



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

**May 17, 2023**  
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](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: 6:00 P.M.**

**PLEDGE OF ALLEGIANCE:**

Commissioner Ramirez

**ROLL CALL:**

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

Commissioners Absent: Commissioner Arvizu

Staff Present:

\*Gabriel Perez, Development Services Director.

\*Eva Lara, Planning Technician.

\*Jason Stevens, Information Technology Manager.

\*Jesus Medina, Information Technology Technician.

**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 VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – May 3, 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 Ramirez, Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

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. City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03 and Zoning Ordinance Amendment No. 22-03)  
Gabriel Perez, Development Services Director, commented that this item would be continue on June 7, 2023.

Public Hearing Opened at 6:26 pm by Chair Gonzalez.

Luis Lopez, made comments regarding the General Zone area on the West side of Van Buren Blvd. to consider the Zone area to remain as general neighborhood designation.

Public Hearing Closed at 6:30 pm by Chair Gonzalez.

4. Santa Rosa Business Park LLC – GPA No. 23-01, EA No. 23-01  
General Plan Amendment No. 23-01 is a proposal to change the General Plan Land Use designation of a 38.8-acre site located at the southeast corner of Avenue 54 and Tyler from the existing Urban Employment Center designation to the Industrial District designation. Environmental Assessment No. 23-01 is a proposed addendum to the General Plan Update EIR in connection with this project. Applicant: Mahlon Tobias.

Adrian Moreno, Associate Planner, gave brief presentation for the item.

5. Tripoli Mixed-Use Project (Third Proposed Revisions)  
Third proposed amendment 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 four 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 of modifications and conditions for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:01 pm by Chair Gonzalez.

Colleen Edwards, Sr. Dev. Executive of Chelsea Investment Corporation, made herself available and provided comments.

David Potter, Director of Development of Chelsea Investment Corporation, made himself available and provided comments.

Public comments Closed at 7:44 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ NOT TO APPROVE RESOLUTION PC NO. 2023-14 AND APPROVE AN EXTENSION OF TIME FOR THE PROJECT UNTIL MAY 11, 2024.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

6. Coachella Airport Business Park

Change of Zone, CZ 20-01, from MH to MS and CG; Tentative Parcel Map 37921; CUP 324 – to allow commercial cannabis uses; CUP 325 to allow drive through restaurant; CUP 326 to allow service station and mini-mart; and AR 20-04 to approve site design, architecture and signage (billboard). The project includes 629,000± square feet of industrial and commercial square footage in multiple buildings, as well as a future Imperial Irrigation District (IID) substation. The site is located at the northwest corner of Airport Boulevard and SR 86 (APN# APN 763-330-013, 763-330-018, 763-330-029).

Public Hearing Opened at 7:46 pm by Chair Gonzalez.

Public comments Closed at 7:47 pm by Chair Gonzalez.

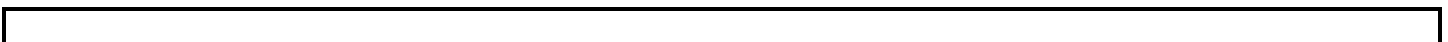
**INFORMATIONAL:**

Development Services Future Agenda reviewed by Director Perez

**ADJOURNMENT:** 7:48 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES