



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A STUDY SESSION
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 19, 2023
6:00 PM

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 :

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Or telephone:

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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. 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: 6:07 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

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

Commissioners Absent: Commissioner Murillo, Alternate Commissioner Fonseca.

Staff Present:

*Abraham Galvan Sanchez, Deputy City Attorney.

*Gabriel Perez, Development Services Director.

*Adrian Moreno, Associate Planner.

*Jesus Medina, Information Technology Tech.

*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 ARVIZU AND SECONDED BY VICE CHAIR HERNANDEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – July 5, 2023.

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

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

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:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. City of Coachella 6th Cycle Housing Element General Plan Amendment No. 21-02 and Environmental Assessment No. 22-03 for consideration of the City of Coachella 6th Cycle Housing Element for 2021-2029. 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.

Kathryn Slama, Director at LWC, gave a brief presentation for the item made herself available and provided comments.

Public Hearing Opened at 6:39 pm by Chair Gonzalez.

Public Hearing Closed at 6:40 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2023-21 RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION FOR THE ADOPTION OF 2021-2029 HOUSING ELEMENT AND APPROVE GENERAL PLAN AMENDMENT NO. 21-02 AMENDING THE CITY OF COACHELLA 2035 GENERAL PLAN FOR THE ADOPTION OF THE 2021-2029 HOUSING ELEMENT.

Approved by the following roll call vote:

AYES: Commissioner Arvizo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

3. El Dorado Liquor – Alcohol Sales Conditional Use Permit No. 367 to allow liquor sales (ABC Type 20, Off-Sale Beer & Wine) within a 1,378 SF convenience store located within the Coachella Shopping Center at 49647 Cesar Chavez Street. Applicant Jose Luis Cedano Zamudio.

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

Public Hearing Opened at 6:53 pm by Chair Gonzalez.

Public Hearing Closed at 6:53 pm by Chair Gonzalez.

Public Hearing Re-Opened at 6:54 pm by Chair Gonzalez.

Public Hearing Closed at 6:53 pm by Chair Gonzalez.

Jose Luis Cedano, business owner, provided comments made himself available and happy to open his business here at the City of Coachella with his family.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC2023-19 APPROVING CONDITIONAL USE PERMIT NO. 367 WITH THE FINDINGS AND CONDITIONS LISTED IN RESOLUTION PC2023-19:

Approved by the following roll call vote:

AYES: Commissioner Arvizo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

4. Sushi Mariscos Guamuchil – Alcohol Sales Conditional Use Permit No. 366 to allow an expansion of alcohol sales as part of a 2,463 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits) in an existing commercial building located at 49405 Grapefruit Blvd in the C-G (General Commercial) zone. Mayra Bojorquez (Applicant)

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 7:05 pm by Chair Gonzalez.

Carlos Eduardo, owner, provided comments and thanked everyone for giving him the opportunity to open his business here at the city.

Public Hearing Closed at 7:06 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR TO ADOPT RESOLUTION NO PC2023-20 APPROVING CONDITIONAL USE PERMIT NO. 366 TO ALLOW LIQUOR SALE LICENSE TYPE 47 ON-SALE BEER, WINE AND DISTILLED SPIRITS SERVICE FOR THE 2,463 SQUARE SUSHI MARISCOS GUAMUCHIL RESTAURNAT EATING PLACE (ABC LICENSE TYPE 47 – ON-SALE BEER, WINE, DISTILLED – GENERAL), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 49405 GRAPEFRUIT BLVD:

Approved by the following roll call vote:

AYES: Commissioner Arvizo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

INFORMATIONAL:

5. Director's Development Update

- Welcomed Chair Gonzales back.
- The city received a 2 Million grant from the State awarded to RCTC for a Rail Station Feasibility Study.

ADJOURNMENT: 7:13 P.M.

*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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

