



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

**MINUTES**  
OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**February 05, 2020**  
6:00 PM

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**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Chair Soliz.

**ROLL CALL:**

Present: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Huazano, Commissioner Gonzalez, Chair Soliz.

Absent: Vice Chair Virgen.

**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.”

- DIRECTOR ADVISED ON TIME SENSITIVE ITEM “TITO’S VODKA’S COMMUNITY EVENT.” COMMISSION VOTED 5/0 TO ADD PRESENTATION BY GABRIEL MARTIN, PHD. UNDER REPORTS AND REQUESTS.

**APPROVAL OF THE MINUTES:**

1. Minutes for the Planning Commission Meeting of January 15th, 2020.

Motion to approve the Minutes for the January 15th, 2020 Planning Commission Meeting.

Made by Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

**WRITTEN COMMUNICATIONS:**

Letters from MSA Consulting regarding CV Apartments- Item 6.a. and 6.b..

**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.”

No speakers.

**REPORTS AND REQUESTS:**

Tito’s Handmade Vodka- presentation made by Economic Development Manager, Gabriel Martin, PhD.

Public Comments Opened at 6:15pm by Gabriel Martin, PhD.

**NON-HEARING ITEMS:**

2. Request for a second 12-Month Time Extension for Conditional Use Permit No. 294 to establish land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone. The project site is located on the northeast corner of Cesar Chavez Street and Sixth Street. (APN 778-080-009, 012, and 013). 6th Street & Cesar Chavez CIC, LP, Applicant.

Public Comments opened at 6:27 p.m. by Chair Soliz.

Colleen Edwards- Chelsea Development.

Public Comments closed at 6:28 p.m. by Chair Soliz.

Motion to Approve Item 2. Request for a second 12-Month Time Extension for Conditional Use Permit No. 294 to establish land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone. The project site is located on the northeast corner of Cesar Chavez Street and Sixth Street. (APN 778-080-009, 012, and 013). 6th Street & Cesar Chavez CIC, LP, Applicant.

Made by Commissioner Gonzalez.

Seconded by: Commissioner Huazano.

Motion passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

3. Second Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling

position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.

Public Comments opened at 6:35 pm by Chair Soliz.

Public Comments closed at 6:42 pm by Chair Soliz.

Motion to Approve Item 3. Second Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.

Made by Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

4. Request for three retroactive 12-Month Time Extensions for Conditional Use Permit No. 275 and Architectural Review No. 16-14, to allow the expansion of an existing religious assembly use to include a new mosque and assembly hall for a total of 20,260 square feet to be constructed in two phases on a 2.48-acre site. The proposed project includes a prayer area, multi-purpose room, kitchen, social hall, and other ancillary uses to an existing religious assembly use. The subject site is located at 84-650 Avenue 49. (A.P.N.'s 603-250-008 and 603-241-005). Islamic Society of Palm Springs, applicant.

Public Comments opened at 6:42 pm by Chair Soliz.

Public Comments closed at 6:42 pm by Chair Soliz.

Motion to Approve Item 4. Request for three retroactive 12-Month Time Extensions for Conditional Use Permit No. 275 and Architectural Review No. 16-14, to allow the expansion of an existing religious assembly use to include a new mosque and assembly hall for a total of 20,260 square feet to be constructed in two phases on a 2.48-acre site. The proposed project includes a prayer area, multi-purpose room, kitchen, social hall, and other ancillary uses to an existing religious assembly use. The subject site is located at 84-650 Avenue 49. (A.P.N.'s 603-250-008 and 603-241-005). Islamic Society of Palm Springs, applicant.

Made by Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

5. Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.

Public Comments opened at 6:52 p.m. by Chair Soliz.

Art Salomon- Resident.

Chris Colton- With Applicant, Verizon.

Public Comments closed at 7:05 pm. by Chair Soliz.

Motion to Re-Open and Continue Public Hearing to the next Planning Commission Meeting for March 4<sup>th</sup>, 2020 to bring back and pending studies on the health impacts to residents or Wireless antenna frequencies and waves and show Phase 2 conceptual site plan for shopping center. Item 5. Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion Passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

6. a) Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into two lots (2.79 acres, and 2.97 acres, respectively) to allow a two-phase multifamily residential development project.

Public Comments opened at 7:36 p.m. by Chair Soliz.

Vincent Nicholas- CV Apartments- Applicant.

Maria Song- Architect.

Public Comments Closed at 7:45p.m. by Chair Soliz.

Motion to Approve Item 6. a) Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into two lots (2.79 acres, and 2.97 acres, respectively) to allow a two-phase multifamily residential development project.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion Passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

b) Architectural Review (AR 19-10) to allow the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026) including findings of no significant environmental effects pursuant to a CEQA Guidelines §15183 Analysis.

Motion to Approve with the presented modified conditions (No.s 2b, 10, 16, 20 and 29) as shown below for Item 6. b) Architectural Review (AR 19-10) to allow the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026) including findings of no significant environmental effects pursuant to a CEQA Guidelines §15183 Analysis.

- 2b) All carports shall be ~~treated architecturally and~~ painted to match the residential buildings.
10. Prior to issuance of building permits, the developer shall pay all applicable City of Coachella Development Impact Fees (DIF) and any applicable regional fees including Transportation Uniform Mitigation Fees (TUMF), and Multi Species Habitat Conservation fees in effect at the time of permit issuance. The City will credit DIF payments for the existing 50 dwelling units may be exercised in the first phase of construction, subject to a final agreement.
16. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet, or as otherwise approved by the City Engineer. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

20. Applicant shall obtain an encroachment permit to underground overhead distribution power line along Bagdad Avenue. (Applicant requesting to Delete – Leave Intentionally Blank)
29. Prior to issuance to of certificate of occupancy for the first phase the project shall install landscaping and lighting for retention basins, and landscaped areas along the exterior streets, to the satisfaction of the City Engineer. All public improvements on Bagdad Avenue shall be completed prior to the issuance of a certificate of occupancy for the second phase.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion Passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

**INFORMATIONAL:** NONE.

**ADJOURNMENT:**

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

Respectfully Submitted,



Yesenia Becerril,

Planning 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES