



Civic Center
53990 Enterprise Way, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 4, 2023
6:00 PM

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

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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: 6:21 PM

PLEDGE OF ALLEGIANCE:

Commissioner Murillo

ROLL CALL:

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

Staff Present: *Gabriel Perez, Development Services Director.
*Anahi Fernandez, Management Analyst.
*Jesus Medina, Information Technology Tech.
*Jason Stevens, Information Technology Manager.

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.”

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – September 6, 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 Arvizu, Commissioner Murillo, Commissioner Ramirez, 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:

2. Citywide Wireless Telecommunication Facilities Compliance Update

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Comment Opened at 6:33 pm by Chair Gonzalez.

Emily Murray, Attorney, spoke on behalf of American Tower, made herself available for questions and provided comments.

Public Comment Closed at 6:45 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE RESOLUTION PC2023-26 WITH THE FOLLOWING MODIFICATIONS:

- LANDSCAPE PLANS MUST BE APPROVED BY THE PLANNING DIVISION BEFORE ISSUING A BUILDING FINAL.
- REQUIREMENT OF A MAINTANANCE AND LANDSCAPE AGREEMENT.
- PLACEMENT OF RIVER ROCK AS GROUND COVER.
- SPLITFACE BLOCKWALL INSTEAD OF CHAIN LINK FENCE.
- MONOPALM SPECIFIC WIRELESS TOWERS INSTEAD OF MONOPINES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017) Continued from September 6, 2023. Applicant: Panda Express, Inc.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Comment Opened at 7:05 pm by Chair Gonzalez.

Ruben Rodela, with GAW Architecture representing Panda Express, made himself available for questions and provided comments. He also expressed interest in a continuation of the item as the development team would be visiting the subject site to explore alternatives for the LED lighting.

Lizzandro Diaz, Building Official, made himself available for questions and provided comments.

Public Comment Closed at 7:20 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ STAFF THAT THE PLANNING COMMISSION APPROVE CONTINUATION OF ITEM NUMBER THREE (3) TO

THE NEXT PLANNING COMMISSION MEETING OF OCTOBER 18, 2023.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

4. Director's Development Update

- RCTC is taking the lead on RFP for the Rail Station Feasibility Study and we will be interviewing consultants for that project at the end of this month and will probably start work in the December. The Planning Commission would be a part of the study that will be a year and a half effort.
- Panda Express will open soon.
- Community Resiliency Center Grant: City is looking into a 10 million dollar grant to rehab the Hidden Harvest Building.
- Proposal for new residential subdivisions will be presented to the Planning Commission in October 18, 2003 for the Sevilla II project, which is 204-unit residential project by Pulte Homes.
- Commissioner Arvizu, requested a study session regarding small business protections. The Commission also discussed the need to review short term rentals.
- ADU Pre-approved plans will be presented to the Planning Commission in the first meeting of November.

ADJOURNMENT: 7:31 P.M.

*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

