



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 07, 2020**  
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), [jcarrillo@coachella.org](mailto:jcarrillo@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.
- The public shall have access to watch the meeting live using following link:  
<https://youtu.be/OA1WsURsMnQ>

### **CALL TO ORDER:**

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:05 p.m. virtually by Vice Chair Virgen.

### **PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Yesenia Becerril.

### **ROLL CALL:**

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

Absent: Chair Soliz, Commissioner Navarrete.

### **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.”

**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:**

1. Request for a 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 (Coachella Vineyards) to allow the subdivision of approximately 48 acres into an 188-space recreational vehicle (RV) park/subdivision and associated facilities including common recreational, parking and landscaping areas on a total of 48 acres of vacant land in the CT-PD (Tourist Commercial – Planned Development) zone located at the northeast corner of Vista Del Norte and Tyler Street.

Applicant, Abe Gottlieb stated bottom lot was split into two. They started to build a fence and will finish in two months.

2. Motion to approve Non- Hearing Item 1. Request for a 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 (Coachella Vineyards) to allow the subdivision of approximately 48 acres into an 188-space recreational vehicle (RV) park/subdivision and associated facilities including common recreational, parking and landscaping areas on a total of 48 acres of vacant land in the CT-PD (Tourist Commercial – Planned Development) zone located at the northeast corner of Vista Del Norte and Tyler Street.

Made by: Commissioner Gonzalez.

Seconded by: Alternate Commissioner Leal.

Motion passes by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Navarrete, Chair Soliz.

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

2. Cairo Casitas Project

- 1) Change of Zone No. 20-2 to change the zoning from C-G (General Commercial) and R-M (Multiple Family Residential) to CN-PD (Neighborhood Commercial – Planned Development) and RM-PD (Multifamily Residential – Planned Development) on 0.49 acres of partially-developed land.
- 2) Conditional Use Permit No. 328 setting land use regulations and minimum development standards for the Cairo Casitas Planned Development Project located at 51-704 Cesar Chavez Street.
- 3) Architectural Review No. 20-08 to allow façade and parking lot renovations to an existing commercial / mixed use building and construction of a new two-story apartments building with carports accessed from a public alley, to include eight (8) new dwelling units ranging in size from 692 sq. ft. to 1,094 sq. ft. for a total area of 7,279 sq. ft. on a partially-developed 21,344 sq. ft. lot in the RM-PD (Multifamily Residential – Planned Development Overlay) zone.

Motion to Approve Public Hearing Item 3. with below added condition:

- 1) Change of Zone No. 20-2 to change the zoning from C-G (General Commercial) and R-M (Multiple Family Residential) to CN-PD (Neighborhood Commercial – Planned Development) and RM-PD (Multifamily Residential – Planned Development) on 0.49 acres of partially-developed land.
- 2) Conditional Use Permit No. 328 setting land use regulations and minimum development standards for the Cairo Casitas Planned Development Project located at 51-704 Cesar Chavez Street.
- 3) Architectural Review No. 20-08 to allow façade and parking lot renovations to an existing commercial / mixed use building and construction of a new two-story apartments building with carports accessed from a public alley, to include eight (8) new dwelling units ranging in size from 692 sq. ft. to 1,094 sq. ft. for a total area of 7,279 sq. ft. on a partially-developed 21,344 sq. ft. lot in the RM-PD (Multifamily Residential – Planned Development Overlay) zone.

*\*\*With amended condition 2i, commercial building shall aesthetically complement the residential building and final rendering of such shall be brought back to the Planning Commission for review. And the central plaza area shall include stamped concrete and shall include more shade with benches or sitting areas. And amend item 2j. Shall include that stucco finishes shall match the existing building to the new one. Final landscaping plan to be brought back for review to the Planning Commission, half of all parking spaces shall be covered and that water diversion and flood diversion components shall be added to the proposed project.*

Public Hearing opened at 7:23 pm by Vice Chair Virgen.

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- 4) Made by: Commissioner Gonzalez.
- 5) Seconded by: Commissioner Huazano.
- 6) Motion passes by the following vote:
- 7) AYES: Alternate Commissioner Leal, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Virgen.
- 8) NOES: None.
- 9) ABSTAIN: None.
- 10) ABSENT: Commissioner Navarrete, Chair Soliz.

INFORMATIONAL:

Housing element amendment.

**ADJOURNMENT:**

Meeting adjourned at 7:28 p.m. by Vice Chair Virgen.

Respectfully Submitted,

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Yesenia Becerril  
Planning 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