



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

**June 02, 2021**  
6:00 PM

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PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO [LLOPEZ@COACHELLA.ORG](mailto:LLOPEZ@COACHELLA.ORG), [GPerez@COACHELLA.ORG](mailto:GPerez@COACHELLA.ORG) AND [YBECERRIL@COACHELLA.ORG](mailto:YBECERRIL@COACHELLA.ORG).

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

**[HTTPS://US02WEB.ZOOM.US/J/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFAC214Zz09](https://us02web.zoom.us/j/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFAC214Zz09)**

**PASSCODE: 674336**

**OR IPHONE ONE-TAP :**

**US: +16699006833,,88900660100#,,,,\*674336# OR +12532158782,,88900660100#,,,,\*674336#**

**WEBINAR ID: 889 0066 0100**

**PASSCODE: 674336**

**CALL TO ORDER:**

Meeting was called to order at 6:03pm by Chair Virgen.

**PLEDGE OF ALLEGIANCE:**

Pledge of allegiance lead by Vice Chair Navarrete.

**ROLL CALL:**

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

Absent: None.

**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.”

Motion to Approve Agenda for the Planning Commission Meeting of June 2nd, 2021

Made by: Commissioner Figueroa.

Seconded by: Commissioner Gonzalez.

Approved, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes for May 5<sup>th</sup>, 2021.

Motion to Approve Minutes for the Planning Commission Meetings of May 5th, 2021.

Made by: Commissioner Huazano.

Seconded by: Commissioner Gonzalez.

Approved, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Planning Commission Meeting Minutes for May 19<sup>th</sup>, 2021.

Motion to correct and bring back Minutes for the Planning Commission Meetings of May 19th, 2021.

Made by: Vice Chair Navarrete.

Seconded by: Commissioner Gonzalez.

Approved, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: 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:**

Per Luis Lopez, new staff, Gabriel Perez to assume duties of Development Services Director. Rebecca Contreras, interim remote planner.

Per Luis Lopez, new City Manager takes his seat on Friday June 4<sup>th</sup>, 2021.

Last day upcoming for Luis Lopez.

**NON-HEARING ITEMS:**

None.

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

3. Conditional Use Permit No. 339 to allow an alcoholic beverage license (Beer and Wine- ABC License Type 41) as part of an existing 944 square foot restaurant located at 84-705 Avenue 50, Suite 1 (dba: Tacos Pericos), in the C-G (General Commercial) zone within an existing commercial center.

Public Hearing Opened at 6:21pm by Chair Virgen.

None.

Public Hearing Closed at 6:22 pm by Chair Virgen.

Motion: To Approve Item 3. Conditional Use Permit No. 339 to allow an alcoholic beverage license (Beer and Wine- ABC License Type 41) as part of an existing 944 square foot restaurant located at 84-705 Avenue 50, Suite 1 (dba: Tacos Pericos), in the C-G (General Commercial) zone within an existing commercial center.

Made by: Commissioner Gonzalez.  
Seconded by: Vice Chair Navarrete.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. Paradise Liquor – Alcohol Sales Request

Conditional Use Permit No. 338 to allow liquor sales as part of a proposed 2,500 square foot convenience store (ABC Type 21, Off-Sale General) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-G (General Commercial) zone. Paradise Liquor, Inc. (Applicant).

Public Hearing Opened at 6:41pm by Chair Virgen.

Elyana Steih- applicant/with applicant.

Public Hearing Closed at 6:51pm by Chair Virgen .

Motion to approve Item 4. Conditional Use Permit No. 338 to allow liquor sales as part of a proposed 2,500 square foot convenience store (ABC Type 21, Off-Sale General) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-G (General Commercial) zone. Paradise Liquor, Inc. (Applicant).

\*\*\*With the added finding that there is a benefit to the community that outweighs zoning restrictions and the need for a zoning variance. AND that advertisements for said establishment limit the use of the word, “liquor.”

Made by: Commissioner Gonzalez.

Seconded by Commissioner Navarrete

Motion fails/does not pass by the following roll call vote:

AYES: Commissioner Gonzalez, Vice Chair Navarrete.

NOES: Commissioner Figueroa, Commissioner Huazano, Chair Virgen.

ABSTAIN: None.

ABSENT: None.

*\*\*\*Luis Lopez, Development Services Director advised applicant can appeal to the City Council within 15 days.*

**INFORMATIONAL:**

Gabriel Perez, introduction.

Luis Lopez advised new City Manager Appointment.

**ADJOURNMENT:**

Meeting Adjourned by Chair Virgen at 7:03 pm.

Respectfully Submitted by,

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Yesenia Becerril

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