



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

MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

September 06, 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: 6:01 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

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

Commissioners Absent: Commissioner Arvizu.

Staff Present: *Abraham Galvan Sanchez, Deputy City Attorney.
*Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*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.”

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – July 19, 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 Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

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.”

Public Comment Opened at 6:03 pm by Chair Gonzalez.

Public Comment Closed at 6:03 pm by Chair Gonzalez.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Request for a second 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.

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

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO GRANT A FIRST TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 WITH A NEW EXPIRATION DATE OF JANUARY 13, 2024.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizo.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Variance No. 23-03 a request to allow for the construction of a second, two (2) car garage of 424 square feet at a five-foot side yard setback, where a 10-foot side yard setback is required in the Suburban Neighborhood (S-N) zone at an existing 2,642 sq. ft. two-story residence at 83892 Avenida La Luna. The second garage would support enclosed parking for a proposed accessory dwelling unit of 1,034 sq. ft. that would also be built at a five-foot side yard setback. Applicant: Jesus Arteaga. (Item pulled out from Agenda).

Gabriel Perez, Development Services Director, identified that a variance was no longer required for this case as the new Zoning Consistency Update allows for smaller side yard setbacks for the Suburban Neighborhood zone.

4. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Panda Express, Inc.

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 Comment Opened at 6:34 pm by Chair Gonzalez.

Public Comment Closed at 6:34 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY CHAIR HERNANDEZ STAFF

THAT THE PLANNING COMMISSION APPROVE CONTINUATION OF ITEM NUMBER FOUR (4) TO THE NEXT PLANNING COMMISSION MEETING OF OCTOBER 4, 2023.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizo.

5. Freestanding Identification Sign Relocation– Eberhard Equipment Architecture Review No. 23-09 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. AKC Permit Co. (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 6:51 pm by Chair Gonzalez.

Chris Kelly, representing Eberhard, spoke in support of the item and made himself available for questions.

Public Hearing Closed at 6:56 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR HERNANDEZ TO ADOPT RESOLUTION NO. PC2023-23 APPROVING ARCHITECTURE REVIEW NO. 23-09 VARIANCE NO. 22-03 WITH THE FINDINGS AND CONDITIONS LISTED IN THE RESOLUTION:

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizo.

6. Yamama Liquor – Alcohol Sales

Conditional Use Permit No. 370 to allow liquor sales (ABC Type 21, Off-Sale General) within a 4,800 SF convenience store located at 1030 Sixth Street Suite 1-4. Applicant Eileya Makhoul

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 7:10 pm by Chair Gonzalez.

Melvin Evens, representing Eileya Makhoul, provided comments made himself available and happy to open his business.

Public Hearing Closed at 7:17 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY VICE CHAIR HERNANDEZ TO DENY RESOLUTION PC 2023-23 CONDITIONAL USE PERMIT NO. 370 WITH THE FINDINGS LISTED:

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Hernandez.

NOES: None.

ABSTAIN: Chair Gonzalez.

ABSENT: Commissioner Arvizo.

INFORMATIONAL:

7. Director's Development Update

- Planning Commission meeting for September 20, 2023 cancelled and will resume on October 4, 2023.
- Coachella Resident Academy will begin October 3, 2023 and end on November 21, 2023.
- Community workshop for the Community Resilience Center grant will occur September 7, 2023 at 6:00 pm at KDI offices on 6th Street.
- The City will commence the Rail Feasibility Study funded by a 2 million dollar grant the City received with the Riverside County Transportation Commission. Consultants will be selected by October 2023 to begin that work.
- New residential subdivisions will be presented to the Planning Commission in October, Sevilla II project, which is 204-unit residential project by Pulte Homes.
- Circle K at the Fountainhead development center is in plan check and they plan to be under construction soon.
- The Coachella Roaster on 6th Street is near completion.
- El Grito will occur on September 17, 2023 at Rancho Las Flores park.

ADJOURNMENT: 7:27 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

