



Council Chambers, Hearing Room  
1515 6<sup>th</sup> Street, 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 26, 2022  
6:00 PM

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PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZl1pqUm0zQT09>

Or one tap mobile :

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

Or telephone:

Us: +1 669 900 6833

**Webinar ID: 845 4425 7915**

**Passcode: 380084**

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](mailto: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: 6:06 P.M.**

**PLEDGE OF ALLEGIANCE:**

Frank Figueroa

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Alternate Commissioner Gutierrez, Chair Virgen.

Commissioners Absent: Commissioner Leal, Vice Chair Navarrete.

Staff Present: \*Gabriel Perez, Development Services Director.  
\*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 FIGUEROA AND SECOND BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Alternate Commissioner Gutierrez  
Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – October 5, 2022

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARRETE TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

NOES: None.

ABSTAIN: Alternate Commissioner Gutierrez.

ABSENT: Commissioner Leal, Vice Chair 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.”

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

2. Request for a Third 12-Month Time Extension for Architectural Review No. 19-02 to construct a new multi-tenant retail/office center consisting of two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of land totaling 1.9 acres in the C-G (General Commercial) zone located at the southeast corner of Valley Road and Cesar Chavez Street. (APN 778-280-001 & -002). Juan Carlos Guardado, Applicant.

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

Public Hearing Opened at 6:16 pm by Chair Virgen

Public Hearing Closed at 6:16 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE THE THIRD AND LAST AVAILABLE 12-MONTH TIME EXTENSION FOR ARCHITECTUAL REVIEW NO. 19-02, MAKING THE NEW EXPIRATION DATE AUGUST 7, 2023.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Alternate Commissioner Gutierrez, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete.

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

3. Tripoli Mixed-Use Project (Proposed Revisions)

Amendments to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and 2 retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

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

Public Hearing Opened at 6:49 pm by Chair Virgen

Colleen Edwards, Chelsea Investment Corporation, made herself available for questions.

Nick Davis, Architect, made himself available for questions.

Public Hearing Closed at 7:51 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO ADOPT RESOLUTION NO. PC2022-24 RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT (CUP) 351 AND ARCHITECTURAL REVIEW (AR) 22-04 WITH MODIFICATIONS TO CONDITIONS OF APPROVAL AS FOLLOWS:

**General Conditions**

8. Add ~~2~~ **1** on-site parking spaces for van pools.
9. The applicant shall ~~work with staff~~ to accommodate an elevator for Building A and B if ~~financing for elevator and supporting infrastructure can be identified and incorporated within the development timeframe for the project.~~
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. ~~The "purple pipe" water lines shall be installed along the entire Avenue 48 street frontage according to City standards.~~
14. ~~All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 21-04, including architectural features, materials, and site layout.~~

**Architectural Design, Character and Massing**

15. All first floor dwelling units **facing the public streets** shall have a ~~front door~~ **rear patio gate** accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure ~~adjacent to the sidewalk.~~
17. Retail ceiling height ~~shall be approximately 15~~ **may be 9'-1"** feet consistent with Pueblo Viejo Revitalization Plan Guidelines.
18. ~~First floor residential level shall be 3 feet above sidewalk level for privacy consistent with the Pueblo Viejo Revitalization Plan Guidelines.~~

19. ~~Utilize two piece clay tile roofing with booster tiles on the edges and random mortar packing. The mortar shall packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as a bird stop at roof edges, The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to reach tile. If the aforementioned roof treatment consistent with Spanish Colonial Revival is demonstrated to be infeasible for the development, the applicant shall propose roofing provides the appearance of Spanish Colonial Revival architecture as demonstrated with boosted roof tiles and mortar packing at roof edges, roof ridges and at boosted tiles to the satisfaction of the Development Services Director.~~ Applicant may use blended concrete tile for the appearance of Spanish Colonial Revival architecture.

20. Stucco walls shall ~~may~~ consist of a 60/40 sand 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.

#### **Public Realm/Streetscape**

24. The sidewalks along Cesar Chavez Street shall be expanded to provide access **and seating** into the ground floor ~~units~~ **commercial spaces** with an urban character, and reduced perimeter planter areas, **including** adjacent to the building edge. **Residential units shall provide a new access to the existing sidewalk.**

25. ~~Planters with tree grates shall be installed every 17-25 feet and planted with shade trees adjacent to the Cesar Chavez Street to create a separation between the street and pedestrian traffic to the satisfaction of the City Engineer and Development Services Director.~~

45. ~~Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.~~

~~52. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right of way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.~~

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Alternate Commissioner Gutierrez, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete.

**INFORMATIONAL:**

**ADJOURNMENT:** 7:25 P.M.

Respectfully Submitted by,

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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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES