



City Hall Council Chambers  
1515 Sixth Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

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

**April 17, 2019**  
6:00 PM

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**1. CALL TO ORDER:**

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:00 p.m. by Chair Etheridge.

**2. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chair Etheridge

**3. ROLL CALL:**

Present: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.  
Absent: None. Commissioner Miranda, Commissioner Ramirez.

**4. 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.”

**5. APPROVAL OF THE MINUTES:**

- a. Minutes of the February 20, 2019 Planning Commission Meeting.  
Motion to approve item 5.a. Minutes of the February 20, 2019 Planning Commission Meeting.  
Made by: Commissioner Delgado.  
Seconded by: Vice Chair Zamora.  
Motion passes by the following roll call vote:  
AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.  
NOES: None.  
ABSENT: Commissioner Miranda, Commissioner Ramirez.

**6. WRITTEN COMMUNICATIONS:**

Two letters were hand delivered regarding item 10.b. and are on dias.

7. **PUBLIC COMMENTS:**

“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 five (5) minutes.”

1. Rogelio Rodriguez- Resident 50001 Calle Tolosa. Comment Regarding Item 10.d.

8. **REPORTS AND REQUESTS:**

None.

9. **NON-HEARING ITEMS:**

None.

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

- a. Review of Zoning Ordinance Amendments (ZOA 19-01) amending various sections of Title 17 (Zoning of the Coachella Municipal Code in order to amend zoning regulations regarding commercial cannabis activity facilities and retail cannabis businesses in order to expand the allowable locations and increase the number of allowable retailers, modify current zoning regulations for cannabis activity facilities, and make conforming amendments.

Public Comments opened at 6:23pm by Chair Etheridge.

1. Donald Bell- Hydroponic Store Owner- 42215 Washington St. Palm Desert.
2. John Kearney- Owner at “wrecking yard zone” -84851 Ave 48.
3. Greg Klibanov- Applicant Roots- 1065 Orchard.
4. Rosalio Avila-Applicant Roots-49783 Corte Percebe.
5. Lizzandro Diaz- Property Owner-45800 Harrison.

Public Comments closed at 6:35pm by Chair Etheridge.

Motion to approve item 10.a. Recommendation to City Council regarding Zoning Ordinance Amendments (ZOA 19-01) amending various sections of Title 17 (Zoning of the Coachella Municipal Code in order to amend zoning regulations regarding commercial cannabis activity facilities and retail cannabis businesses in order to expand the allowable locations and increase the number of allowable retailers, modify current zoning regulations for cannabis activity facilities, and make conforming amendments.

Approval was made with the following recommendations- to approve locations as presented in the staff report and to bring back additional information for this item as a separate amendment.

Made by: Commissioner Delgado.

Seconded by: Vice Chair Zamora.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

- b. Architectural Review (AR 19-01) to approve the Oraway Engineering Building consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 778-102-008).

Public Comments Opened at 6:57 pm by Chair Etheridge.

1. Gabriel Lujan-7530 End field Ln.- Designer for applicant.
2. Raul Gonzalez- 86675 Avenue 54- Steel Supplier.

Public Comments Closed at 7:10pm by Chair Etheridge.

Motion to approve item 10.b. Architectural Review (AR 19-01) to approve the Oraway Engineering Building consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way. (APN 778-102-008).

Approval was with two added conditions, that there be no outdoor industrial equipment or auto repair work and that the metal pre-fabricated building shall be textured to match (architecturally) the front building.

Made by: Vice Chair Zamora.

Seconded by: Commissioner Delgado.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

- c. Architectural Review No. 18-11 to approve the Pueblo Viejo Plaza; a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings to be developed in four phases totaling 6,900 square feet. (APN 778-102-008)

Public Comments Opened at 7:26 pm by Chair Etheridge.

1. Carmen Manriquez- Designer- 85427 Heather Ln. Coachella, CA.

Public Comments Closed at 7:34 pm by Chair Etheridge.

Motion to approve item 10.c. Architectural Review No. 18-11 to approve the Pueblo Viejo Plaza; a request to develop a vacant .9 acre parcel with two restaurant pads and two retail/office buildings. The proposed development consists of four separate buildings to be developed in four phases totaling 6,900 square feet. (APN 778-102-008).

Approved with the following conditions that floor plans shall come back as a non-hearing item and that aesthetics (including window awnings to be of a durable material, add decorative lamps

on exterior, and to enhance the plaza with either pavers or benches and to provide shade structures and shall be discussed with the Development Services Dept.

Made by: Commissioner Delgado.

Seconded by: Vice Chair Zamora.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

- d. Tower Energy / Ravella Modified Project consisting of the following applications:

Conditional Use Permit 268 (Modification No. 1) to allow off-street parking in the RM-PD Overlay zone for the proposed modifications to the prior-approved commercial component of the Project; and,

Architectural Review No. 16-05 (Modification No. 1) to allow a new 40,919 square foot, two-story medical office/clinic in the CN-PD zone for Borrego Health; and,

Addendum to Mitigated Negative Declaration and Mitigation Monitoring Program pursuant to CEQA Guidelines for Environmental Assessment No. 16-02 for the Tower/Ravella Modified Project.

The following items on the Staff Report and Conditions of Approval were changed:

1. 2.b. Hours of operation shall be 8am-8pm.
2. 45. Shall read, "All roof mounted mechanical wall shall be obscured by a parapet wall."

Public Comments Opened at 7:49pm by Chair Etheridge.

\*\*Rogelio Rodriguez- public comment given and noted on item 7. Above had left the meeting by the time the appropriate item was opened.

1. Tim Rogers- Columbus Dr. La Quinta- Applicant.
2. Carina Sanderson- CFO Borrego Health.
3. John Viksic- Designer- spoke regarding photometric plan/analysis.
4. Luis Martinez-53038 San Capistrano Dr. Coachella, CA- Resident.

Public Comments Closed at 8:04pm by Chair Etheridge.

Public Comments Re-opened at 8:06pm by Chair Etheridge.

1. Carina Sanderson- CFO Borrego Health.
2. Tim Rogers- Columbus Dr. La Quinta- Applicant.

Public Comments Closed at 8:20pm by Chair Etheridge.

Public Comments Re-Opened at 8:30pm by Chair Etheridge.

1. Tim Rogers- Columbus Dr. La Quinta- Applicant.

Public Comments Closed at 8:31pm by Chair Etheridge.

Motion to approve item 10.d. Tower Energy / Ravella Modified Project consisting of the following applications: Conditional Use Permit 268 (Modification No. 1) to allow off-street parking in the RM-PD Overlay zone for the proposed modifications to the prior-approved commercial component of the Project; and, Architectural Review No. 16-05 (Modification No. 1) to allow a new 40,919 square foot, two-story medical office/clinic in the CN-PD zone for Borrego Health; and, Addendum to Mitigated Negative Declaration and Mitigation Monitoring Program pursuant to CEQA Guidelines for Environmental Assessment No. 16-02 for the Tower/Ravella Modified Project.

Item was Approved with the following changes:

1. 2.b. Hours of operation shall be 8am-8pm.
2. 45. Shall read, "All roof mounted mechanical wall shall be obscured by a parapet wall."

Made by: Chair Etheridge.

Seconded by: Vice Chair Zamora.

Motion passes by the following roll call vote:

AYES: Commissioner Zamora, Vice Chair Etheridge, Chair Delgado.

NOES: None.

ABSENT: Commissioner Miranda, Commissioner Ramirez.

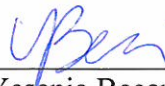
11. **INFORMATIONAL:**

Indigo Hotel.

12. **ADJOURNMENT:**

Meeting adjourned at 8:35pm by Chair Etheridge.

Respectfully Submitted

  
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Yesenia Becerril  
Planning Secretary