



Council Chambers, Hearing Room  
1515 6<sup>th</sup> Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**June 15, 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: 6:16 P.M.**

**PLEDGE OF ALLEGIANCE:**

Vice Chair Navarrete

**ROLL CALL:**

Commissioners Present: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

Absent: \*Alternate Commissioner Gutierrez

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

**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 FIGUEROA AND SECOND BY VICE CHAIR NAVARRETE TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – June 1, 2022

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, 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:**

2. Request for a first 12-month time extension for Conditional Use Permit No. 336, to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a new parking lot and landscaping, with outdoor patio improvements on property located at 85-591 Grapefruit Boulevard. Pueblo Cannabis, LLC.

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. Applicant requested a first 12-month time extension of their application.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY VICE CHAIR NAVARRETE TO GRANT A FIRST 12-MONTH TIME EXTENSION FOR PUEBLO CANNABIS CUP NO. 336 WITH A NEW EXPIRATION DATE MAY 26, 2023.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

3. AM PM – Type 21 Alcohol Sales

Conditional Use Permit No. 350 to allow liquor sales (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store in an existing commercial building located at 48055 Grapefruit Blvd. GSC & Son Corporation (Applicant) – Withdrawal

Nikki Gomez, Associate Planner narrated a brief power point presentation for the item. Applicant requested withdrawal of their application. No further action by the Planning Commission needed.

Public Hearing Opened at 6:31 pm by Chair Virgen

Public Hearing Closed at 6:31 pm by Chair Virgen

4. Coachella Lakes RV Resort – Type 41 Alcohol Sales

Conditional Use Permit No. 353 to allow liquor sales to allow for a Type 41 Alcohol Beverage Control license for “On-Sale Beer & Wine – Eating Place” for an existing facility registration office and a new clubhouse located at 44790 & 44800 Dillon Road and 86401 Sonoma Creek in the C-T, PD (Commercial Tourist Planned Development Overlay) . Coach RV LLC (Applicant)

Public Hearing Opened at 6:34 pm by Chair Virgen

Public Hearing Closed at 6:35 pm by Chair Virgen

Nikki Gomez, Associate Planner, narrated a short power point presentation for the item. This Item will continue on our next Planning Commission Meeting July 6, 2022.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE CONTINUATION OF ITEM NUMBER FOUR (4), TO THE NEXT PLANNING COMMISSION MEETING OF JULY 6, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**INFORMATIONAL:**

Gabriel Perez, Development Services Director, announced the following:

- Sunline Transit Hub Revisions are anticipated to be presented at the next Planning Commission meeting in July 6, 2022.
- Training opportunities for Planning Commissioners in the new fiscal year 22-23 (APA or League of California Cities)

**ADJOURNMENT:** 6:39 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