



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

MINUTES

OF A REGULAR MEETING
OF THE CITY OF COACHELLA

PLANNING COMMISSION

January 15th, 2020

6:00 PM

CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:04 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 Gonzalez, Vice Chair Virgen, Chair Soliz.

Absent: Commissioner Huazano.

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."

None.

APPROVAL OF THE MINUTES:

1. Minutes for the Planning Commission Meeting of December 4th, 2019.

Motion to approve the Minutes for the December 4th, 2019 Planning Commission Meeting.

Made by Commissioner Gonzalez.

Seconded by: Chair Soliz.

Motion passes by the following vote:

AYES: Commissioner Navarrete, Commissioner Gonzalez, Vice Chair Virgen, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Commissioner Huazano.

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.”

None.

REPORTS AND REQUESTS:

NONE.

NON-HEARING ITEMS:

2. 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 6:20 p.m.

Public Comments closed at 6:21 p.m.

Instruction to Give direction for staff to continue to work with developer and design and come back with a design for consideration as a non-hearing item while keeping in mind design consistency with existing Walgreen's design in the same area of the proposed projects for Item 3. 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 HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 19-08 to allow the construction of the Pueblo Viejo Villas and Transit Hub new three-story mixed-use building 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone on 2.61 acres of vacant land generally located at the northeast corner of Cesar Chavez Street and 6th Street. A transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency, will be constructed on a 1.66-acre vacant parcel located at the southeast corner of 4th Street and Cesar Chavez Street. (APN 778-080-009 and -012).

Public Comments opened at 6:35 p.m.

David Davis- Chelsea Investments.

Public Comments closed at 6:53 p.m.

Public Comments opened at 7:05 p.m.
Benjamin Egan Civil Engineer.
Public Comments closed at 7:07 p.m.

Public Comments opened at 7:09 p.m.
Benjamin Egan Civil Engineer.
Public Comments closed at 7:11 p.m.

Motion to Approve Item 4. Architectural Review No. 19-08 to allow the construction of the Pueblo Viejo Villas and Transit Hub new three-story mixed-use building 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone on 2.61 acres of vacant land generally located at the northeast corner of Cesar Chavez Street and 6th Street. A transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency, will be constructed on a 1.66-acre vacant parcel located at the southeast corner of 4th Street and Cesar Chavez Street. (APN 778-080-009 and -012).

Made by: Commissioner Gonzalez.

Seconded by: Chair Soliz.

Motion passes by the following vote:

AYES: Commissioner Navarrete, Commissioner Gonzalez, Vice Chair Virgen, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Commissioner Huazano.


INFORMATIONAL:

Planning Commissioners' academy in March 2020.
APA Conference September.

ADJOURNMENT:

Meeting adjourned at 7:17 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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES