



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

May 18, 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: 6:03 P.M.

PLEDGE OF ALLEGIANCE:

GABRIEL PEREZ

ROLL CALL:

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

Staff Present: *Gabriel Perez, Development Services Director
*Henry Castillo, Deputy City Attorney

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 FIGUEROA AND SECOND BY COMMISSIONER NAVARRETE TO APPROVE THE AGENDA WITH MOVING ITEM NUMBER FIVE (5) BEFORE NUMBER FOUR (4).

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – May 4, 2022.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Chair Virgen.

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. Gunther Investments, LLC – Interim Outdoor Cannabis Cultivation - Conditional Use Permit 348 to allow interim outdoor cannabis cultivation on a 38.48-acre site located at the southwest corner of Avenue 50 and Fillmore Street. (APN 763-070-022). Brandon Calandri (Applicant)-**Withdrawal**

Gabriel Perez, Development Services Director narrated a brief power point presentation for the item. A copy of the presentation is on file in the Planning Division. Applicant requested withdrawal of their application. No further action by the Planning Commission needed.

3. DAFCO III, LLC – Interim Outdoor Cannabis Cultivation – Conditional Use Permit 349 to allow interim outdoor cannabis cultivation on a total of 199.39 acres site located at the northeast corner of Fillmore Street and 52nd Avenue. (APN: 763-090-002, 763-100-003, 763-100-010). Brandon Calandri,(Applicant)-**Withdrawal**.

Gabriel Perez, Development Services Director narrated a brief power point presentation for the item. A copy of the presentation is on file in the Planning Division. Applicant requested withdrawal of their application. No further action by the Planning Commission needed.

4. Tentative Parcel Map No. 38218, Conditional Use Permit No. 354, Architectural Review No. 21-07 for the construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos at 53-457 and 53-459 Enterprise Way. Applicant: JJWR, LLC.

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

Public Hearing Opened at 6:26 p.m. by Chair Virgen.

Benjamin Eagan, Civil Engineer and Representative, for Applicant Jason Williams, made himself available for questions.

Jason Williams, Applicant, made himself available for questions.

Public Hearing Closed at 6:44 p.m. by Chair Virgen.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA STAFF RECOMMENDATION ON ADOPTING RESOLUTION PC 2022-17, TENTATIVE PARCEL MAP NO. 38218, RESOLUTION 2022-18, CONDITIONAL USE PERMIT 354, ARCHITECTURAL REVIEW NO. 2107 RECOMMENDING APPROVAL OF THE INDUSTRIAL DEVELOPMENT AS PROPOSED.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. ZOA 22-01 - Cannabis Business Streamline Code Amendments to amend Coachella Municipal Code Title 5 and 17 regarding cannabis business zoning and operation in the City. City-Initiated (Continued from May 4, 2022)

Gabriel Perez, Development Services Director requested of the Planning Commission that item 5 be continued to the June 1, 2022 Planning Commission meeting to reconcile code amendment changes with the City Attorney.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER NAVARRETE STAFF RECOMMENDS THE PLANNING COMMISSION TO APPROVE THE CONTINUATION OF ITEM NUMBER FIVE (5) TO THE NEXT PLANNING COMMISSION MEETING OF JUNE 1, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

Gabriel Perez, Development Services Director, announced the

- Tripoli Mixeduse project was approved by Council.
- Introduction of a new staff member Eva Lara as Planning Technician.
- City Online Development Map.

ADJOURNMENT: 6:58 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