



Coachella Civic Center, Hearing Room  
53-462 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

**April 6, 2022**  
6:00 PM

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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:** 6:04 P.M.

**PLEDGE OF ALLEGIANCE:**

GABRIEL PEREZ

**ROLL CALL:**

Commissioners Present: Alternate Commissioner Gutierrez, Commissioner Figueroa, Commissioner Leal, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen (Commissioner Figueroa and Commissioner Leal participated via teleconference)

Staff Present: \*Gabriel Perez, Development Services Director  
\*Nikki Gomez, Associate Planner

**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 COMMISSIONER GONZALEZ AND SECOND BY VICE COMMISSIONER NAVARRETE TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – March 16, 2022

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

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):**

**2. Electronic freeway-oriented outdoor advertising sign – 85901 Vista Del Norte**

Variance No. 22-01 and Use Interpretation for an electronic freeway-oriented outdoor advertising sign at 40’ high to be located to the west corner of the property at 85901 Vista Del Norte (APN: 603-102-025.) visible from I-10 Freeway in the C-G Zone (General Commercial) zone. Foxpoint Interactive, LLC (Applicant)

Nikki Gomez, Associate Planner, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:25 pm by Chair Virgen

David Muran, Foxpoint Media, Director of Planning and Engineering for Foxpoint Media, made himself available for questions.

Public Hearing Closed at 6:34 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY VICE CHAIR NAVARRETE THAT STAFF RECOMMENDS THAT THE PLANNING COMMISSION APPROVE VARIENCE NO. 22-01 & USE INTERPRETATION WITH THE FINDINGS AND CONDITIONS LISTED IN RESOLUTION NO. PC 2022-08 AND A MODIFICATION TO THE USE INTERPRETATION AS FOLLOWS:

“ELECTRONIC MESSAGING SIGNS MAY BE ALLOWED WITH A CONFORMING OUTDOOR ADVERTISING SIGN SUBJECT TO AND OUTDOOR ADVERTISING SIGN PERMIT.”

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Tripoli Mixed-Use Project (Continuance requested to April 20, 2022)

Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The site is located 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 for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE THE CONTINUATION OF ITEM NUMBER THREE (3) FOR OUR NEXT PLANNING COMMISSION MEETING ON APRIL 20, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

**INFORMATIONAL:**

Gabriel Perez, Development Services Director, discussed the distribution of the Agenda with Commissioners.

**ADJOURNMENT:** 6:58 P.M.

Respectfully Submitted by,

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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