



Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

January 19, 2022
6:00 PM

CALL TO ORDER: 6:01 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Commissioners Present: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen (All Planning Commissioners participated via teleconference)

Staff Present:

- *Gabriel Perez, Development Services Director
- *Nikki Gomez, Associate Planner
- *Rosa Montoya, Planning Technician
- *Celina Jimenez, Grants Manager
- *Andrew Simmons, City Engineer
- *Participated in meeting via teleconference

SPECIAL ORDER OF BUSINESS

Selection of Planning Commission Chair and Vice-Chair

Commissioner Figueroa nominated Vice Chair Navarrete as Chair. Leal made an alternate motion that Vice Chair Navarrete and Chair Virgen continue in their roles as Vice Chair and Chair. Chair Virgen asked if there was a second to the original nomination of Vice Chair Navarrete as Chair. There was no second to the motion and the motion failed due to a lack of a second to the motion. Commissioner Gonzalez seconded the alternate motion made by Commissioner Leal that Vice Chair Navarrete and Chair Virgen continue in their roles as Vice Chair and Chair. Separate Roll Call votes were taken for the consideration of Vice Chair Navarrete and Chair Virgen to continue their roles as Vice Chair and Chair

IT WAS MOVED BY COMMISSIONER LEAL AND SECOND BY COMMISSION GONZALEZ TO SELECT CHAIR VIRGEN TO CONTINUE AS PLANNING COMMISSION CHAIR.

Approved Chair Stephanie Virgen as Chair by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

IT WAS MOVED BY COMMISSIONER LEAL AND SECOND BY COMMISSION GONZALEZ TO SELECT VICE CHAIR NAVARRETE TO CONTINUE AS PLANNING COMMISSION VICE CHAIR.

Approved Vice Chair Miguel Navarrete as Vice Chair by the following roll call vote:

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

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 VICE CHAIR NAVARRETE AND SECOND BY COMMISSION GONZALEZ TO APPROVE THE AGENDA.

Approved agenda on a roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes - January 5, 2022

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECOND BY VICE CHAIR NAVARRETE TO APPROVE THE MINUTES.

Approved minutes on a roll call vote:

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

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:

2. Coachella Sunline Transportation Hub (Architectural Review No 21-13)

The Sunline Transit Hub will serve as a transit center for Sunline Transit Agency services (Line 111, Line 91, Line 92, Line 95) and will include a 540 sq. ft. breakroom/office building for the use of Sunline Transit Agency staff, five bus shelters, landscape improvements, and a corner focal point for a future public art installation located at the Southeast corner of Cesar Chavez Street and 4th Street.

Gabriel Perez, Development Services Director, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division.

Harman Singh, Sunline representative, indicated that micro transit “sun ride” for first mile, last mile rides would be provided from the proposed transportation hub. He stated that Planning Commission restroom feedback would be discussed with Sunline staff. He clarified that there is no security at bus stops and that surveillance cameras would monitor activity at the site.

Jesse Frescas, Sunline representative, indicated that the plans for the Veteran’s park restroom require a release by the architect of record. He stated construction costs of \$200,000 for a pre-manufactured 500 sq. ft. building such as the one proposed. He further stated that constructions costs range to accommodate the aesthetic improvements would be \$250-350 sq. ft. for a 500 sq. ft. building and indicated the entire costs for the building would be a \$1 million building. Mr. Frescas stated that the construction budget is \$1.3 million and that there has been a 30% increase experienced in construction bids over the last 9 months. He indicated that the \$1.3 million budget for the transit hub would likely require \$1.6 million.

Brad Donais, P.E., project design engineer with Heptagon Seven, confirmed 4th Street and Cesar Chavez Street corner will be preserved for public art including electrical conduit and water service. He indicated surveillance cameras would be placed on light poles. He highlighted that there would be space for 4 buses concurrently, 2 buses off-site, and space adjacent to transit building for micro-routes or maintenance vehicles. He clarified that the \$1.8 million budget includes costs to purchase of the land. Mr. Donais stated some project features are understated due to the limited budget and they would do their best to work with staff to accommodate the Planning Commission requests.

During the ensuing discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- Suggested searching for plans for Veteran’s Park for restroom building that would
- Inquired if services at transportation hub is available for other transportation options other than Sunline.
- Inquired if this would be a designated Uber and Lyft pick up area.

- Inquired if the modular building is proposed to save construction and maintenance costs.
- Expressed concerns about potential traffic congestion of buses that may affect Cesar Chavez Street.
- Recommended date palms be added to the corner of 4th Street and Cesar Chavez Street.
- Inquired if the proposed pedestrian path between 5th Street and transit hub would be lit.
- Recommended public restrooms for public convenience, even if costs were greater.
- Recommended security to assist in maintaining the public safety with the restroom.

Staff provided the following clarification to the Planning Commission:

- Various transportation options would be available from the transit hub such as van pooling services.
- Mario Lascano Street will be finished within the first 30 days of construction and is a 2-way street that has in-and-out access from 4th Street and an exit only at Cesar Chavez Street.
- Chelsea Investment Corporation constructed 20 parking stalls and the southern portion of Mario Lascano Street. The northern portion of the street is to be constructed by the City.
- Bollards and overhead lighting would be installed consistent with the Pueblo Viejo design theme between 5th Street and the transit hub.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO:

- Bring back item and incorporate staff design recommendations, Planning Commission recommendations, including restrooms with incorporation of gender-neutral restrooms for cost savings.

Approved the motion to continue the item with modifications on a roll call vote:

- AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Gonzalez, Commissioner Leal, Commissioner Figueroa.
- NOES: None.
- ABSTAIN: None.
- ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Coachella Valley Growers LLC Interim Outdoor Cannabis Cultivation

Conditional Use Permit 345 to allow interim outdoor cannabis cultivation on a 79.39 acre site located at 50501 Fillmore Street. (APN 763-070-012 & 763-070-010). Coachella Valley Growers, LLC.

Nikki Gomez, Associate Planner, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division.

During the ensuing discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- Inquired if Fillmore Street would be improved with this project due to the condition of Fillmore Street.
- Clarified that the applicant was subject to an approved special event permit for the outdoor cannabis cultivation operation previously and that the permit expired December of 2021.

Staff clarified that cost sharing agreement for street improvements and that the applicant would be responsible for removal and replacement of the Fillmore half-street along the project frontage for a 34 foot width.

Chair Virgen opened the public hearing at 7:25 P.M. and closed the public hearing at 7:26 P.M. There were no public comments

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY VICE CHAIR NAVARRETE TO ADOPT RESOLUTION NO. PC2022-02, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT 345 TO ALLOW INTERIM OUTDOOR CANNABIS CULTIVATION ON 79.39 ACRES SITE LOCATED AT 50501 FILLMORE STREET, COACHELLA, CA 92236 (APN 763-070-012 & 760-070-010).

Approved the item with modifications on a roll call vote:

- AYES: Vice Chair Navarrete, Chair Virgen, Commissioner Gonzalez, Commissioner Leal
- NOES: None.
- ABSTAIN: Commissioner Figueroa
- ABSENT: None.

INFORMATIONAL:

ADJOURNMENT: 7:30 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

*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