



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

January 18, 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. 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: 6:03 P.M.

PLEDGE OF ALLEGIANCE:

Adrian Moreno

ROLL CALL:

Commissioners Present: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Vice 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 ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – January 4, 2023.

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

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Alternate Commissioner Gutierrez, Vice 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:

2. Coachella Vineyards

TTM No. 37040, CUP No. 266, AR No. 16-03 Coachella Vineyards - One-Year Time Extension Request for a project consisting of a 200 room hotel, 100 townhomes and 188 RV units at the NEC of Tyler Street and Vista Del Norte (Applicant: Abraham Gottlieb)

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 6:20 pm by Commissioner Leal

Abraham Gottlieb, applicant, made himself available and provided comments about his project to build hotel and townhomes and in a few days plans to submit building plans to the City.

Public Hearing Closed at 6:22 pm by Commissioner Leal

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER LEAL TO GRANT A SECOND 12-MONTH TIME EXTENSION FOR COACHELLA VINEYARDS TTM NO. 37040, CUP NO. 266, AR NO. 16-03 WITH A NEW EXPIRATION DATE OF MARCH 26, 2024.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. City of Coachella 6th Cycle Housing Element – Continue to date uncertain

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

Gabriel Perez, Development Services Director, indicated that City staff received comments from the CA Department of Housing and Community Development that need to be addressed in the Draft Housing Element and that the item will be noticed for a public hearing again when ready for consideration by the Planning Commission.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY ALTERNATE COMMISSIONER GUTIERREZ TO APPROVE CONTINUATION OF ITEM NUMBER (3) CITY OF COACHELLA 6TH CYCLE ELEMENT TO A DATE UNCERTAIN.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

4. Lee Anderson's Covalda Date Company – Historical Information.

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.

ADJOURNMENT: 6:38 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