



**Minutes**  
OF A REGULAR MEETING  
OF THE  
PLANNING COMMISSION OF THE CITY OF COACHELLA  
**October 02, 2019**  
6:00 PM

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**1. CALL TO ORDER: - 6:05**

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:05 in the Coachella Permit Center at City Hall by Vice Chair Javier Soliz.

**2. PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Miguel Navarrete.

**3. ROLL CALL:**

Present: Commissioner Gonzalez, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz, Alternate Commissioner Leal.

Absent: Commissioner Huazano.

**4. 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.”

**5. APPROVAL OF THE MINUTES:**

City of Coachella Planning Commission Meeting Minutes September 18th, 2019. Motion to approve Item 5 Minutes for the September 18th, 2019 Planning Commission Meeting.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

**6. WRITTEN COMMUNICATIONS:**

2 Letters regarding Zona Central Item 10.b. one letter from Agua Caliente Band of Cahuilla Indians dated October 2<sup>nd</sup>. The other letter is from Twenty-Nine Palms Band of Mission Indians.

7. **PUBLIC COMMENTS:**

“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 five (5) minutes.”

None.

8. **REPORTS AND REQUESTS:**

Director will provide development status and building reports for next meeting.

9. **NON-HEARING ITEMS:**

None.

10. **PUBLIC HEARING CALENDAR (QUASI JUDICIAL)**

a. Coachella Travel Centre

Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Chair Soliz opened the Public Hearing for Item 10.a. at 6:42 p.m.

Public Comment: Alex Mucino- Applicant.  
Jay Nelson- Architect.  
Mike Leifer- Attorney.

Chair Soliz closed the Public Hearing for Item 10.a. at 7:02 p.m.

Public Comment: Jay Nelson- Architect.  
Tom Dodson- CEQA Consultant  
Kaitlyn Dodson- CEQA Consultant

Motion: To continue item 10.a. for two weeks to the October 16, 2019 Planning Commission meeting, Item includes Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Made by: Commissioner Gonzalez.  
Seconded by: Commissioner Navarrete.  
Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

b. Zona Central - Downtown Expansion

Change of Zone (CZ 18-10) and Environmental Assessment (EA 18-04) to adopt a Negative Declaration pursuant to CEQA Guidelines, to allow for rezoning of property consistent with the City of Coachella General Plan 2035 from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service - Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land within Subarea 6 - Downtown Expansion District, located south of Avenue 50, west of Tyler Street, and ¼ mile north of Avenue 52. City-Initiated. Peter Rabbit Farms, Inc., Property Owner.

Chair Soliz opened the Public Hearing for Item 10.b. at 7:42 p.m.

Public Comment: Property Owner-Peter Rabbit Farms, Inc.

Chair Soliz closed the Public Hearing for Item 10.b. at 7:47 p.m.

Motion: To recommend to City Council approval of Item 10.b. Change of Zone (CZ 18-10) and Environmental Assessment (EA 18-04) to adopt a Negative Declaration pursuant to CEQA Guidelines, to allow for rezoning of property consistent with the City of Coachella General Plan 2035 from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service - Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land within Subarea 6 – Downtown Expansion District, located south of Avenue 50, west of Tyler Street, and ¼ mile north of Avenue 52. City-Initiated. Peter Rabbit Farms, Inc., Property Owner.

Made by: Commissioner Gonzalez.  
Seconded by: Commissioner Navarrete.  
Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

11. INFORMATIONAL

Tacos Tequila Event upcoming in the City of Coachella.

12. ADJOURNMENT:

Meeting Adjourned at 7:49 p.m. by Chair Soliz.

Respectfully Submitted,



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Yesenia Becerril  
Planning Secretary

<sup>i</sup> Any writing or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter of at the City of Coachella at 53990 Enterprise Way, Coachella, CA during normal business hours.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES