



City Council Chamber  
1515 6<sup>th</sup> Street, Coachella, CA  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**November 6, 2024**  
6:00 PM

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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

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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: 6:12 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Murillo.

**ROLL CALL:**

Commissioners Present: Chair Hernandez, Vice Chair Gonzalez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca.

Commissioners Absent: Commissioner Ramirez.

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Adrian Moreno, Associate Planner  
\*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 VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Chair Hernandez, Commissioner Arvizu, Vice Chair Gonzalez, Commissioner Murillo, Alternate Commissioner Fonseca.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez.

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes October 16, 2024.

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE MEETING MINUTES.

**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 Village Project (First, 12 Month Time Extension) Variance No. 22-04 (previously VAR No. 17-06), Architectural Review No. 22-12 (previously AR No. 17-12) a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. The Variance includes a request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet. HCM Development (Applicant).

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE FIRST 12 MONTH TIME EXTENSION FOR VARIANCE NO. 22-04 AND ARCHITECTURAL REVIEW NO. 22-12 (PREVIOUSLY AR NO. 17-12) A PROPOSED DEVELOPMENT OF A 242-UNIT MULTI-FAMILY RESIDENTIAL GATED COMMUNITY WITH 15 BUILDINGS TOTALING 223,740 SQUARE FEET ON 9.7 ACRES OF VACANT LAND LOCATED NEAR THE SOUTHWEST CORNER OF VAN BUREN STREET AND AVENUE 48.

Approved by the following roll call vote:

AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez.

3. CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot a request by the applicant to provide an alternative design for off-site improvements for the approved project at 84650 Avenue 49. Applicant: Islamic Society of Palm Springs.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE AN ALTERNATIVE DESIGN FOR OFF-SITE IMPROVEMENTS FOR THE APPROVED COACHELLA ISLAMIC CENTER PARKING LOT PROJECT LOCATED AT 84650 AVENUE 49.

Approved by the following roll call vote:

AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez.

## **PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

4. Galilee Center Thrift Store Conditional Use Permit No. 383 for the thrift store use within a 2,610 SF tenant space at 49291 Grapefruit Boulevard, Unit #1. Applicant: Gloria Gomez

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:35 pm by Chair Hernandez.

Gloria Gomez, Applicant, spoke and provided comments.

Public Hearing Closed at 6:37 pm by Chair Hernandez.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE CONDITIONAL USE PERMIT NO. 383 FOR THE THRIFT STORE USE WITHIN A 2,610 SF TENANT SPACE LOCATED AT 49291 GRAPEFRUIT BOULEVARD, UNIT #1 WITH THE FOLLOWING MODIFICATIONS:

- ADD CONDITION TO REQUIRE POWER WASHING ON TENANT FRONTAGE.

Approved by the following roll call vote:

AYES: Chair Hernandez, Vice Chair Gonzalez, Commissioner Murillo, Commissioner Arvizu, Alternate Commissioner Fonseca.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez.

5. Variance No. 24-01 – Campos, Setback A request for a for five foot setback variance for an existing detached 263 SF patio structure constructed without a permit at 48552 Playa Del Amor Street. Applicant: Jesus Campos.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:46 pm by Chair Hernandez.

Public Hearing Closed at 6:46 pm by Chair Hernandez.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE VARIANCE NO. 24-01 FOR AN EXISTING DETACHED 263 SF PATIO STRUCTURE CONSTRUCTED WITHOUT A PERMIT AT 48552 PLAYA DEL AMOR STREET AND DIRECTED STAFF TO PREPARE A PLANNING COMMISSION RESOLUTION FOR APPROVAL OF VARIANCE 24-01 THAT WILL RETURN TO THE NEXT PLANNING COMMISSION MEETING ON NOVEMBER 20, 2024.

Approved by the following roll call vote:

AYES: Vice Chair Gonzalez, Commissioner Murillo, Commissioner Arvizu.

NOES: Chair Hernandez.

ABSTAIN: Alternate Commissioner Fonseca.

ABSENT: Commissioner Ramirez.

#### **INFORMATIONAL:**

Development Director's Updates:

- Planning Commissioner Terms will likely be extended to January 2025 as the City Council needs to approve a Planning Commission application process.
- First community meeting for the Coachella Rail Station Feasibility Study will take place on November 21, 2024.

**ADJOURNMENT:** 7:36 PM

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