail, restaurant, office building, mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Cesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

Nikki Gomez, Associate Planner, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division.

Chair Virgen opened the meeting for public comment at 6:15 p.m. and closed the public comments at 6:25 p.m.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE FIRST 12-MONTH TIME EXTENSION FOR TENTATIVE PARCEL MAP NO. 37940, CONDITIONAL USE PERMIT NO. 321, CONDITIONAL USE PERMIT NO. 322 AND ARCHITECTURE REVIEW NO. 20-03 FOR A MULTI-TENANT DEVELOPMENT (FOUNTAINHEAD DEVELOPMENT PHASE II) WHICH CONSISTS OF RETAIL, RESTAURANT, OFFICE BUILDING, MINI MARKET WITH ALCOHOL SALES, AND A 12-PUMP FUELING SERVICE STATION ON A 3.1 ACRE VACANT PORTION OF LAND ON AN EXISTING PARTIALLY DEVELOPED SHOPPING CENTER LOCATED AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND FIRST STREET. (APN 778-020-007 & 778-010-017)

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Commissioner Figueroa.

ABSENT: None.

3. Request for two-consecutive 12-Month Time Extensions for Architectural Review No. 19-02 to construct a new multi-tenant retail/office center consisting of two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of land totaling 1.9 acres in the C-G (General Commercial) zone located at the southeast corner of Valley Road and Cesar Chavez Street. (APN 778-280-001 & -002). Juan Carlos Guardado, Applicant.

Nikki Gomez, Associate Planner, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division. In the presentation, she noted minor changes to the proposed building setback and square footage due to the easements. She also identified a modification to the parking lot area and vehicle parking count, but states that on-site parking is consistent with the City's minimum commercial parking requirements.

Chair Virgen opened the meeting for public comment at 6:39 p.m. and closed the public comments at 6:42 p.m.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE TWO-CONSECUTIVE 12-MONTH TIME EXTENSIONS FOR ARCHITECTURAL REVIEW NO. 19-02 TO CONSTRUCT A NEW MULTI-TENANT RETAIL/OFFICE CENTER CONSISTING OF TWO COMMERCIAL BUILDINGS FOR A TOTAL OF 22,300 SQ. FT. ON TWO VACANT PARCELS OF LAND TOTALING 1.9 ACRES IN THE C-G (GENERAL COMMERCIAL) ZONE LOCATED AT THE SOUTHEAST CORNER OF VALLEY ROAD AND CESAR CHAVEZ STREET. (APN 778-280-001 & -002). JUAN CARLOS GUARDADO, APPLICANT.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Commissioner Figueroa.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None.

INFORMATIONAL:

None.

ADJOURNMENT:

Meeting Adjourned by Chair Virgen at 7:04 pm by Chair Virgen.

Respectfully Submitted by,

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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES