



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

June 7, 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. 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: 6:02 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chair Hernandez

ROLL CALL:

Commissioners Present: Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Hernandez, 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 MURILLO TO APPROVE THE AGENDA.

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.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – May 17, 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.”

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Monarca Salon Studio

Conditional Use Permit No. 365 to allow a salon studio at a 5,460 sq. ft. existing commercial building located at 84090 Avenue 50 in the C-G (General Commercial) zone. Humberto Cortez (Applicant)

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 6:29 pm by Chair Gonzalez.

Humberto Cortez, Applicant and building owner, made himself available for questions and provided comments.

Public Hearing Closed at 6:38 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE CONDITIONAL USE PERMIT NO. 365 AND MODIFIED WITH ADDITION OF TWO CONDITIONS OF APPROVAL AS FOLLOWS:

1. The applicant shall install block wall fencing along the northeast portion of the commercial center specifically directly behind the two buildings owned by the applicant. Block wall fencing to be completed one year (365 days) after the grand opening of the business.
2. Landscape required to include ¾” gravel around the landscape mediums and areas owned by the applicant.

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.

3. Objective Design Standards for Multi-family Residential Development
Zoning Ordinance Amendment No. 22-04 - Recommend approval of objective design standards for multi-family residential development.

IT WAS MOVED BY VICE-CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE CONTINUATION OF ITEM NUMBER THREE (3) TO THE PLANNING COMMISSION MEETING ON JUNE 21, 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 Arvizu.

4. City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03, and Change of Zone No. 23-01 includes an update of the Official Zoning Map and Zoning Ordinance for consistency with the Coachella General Plan (City-Initiated - Continued from May 17, 2023)

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.

Simran Malhotra, Principal at Raimi + Associates, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:27 pm by Chair Gonzalez.

Luis Lopez, made comments regarding the three parcels area on the West side of Van Buren Blvd. to consider the Zone area to be General Neighborhood designation instead of the proposed Neighborhood Center zone.

David and Paula Turner, made comments regarding their property just South of Avenue 50 on five (5) Acres to consider allowing the existing uses that are there now and until this develops in the future. Mr. Turner read a letter on behalf of the operator of Statewide Towing on southwest corner of Peter Rabbit and Avenue 50 requesting to allow towing uses so they can continue their business at the site.

Luis Lopez, made comments regarding the Santa Rosa Park LLC, 38 Acres on the Southeast corner of Tyler and Avenue 54 to maintain the Heavy Industrial District land used designation rather than Urban Employment Zone recommended by staff for consistency with the Urban Employment General Plan land use designation. The client wants to go on the record as being opposed to the change from Heavy Industrial Zoning to Urban Employment Zoning since he has a pending application.

Public Hearing Re-Opened at 7:54 pm by Chair Gonzalez.

Javier Solis, Jerry Jimenez and Luis Alvarado, property owners of lots on Van Buren and Avenue 48, provided comments regarding the change of Zone, in properties zoned in that area.

Public comments Closed at 8:56 pm by Chair Gonzalez

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR HERNANDEZ TO FIND AND DETERMINE THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15183 AND APPROVE RESOLUTION PC2023-11 AND PC2023-12 SUBJECT TO MODIFICATIONS THAT INCLUDE RECOMMENDING:

1. Maintaining existing Downtown Center General Plan land use in the triangle bounded by Cesar Chavez Street to the West, First Street to the South, and Grapefruit Boulevard to the East.
2. Approval of clean up change of zoning to Urban Employment District for consistent Urban Employment General Plan land use areas East of Tyler Street to the North and South of Avenue 54.
3. Clean up change related to split zoning of General Neighborhood and Neighborhood Center for APN 612-250-007 for consistency with the General Plan land use map.
4. Reduction of setback in Chapter 17.14 G-N General Neighborhood Zone for multifamily types to 10 feet (from 15') for alignment with Draft Objective Design Standards..
5. Allow day care uses in Urban Neighborhood (U-N) and Urban Employment (U-E) Zones.
6. Add following language to 17.16.020.C Conditional Uses for Urban Employment Zone:

Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. **Such uses in existence and permitted at the time of adoption of this code amendment shall be permitted to continue as a permitted use without obtaining a conditional use permit.**

7. Allow towing and impounding for 1% of area of Urban Employment Zone with approval of a Conditional Use Permit
8. Limit RV and Mini-Storage to 10% of the area of the Heavy Industrial (M-H), Manufacturing Service (M-S) and Wrecking Yard (M-W) zone.
9. Modify General Plan Land Use Map and Official Zoning Map for APN 612-250-010, -011, and -012 as General Neighborhood General Plan land use and General Neighborhood Zoning.
10. Staff draft visual rendering of the objective design standards for single family residential development.

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.

INFORMATIONAL:

Development Services Future Agenda reviewed by Director Perez

Director Perez stated that the General Plan land use maps for General Plan planning areas will be presented at the Planning Commission meeting on June 21, 2023 and that a community outreach meeting would be held on June 20, 2023 at 6 P.M. at 51270 Jackson Street, Coachella regarding proposed addition of area bounded by Avenue 52, Jackson Street, and Calhoun Street into the City of Coachella sphere of influence.

ADJOURNMENT: 8:57 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