



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

**November 18, 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/yVBav271qpc>

### **CALL TO ORDER:**

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:13 p.m. virtually by Chair Soliz.

### **PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was foregone per Chair Soliz in the interest of time.

### **ROLL CALL:**

Present: Commissioner Gonzalez, Commissioner Navarrete, Chair Soliz.

Absent: Alternate Commissioner Leal, Commissioner Huazano, Vice Chair Virgen.

### **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 the Agenda made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete

**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 Retroactive 24-Month Time Extension for Conditional Use Permit (CUP 279) and Architectural Review (AR 17-03) to allow the phased development of a 644,567 sq. ft. commercial cannabis project in fourteen buildings on 49 acres of vacant land in the M-S (Manufacturing Service) zone located at 86-601 Industrial Way.

**Motion to Approve Non-hearing item 1.** Request for Retroactive 24-Month Time Extension for Conditional Use Permit (CUP 279) and Architectural Review (AR 17-03) to allow the phased development of a 644,567 sq. ft. commercial cannabis project in fourteen buildings on 49 acres of vacant land in the M-S (Manufacturing Service) zone located at 86-601 Industrial Way.

Made by: Commissioner Navarrete.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Navarrete, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Leal, Commissioner Huazano, Vice Chair Virgen.

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

2. Conditional Use Permit (CUP 335 to allow a 225 square foot Non-Storefront Retail Cannabis business to be located within an existing building in the M-W (Wrecking Yard) zone located at 48-050 Harrison Street, Suite No. 2 (APN: 603-290-001); Kyle Friend (dba: Kismet Organic), Applicant.

Ed Sapiago, Applicant spoke from 6:31-6:33pm.

**Motion to Approve Public Hearing Item 2.** Conditional Use Permit (CUP 335 to allow a 225 square foot Non-Storefront Retail Cannabis business to be located within an existing building in the M-W (Wrecking

Yard) zone located at 48-050 Harrison Street, Suite No. 2 (APN: 603-290-001); Kyle Friend (dba: Kismet Organic), Applicant

Made by: Commissioner Navarrete.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Navarrete, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Leal, Commissioner Huazano, Vice Chair Virgen.

3. Bejarano Cannabis Cultivation Facility

- a) Environmental Assessment (EA 20-02) adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Bejarano Project located at 48-100 Harrison Street.
- b) Conditional Use Permit (CUP 327) and Architectural Review (AR 20-06) to allow the construction of a new 225,705 square foot cannabis cultivation facility with two-story head house and industrial greenhouse structures, perimeter fencing, landscaping, retention basin, and parking lot improvements on 10.01 acres of partially-developed land located in the M-W (Wrecking Yard) zone at 48-100 Harrison Street. David E. Argudo (Applicant).

Kaitlyn Dodson CEQA/Environmental consultant spoke at 6:53pm.

Public hearing opened at: 7:05pm by Chair Soliz.

1. David Argudo, applicant spoke.
2. CIA/Architect spoke.

Public hearing closed at 7:09pm by Chair Soliz.

**Motion to Approve Public Hearing Item 3.** Bejarano Cannabis Cultivation Facility a)Environmental Assessment (EA 20-02) adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the Bejarano Project located at 48-100 Harrison Street. b) Conditional Use Permit (CUP 327) and Architectural Review (AR 20-06) to allow the construction of a new 225,705 square foot cannabis cultivation facility with two-story head house and industrial greenhouse structures, perimeter fencing, landscaping, retention basin, and parking lot improvements on 10.01 acres of partially-developed land located in the M-W (Wrecking Yard) zone at 48-100 Harrison Street. David E. Argudo (Applicant).

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Navarrete, Chair Soliz

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Leal, Commissioner Huazano, Vice Chair Virgen.

**INFORMATIONAL:**

NONE.

**ADJOURNMENT:**

Meeting adjourned at 7:09 p.m. by Chair Soliz.

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