



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

**February 15, 2023**  
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](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:**     6:02 P.M.

**PLEDGE OF ALLEGIANCE:**

Commissioner Miguel Leal

**ROLL CALL:**

Commissioners Present:     Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete

Staff Present:                \*Gabriel Perez, Development Services Director.  
                                      \*Adrian Moreno, Associate Planner.  
                                      \*Jason Stevens, Information Technology Manager.  
                                      \*Jesus Medina, Information Technology Technician.

**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 SECONDED BY COMMISSIONER LEAL TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – January 18, 2023.

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

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

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. Taco Shop 760 – Alcohol Sales and Entertainment Establishment Permit

Conditional Use Permit (CUP) No. 360 (Modification) to change the hours of operations related to the on-sale, service and consumption of beer, wine, and distilled spirits (Type 47) and Entertainment Permit No. 23-01 to permit limited entertainment within a 2,756 square-foot restaurant located at 48975 Grapefruit Blvd, Suite #3. Applicant: Alejandra Barcelo.

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 6:21 pm by Acting Chair Navarrete

Graciela Green, Applicant Representative, made herself available and provided comments.

Public Hearing Closed at 6:22 pm by Acting Chair Navarrete.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ RECOMMENDED THAT THE COUNCIL APPROVE CONDITIONAL USE PERMIT (CUP) NO. 360 WITH MODIFICATIONS TO CONDITIONS OF APPROVAL AS FOLLOWS:

- Condition 14 modified as follows: Management shall patrol the business premises, parking lot, and the surrounding vicinity, during the entertainment venue operation and until patrons have left the parking area after operation hours. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the property. **Management shall also ensure that spillover parking does not occur on surrounding private property.**
- Condition 22 is added as follows: **A minimum of one licensed security officer will be required for Friday and Saturday after 10 p.m. when any entertainment events occur (musicians, karaoke, or similar related entertainment activities).**

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Tripoli Mixed-Use Project (**Proposed Revisions**)

Second proposed amendment to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant C-G (General Commercial) zoned property 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.

Public Hearing Opened at 7:08 pm by Acting Chair Navarrete

Colleen Edwards, project director, made herself available and provided comments.

Public Hearing Closed at 7:13 pm by Acting Chair Navarrete

IT WAS MOVED BY ACTING CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ STAFF RECOMMENDED APPROVAL TO COUNCIL WITH THE FOLLOWING MODIFICATIONS:

- Condition 9 modified as follows: The applicant shall accommodate an elevator for Building B.
- Condition 81 added as follows: Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Staff, subject to a minimum construction cost of \$350,000 and half the elevator cost. The applicant shall increase funding for park improvements above the construction cost of this condition with any savings achieved by the developer on project costs to be used to increase expenditures in park improvements.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Acting Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. Conditional Use Permit No. 361 (Mr. Clamato) to allow liquor sales (ABC Type 41, On-Sale Beer and Wine – Eating Place) within a 1,843 square-foot restaurant located at 51557 Cesar Chavez Street.

Adrian Moreno, 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 7:45 pm by Acting Chair Navarrete

Erick Aguilar owner of Mr. Clamato made himself available and provided comments.

Public Hearing Closed at 7:51 pm by Acting Chair Navarrete.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY ACTING COMMISSIONER LEAL TO APPROVE CONDITIONAL USE PERMIT NO. 361 TO ALLOW ON-SALE BEER AND WINE SERVICE FOR THE 1,843 SQUARE FOOT RESTAURANT LOCATED AT 51557 CESAR CHAVEZ STREET, WITH THE FOLLOWING MODIFICATION:

- Condition 5 modified as follows: Hours of operation of the restaurant may be from 10:00 a.m. to ~~7:00 p.m.~~ 8:30 p.m. Monday through Sunday. The applicant may request a change to the restaurant operating hours for administrative approval by the Development Services Director.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Acting Chair Navarrete.

NOES: Alternate Commissioner Gutierrez.

ABSTAIN: None.

ABSENT: None.

**INFORMATIONAL:**

5. Council is interested in posting a Design session with Henry Lenny, AIA at City Hall with a presentation and a walk through downtown.

**ADJOURNMENT:** 7:56 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES