



City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

March 20, 2024
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 :

Us: +16699006833,, 84544257915#,,,,* 380084# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

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: 6:00 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez.

ROLL CALL:

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

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Technician

SPECIAL ORDER OF BUSINESS:

Selection of Planning Commission Chair and Vice-Chair.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY COMMISSIONER MURILLO TO NOMINATE VICE CHAIR HERNANDEZ FOR CHAIRPERSON.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO NOMINATE CHAIR GONZALEZ FOR VICE-CHAIRPERSON.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

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.”

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.
ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – February 21, 2024.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

2. Special Planning Commission Study Session Minutes – February 29, 2024.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

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.”

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

3. Coachella Valley Apartments 1st 1-Year Time Extension Architectural Review No. 22-12. The project consisting of a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue.

Gabriel Perez, Development Services Director, requested that the agenda item be moved to the next Planning Commission Meeting of April 17, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO MOVE THE AGENDA ITEM TO THE NEXT PLANNING COMMISSION MEETING OF APRIL 17, 2024.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Variance 23-04 – Rochin, Setback. A request for a for five foot five inch rear yard setback variance and five percent lot coverage variance for an existing 644 SF patio structure constructed without a permit at 48440 Charlton Peak Street. Applicant: Ramon Rochin.

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 6:11pm by Chair Hernandez

Ramon Rochin, Applicant, spoke and provided comments.

Public Hearing Closed at 6:12pm by Chair Hernandez

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-02 APPROVING VARIANCE 23-04 TO ALLOW FOR A FIVE FOOT FIVE INCH REAR YARD SETBACK VARIANCE AND FIVE PERCENT LOT COVERAGE VARIANCE FOR AN EXISTING 644 SF PATIO STRUCTURE CONSTRUCTED WITHOUT A PERMIT AT 48440 CHARLTON PEAK STREET WITH THE FOLLOWING SUGGESTION TO STAFF:

- HOLD COMMUNITY EDUCATIONAL FORUMS ON BUIDLING PERMITTING REQUIREMENTS EACH QUARTER

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs

Adrian Moreno, Associate Planner, requested that the agenda item be continued for the next Planning Commission Meeting of April 17, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO CONTINUE THE ITEM TO THE NEXT PLANNING COMMISSION MEETING OF APRIL 17, 2024.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

6. CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Length of Stay Modification Request - The Applicant proposed a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area. Applicant: Coach RV LLC.

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 6:37pm by Chair Hernandez

Mike Harrison, Applicant, spoke and provided comments.

Aaron Hillman, Landscape Architect with Coach RV LLC, spoke and provided comments.

Public Hearing Closed at 6:41pm by Chair Hernandez

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-08 APPROVING CONDITIONAL USE PERMIT NO. 308 AND ARCHITECTURAL REVIEW NO. 18-18 MODIFICATION TO EXTEND THE ALLOWABLE TIME PERIOD OF LODGING BEYOND 30 DAYS AND MINOR MODIFICATIONS TO THE LANDSCAPE PLAN FOR A NEW 469-SPACE RECREATIONAL VEHICLE (RV) CAMPGROUND, COACHELLA LAKES RV RESORT, WITH AVERAGE STALL SIZES OF 2,580 SQ. FT., INCLUDING A 1,400 SQ. FT. CLUBHOUSE, THREE LAUNDRY/RESTROOM BUILDINGS, WITH PRIVATE STREETS AND COMMON AREA WITH THE FOLLOWING CONDITIONS:

- PLACE A CAP OF 35% FOR RV STAYS LONGER THAN 30 DAYS.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

5. Director's Development Updates

- Summary of events:
 - March 23, 2024 – Mariachi Festival at Veteran's Park.
 - March 28, 2024 – Senior Inspiration Awards
 - April 18, 2024 – Farmchella at Veteran's Park
 - May 3 to May 24, 2024 – Movies at the Park
 - July 3, 2024 – Fourth of July event at Bagdouma Park

- City Council approved a façade improvement program for businesses along Cesar Chavez Street from 6th Street to Avenue 52 that will lead to improvements along the corridor.

Respectfully Submitted by,

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:00 PM

*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

