



Coachella Civic Center, Hearing Room
53-990 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 06, 2021
6:00 PM

CALL TO ORDER:

Meeting was called to order at 6:06p.m. by Chair Virgen. The meeting was conducted via Zoom meeting and available to the public via Zoom meeting.

PLEDGE OF ALLEGIANCE:

Pledge of allegiance lead by Commissioner Figueroa.

ROLL CALL:

Commissioners Present: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, 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:

It was moved by Commissioner Navarrete and seconded by Commissioner Gonzales to approve the agenda as it was published for the Planning Commission Meeting of August 4th, 2021 :

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

APPROVAL OF THE MINUTES:

None.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

None.

REPORTS AND REQUESTS:

Chair Virgen requested an update on the Lighthouse Dispensary at the next Planning Commission Meeting. Gabriel Perez, Development Services Director, announced that the City Council was approving the

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

**** Prior to presentation commencement, Commissioner Gonzalez recused himself and left the Zoom Dais at this time.*

1. Zoning Ordinance Amendment (ZOA 21-03) amending Sections 17.72.010 and 17.74.050 of Title 17 (ZONING) of the Coachella Municipal Code to regulate time extension requests for Architectural Review and Conditional Use Permits.

Chair Virgen opened the public hearing, and there being no public testimony, closed the public hearing

IT WAS MOVED BY COMMISSIONER NAVARRETE AND SECONDEDED BY CHAIR VIRGEN TO ADOPT RESOLUTION NO. PC 2021-21, A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE COACHELLA CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 21-03, AMENDMENTS TO SECTIONS 17.72.010 AND 17.74.050 OF TITLE 17 (ZONING) OF THE COACHELLA MUNICIPAL CODE TO REGULATE TIME EXTENSION REQUESTS FOR ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMITS

Approved by the following roll call vote:

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

ABSTAIN: None.

ABSENT: None.

2. CSC Growers, LLC requests a Conditional Use Permit (CUP) to allow interim outdoor cannabis cultivation of 24 hoop houses on a vacant 5 acre site located at the southeast corner of Tyler Street and Vista del Sur (86099 Tyler Street).

Chair Virgen opened the public hearing

Nicolas Meza, applicant, discussed the intent of the perimeter landscaping consisting of pyracantha shrubs for screening and aesthetics. Mr. Meza also stated he was unaware of the written correspondence submitted by the 29 Palm Band of Missions Indians and C & J Desert Properties in opposition to the project, but stated that another cannabis business was approved closer to the 29 Palms Band of Mission Indians property than his property.

Chair Virgen closed the public hearing

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY CHAIR VIRGEN TO ADOPT RESOLUTION NO. PC 2021-22, A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT 344 TO ALLOW INTERIM OUTDOOR CANNABIS CULTIVATION ON A 5 ACRE SITE LOCATED AT 86099 TYLER STREET, COACHELLA, CA 92236 (APN 603-122-001); APPLICANT: CSC GROWERS LLC, NICOLAS MEZA
****With the modified engineering conditions of approval presented in the errata sheet by Gabriel Perez, Development Services Director and adding the word "applicant" between "The" and "shall" in condition of approval #6.*

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL.]

INFORMATIONAL:

- Gabriel Perez, Development Services Director, introduced Nikki Gomez, Associate Planner, as a new employee with the City of Coachella. Mr. Perez also announced the resignation of Yesenia Becerril, Community Development Technician and Planning Commission Secretary, from the Development Services Department.
- Nikki Gomez, Associate Planner, announced the Housing Element Update workshop scheduled for October 14, 2021 at 6 p.m.

ADJOURNMENT:

Meeting Adjourned by Chair Virgen at 6:59 pm by Chair Virgen.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

Complete Agenda Packets are available for public inspection in the Planning Department at 53-990 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.