



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 2, 2022
6:00 PM

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=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

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. 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: 6:01 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chair Navarrete

ROLL CALL:

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Alternate Commissioner Gutierrez, Vice Chair Navarrete.

Commissioner Figueroa participated at the start of the meeting via Zoom and joined the meeting in-person at 6:03 P.M.

Commissioners Absent: Commissioner Leal, Chair Virgen.

Staff Present: *Gabriel Perez, Development Services Director.
*Jesus Medina, Information Technology Tech.

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 GONZALEZ AND SECOND BY VICE CHAIR NAVARRETTE TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Alternate Commissioner Gutierrez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: Commissioner Leal.

ABSENT: Chair Virgen.

APPROVAL OF THE MINUTES:

Draft Planning Commission Minutes – 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:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

1. Church of the Americas Conditional Use Permit 356 to allow a Church in an existing 2,760 sq. ft. commercial building on a 0.17- acre property at 51678 Cesar Chavez Street (APN 778-131-004).

Eva Lara, Planning Technician, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:20 pm by Vice Chair Navarrete.

Werclein Aguilar, Applicant made himself available for questions.

Public Hearing Closed at 6:23 pm by Vice Chair Navarrete.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO ADOPT RESOLUTION NO. PC 2022-25 APPROVING CONDITIONAL USE PERMIT NO. 356 WITH THE FINDINGS AND CONDITIONS OF APPROVAL. COMMISSIONER FIGUEROA MOVED TO AMEND COMMISSIONER GONZALEZ’S MOTION AND WAS SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO INCLUDE THE FOLLOWING MODIFICATIONS TO THE CONDITIONS OF APPROVAL:

1. Approval of Conditional Use Permit 356 shall be for the purpose of a maximum 2,760 square feet within the existing building located at 51678 Cesar Chavez Street. Any expansion in the floor area dedicated to the congregating area or increase in the size of the congregation beyond 15 people will require review and approval by the ~~Planning Commission~~ *Development Service Director*.
11. **Prior to occupancy, parking lighting is required and shall be installed to ensure safety to the satisfaction of the Development Service Director. The applicant has six (6) months after CUP issuance to install appropriate parking lighting.**

Both the amended motion and the motion of approval of the project was approved by the following roll call vote:
AYES: Commissioner Gonzalez, Commissioner Figueroa, Alternate Commissioner Gutierrez, Commissioner Leal, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

2. McDonald's Restaurant Drive Through Reconfiguration (Continuance Requested) Conditional Use Permit No. 358 and Amendment to Architectural Review No. 15-12 to reconfigure the drive through for an existing 3,854 square foot restaurant in an existing commercial center located at 50090 Cesar Chavez Street in the C-G (General Commercial) zone. Sararee Jirattikanchote (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.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE CONTINUATION OF ITEM NUMBER TWO (2) FOR THE NEXT PLANNING COMMISSION MEETING ON NOVEMBER 16, 2022.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Alternate Commissioner Gutierrez, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

Public Hearing Opened at 6:38 pm by Vice Chair Navarrete.

Public Hearing Closed at 6:38 pm by Vice Chair Navarrete.

INFORMATIONAL:

- KPC master plan community submitted an application proposed at the Northeast end of the city for a 2,800-acre mixed-use specific plan.
- Tripoli Mix-Use Project will go to Council meeting next week and Planning Commission's recommendation will be presented to them.
- We are reviewing proposal for Architects that submitted for the Request for Proposal for pre-approved accessory dwelling unit plans.
- Report on reconsideration request by the City of Coachella to LAFCO.
- 112 single-family lot subdivision was submitted this week for 19 acres on Van Buren St. South of Coral Mountain Academy.
- Aldi supermarket project under construction.
- The Coachella Fire House Bar and Grill to open during the week.

ADJOURNMENT: 6:49 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