



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

MINUTES

OF A SPECIAL MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

December 07, 2021
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/88600690635?pwd=VmhBNU50RitNZm1DVUpaVkNhQzdRQT09>

Or one tap mobile :

Us: +16699006833,,88600690635#,,, *864496# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 886 0069 0635

Passcode: 864496

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: 6:04 PM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Commissioners Present: Commissioner Figueroa, Commissioner Gonzalez, Alternate 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

*Participated in meeting via teleconference

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 SECONDED BY COMMISSIONER FIGUEROA TO APPROVE THE AGENDA AND MOVE AGENDA ITEM 3 BEFORE AGENDA ITEM 2.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes - November 3, 2021

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARRETE TO APPROVE THE MINUTES WITH THE FOLLOWING REVISION TO NON-HEARING ITEM 2: “A resident commented about the viability of another franchise, such as Starbucks and its success in the City rather than considering local businesses on the site. The applicant representative was able to comment that there is feasibility with the market study conducted for the franchises proposed at this location.”

Approved by the following roll call vote:

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

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:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Fountainhead Plaza Phase II and III

Tentative Parcel Map 37940 (Revision), Conditional Use Permit (CUP) 346, CUP 347, CUP 321 (modification), Architectural Review (AR) 21-12, and AR 20-03 (modification) to develop 2.83 acres of an 8.25 acre property to include a 2,028 sq. ft. Starbucks drive thru building, a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket with Type 20 Alcohol Sales (Off-Sale Beer and Wine) at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail Realty Associates, LP.

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

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO CONTINUE THE ITEM TO REGULAR PLANNING COMMISSION MEETING OF DECEMBER 15, 2021.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

2. Coachella Valley Apartments AR No. 19-10 – Amendment to Conditions of Approval

A request to modify Condition of Approval #8 of Architectural Review (AR 19-10) to allow a vote to annex into the City’s Public Safety Community Facilities District after issuance of grading permit for a residential

project for the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026).

Gabriel Perez, Development Services Director, narrated a PowerPoint Presentation for the item. A copy of the Presentation is on file in the Planning Division. Vince Nicholas of Community Housing Opportunities Corporation thanked staff for the work in getting through permit processing and indicated they will have the C.F.D. recorded before families would move in to newly constructed apartments.

Chair Virgen opened the meeting for public comment at 6:22 p.m. and closed the public comments at 6:23 p.m.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER NAVARRETE TO APPROVE RESOLUTION NO. PC 2021-28 A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A MODIFICATION TO THE CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW 19-10 TO ALLOW THE DEMOLITION OF 50 EXISTING RESIDENCES AND CONSTRUCTION OF A NEW 110-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY (COACHELLA VALLEY APARTMENTS) WITH ON-SITE AMENITIES INCLUDING A COMMUNITY BUILDING, BASKETBALL HALF-COURT, POCKET PARK, SPLASH-PAD, TOT LOT, FREESTANDING CARPORTS ON PRIVATE DRIVEWAYS, AND COMMON-AREA PICNIC AREAS ON 5.76 ACRES LOCATED AT 84-900 BAGDAD AVENUE (APN 768-210-025 & -026).

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

Gabriel Perez, Development Services Director, mentioned the Coachella Holiday Parade scheduled for December 10, 2021 at 6 p.m., holiday closures of City Hall beginning December 17, 2021/reopening January 3, 2022 and a Planning Commission meeting scheduled on January 5, 2021.

ADJOURNMENT:

Meeting Adjourned by Chair Virgen at 6:27 p.m. by Chair Virgen.

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

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