



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 16, 2022
6:00 PM

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. 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: 6:01 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chair Navarrete

ROLL CALL:

Commissioners Present: Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete. Commissioner Gonzalez and Alternate Commissioner Gutierrez were considered present at 6:04 P.M.

Commissioners Absent: Chair Virgen.

Staff Present: *Gabriel Perez, Development Services Director.
*Jason Stevens, Information Technology Manager

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 LEAL AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Leal, Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes - October 26, 2022 and November 2, 2022

IT WAS MOVED BY COMMISSIONER LEAL AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Leal, Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa.

NOES: None.

ABSTAIN: Vice Chair Navarrete.

ABSENT: Chair Virgen.

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. Harrison Corridor Study - Receive and File

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.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. McDonald’s Restaurant Drive Through Reconfiguration

Conditional Use Permit No. 358 and Amendment to Architectural Review No. 15-12 to reconfigure the drive through for an existing 3,854 square foot restaurant in an existing commercial center located at 50090 Cesar Chavez Street in the C-G (General Commercial) zone. Sararee Jirattikanchote (Applicant)

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.

Public Hearing Opened at 6:47 pm by Vice Chair Navarrete.

The contract engineer for the project made comments regarding the drive through reconfiguration.

Public Hearing Closed at 6:53 pm by Vice Chair Navarrete.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO ADOPT RESOLUTION NO. PC 2022-26 APPROVING CONDITIONAL USE PERMIT NO. 358 AND AMENDMENT TO ARCHITECTURAL REVIEW NO. 15-12 AT THE EXISTING MCDONALDS EATING ESTABLISHMENT LOCATED 50090 CESAR CHAVEZ STREET SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL CONTAINED IN THE RESOLUTION IN ADDITION TO ADDING THE FOLLOWING CONDITION:

- Continue the concrete curb and landscaping adjacent to new drive through lane area with the ability of staff to work with the applicant on the timing of the improvements.

Approved by the following roll call vote:

AYES: Commissioner Leal, Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

4. Coachella General Conditional Use Permit No. 357

Conditional Use Permit No. 357 is a request by Teddy Lee for operation of a Type 41 Wine and Beer license for a wine and beer lounge with coffee roastery at 1258 Sixth Street (APN# 778-110-003)

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE CONTINUATION OF ITEM NUMBER FOUR (4) FOR THE NEXT PLANNING COMMISSION MEETING ON DECEMBER 07, 2022.

Approved by the following roll call vote:

AYES: Commissioner Leal, Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

Public Hearing Opened at 6:38 pm by Vice Chair Navarrete.

Public Hearing Closed at 6:38 pm by Vice Chair Navarrete.

4. City of Coachella 6th Cycle Housing Element

General Plan Amendment No. 21-02 and Environmental Assessment No. 22-03 for consideration of the City of Coachella 6th Cycle Housing Element

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE CONTINUATION OF ITEM NUMBER FIVE (5) FOR THE NEXT PLANNING COMMISSION MEETING ON JANUARY 18, 2023.

Approved by the following roll call vote:

AYES: Commissioner Leal, Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

INFORMATIONAL:

- Brief information on how general election results will affect filling Planning Commission vacancies.

ADJOURNMENT: 7:03 P.M.

Respectfully Submitted by,

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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES