



Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 19, 2021
6:00 PM

PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO LLOPEZ@COACHELLA.ORG AND YBECERRIL@COACHELLA.ORG.

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://US02WEB.ZOOM.US/W/89785377649?TK=16B5HWG_6PP27WVN8_KE TLM2DMKT3IHDFI1Q1oARyQs.DQIAAAAU56AjCRZFM0TPTFhYY1FvR1RHVXA5ZWRvTUd3AAAAAAAAAAAAAAAAAAAAAAAAAAAA&PWD=SzFJcMfvWHBqMXNsUCtJNHZZOENWdz09](https://us02web.zoom.us/j/89785377649?tk=16b5HWG_6pp27wvn8_kETLM2DmkT3iHDFI1Q1oARyQs.DQIAAAAU56AjCRZFM0TPTFhYY1FvR1RHVXA5ZWRvTUd3AAAAAAAAAAAAAAAAAAAAAAAAAAAA&pwd=SzFJcMfvWHBqMXNsUCtJNHZZOENWdz09)

PASSCODE: 809812

CALL TO ORDER:

Meeting was called to order at 6:15 p.m. by Vice Chair Navarrete.

PLEDGE OF ALLEGIANCE:

Pledge of allegiance lead by Commissioner Figueroa.

ROLL CALL:

Present: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete.

Absent: Commissioner Huazano, Chair Virgen.

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.”

Motion to Approve Agenda for the Planning Commission Meeting of May 19th, 2021

Made by: Commissioner Figueroa.

Seconded by Commissioner Navarrete.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

APPROVAL OF THE MINUTES:

1. Minutes for the City of Coachella Planning Commission Meeting of May 5th, 2021.

Motion to forego approval of the minutes so staff may revise the minutes to reflect recommendations that include roll call clarification and voting roll call.

Made by Commissioner Figueroa.

Seconded by: Vice Chair Navarrete.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, 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. Art in Public Places Program – Coachella Smoke Shop Art Mural Installation.

Motion to approve Non-Hearing Item 2. Art in Public Places Program – Coachella Smoke Shop Art Mural Installation.

Made by Commissioner Gonzalez.

Seconded by: Commissioner Figueroa.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

3. Art in Public Places Program – Dateland Park Art Mural Installation.

Motion to approve Non-Hearing Item 3. Art in Public Places Program – Dateland Park Art Mural Installation. With the added recommendation of the utilization of NOVA or comparable quality paint be used to make/do/create this art installation.

Made by Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

*** Commissioner Leal recused himself as he lives in a nearby community. He left the virtual meeting.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Pulte Coachella Subdivision Project

Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).

Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

Public Hearing Opened at 7:19pm.

1. Dan Wozniak- Applicant Representative.
2. Sergio Hernandez- Resident.
3. Christina Dejardin- Prado HOA Representative
4. James Vaughn- Pulte.
5. Jesus Garcia- Resident.

Public Hearing Closed at 7:35pm.

Motion to approve Item 4. Pulte Coachella Subdivision Project

Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).

AND

Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

Made by Commissioner Gonzalez.

Seconded by: Commissioner Figueroa.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

*** Commissioner Leal was called to log back into the meeting at 7:41pm and re-join the dais as he had recused himself earlier due to living in a nearby community.

INFORMATIONAL:

Assistant Director of Development Services starts 05/24/2021.

ADJOURNMENT:

Meeting was adjourned at 7:44pm by Vice Chair Navarrete.

Respectfully submitted,



Yesenia Becerril, Planning Commission 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