



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

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**March 17, 2021**  
6:00 PM

---

## **CALL TO ORDER:**

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:04 p.m. by Chair Virgen.

## **PLEDGE OF ALLEGIANCE:**

Vice Chair Navarrete led the Pledge of Allegiance.

## **ROLL CALL:**

Present: Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, and Chair Virgen.

Absent: Alternate Commissioner Leal, and Commissioner Huazano.

## **APPROVAL OF AGENDA:**

There were no modifications to the agenda.

Motion: To approve the agenda as presented.

Made by: Commissioner Figueroa

Seconded by: Vice Chair Navarrete

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

**APPROVAL OF THE MINUTES:**

*The order of the following two items were switched, resulting in the items being renumbered:*

1. Regular Meeting Minutes of January 20, 2021, of the Coachella Planning Commission.

Motion: To approve the minutes as presented

Made by: Commissioner Gonzalez

Seconded by: Commissioner Navarrete

Approved: 4-0, by the following roll call vote:

AYES: Commissioner Gonzalez, Vice Chair Navarrete, and Chair Virgen.

NOES: None.

ABSTAIN: Commissioner Figueroa.

ABSENT: Commissioner Huazano.

2. Regular Meeting Minutes of February 17, 2021, of the Coachella Planning Commission.

Motion: To approve the minutes as presented

Made by: Commissioner Navarrete

Seconded by: Commissioner Figueroa

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

**WRITTEN COMMUNICATIONS:**

An email regarding an LA Times article was received and forwarded to the Commissioners.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

None.

**REPORTS AND REQUESTS:**

The Housing Element consultant will be brought forth to the Commission at the next meeting.

**NON-HEARING ITEMS:**

3. Acceptance of Public Art Piece to be donated by Billy Stinberg, titled Coachella Valley Harvest Mural, painted by Laurence Neufield (1979), to be placed inside the City Library located at 1500 Sixth Street.

Motion: To approve per staff recommendation and recognize the artist with their name to be placed on a plaque next to the mural.

Made by: Commissioner Figueroa

Seconded by: Commissioner Gonzalez

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

*(With Ordinance No. 1172, the City Council created a new "Culture and Arts Commission" that will take the place of the Planning Commission for reviewing public art. New members are expected to be appointed in April 2021. This item is expected to be the last public art review to be bought before the Planning Commission.)*

4. Approval of a 12-month Time Extension for Conditional Use Permits (CUP 299 and CUP 300) to allow a 1,839 square foot retail cannabis business and a 1,432 square foot bar/pub with on-site alcohol sales at 1694 6th Street.

Since the approval of the project by the City Council, the owners reconsidered the project and now plan to utilize the ground floor as the dispensary that will now occupy a larger floor area. The second floor will be utilized for the pub with more windows with added steel reinforcement creating an industrial look, and creating a third floor deck for the pub. The envisioned changes will significantly impact the structural design of the remodel.

The owners have submitted plans and obtained building permits for a partial demolition of the existing building in order to do additional engineering investigative work for the structural integrity of the building. The anticipated major renovations and structural elements of the building that had to be re-designed are the justification for the delays.

Public Comments: John Greenwood (applicant)  
Carlos Bishop (applicant)

Motion: To approve the 12-month time period extension and add the Pueblo Viejo look to the final design

Made by: Commissioner Gonzalez

Seconded by: Vice Chair Navarrete

Approved: 4-0, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, and Chair Virgen.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Commissioner Huazano.

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

5. Coachella Greenery Project

- a) Resolution No. PC-2021-01, approving Conditional Use Permit 334 proposes to establish an 1100 square foot cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48.
- b) Conditional Use Permit 293, (Modification), proposes to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

Chair Virgen opened the Public Hearing for Item 5 at 6:50 p.m.

Public Comments: Antonio Santamaria  
Naomi Morales

Chair Virgen closed the Public Hearing for Item 5 at 6:53 p.m.

Motion: To approve Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification) with the findings and conditions of approval, and add conditions of a bike rack, pedestrian friendly, and add parking lot landscaping

Made by: Commissioner Gonzalez  
Seconded by: Commissioner Figueroa  
Approved: 4-0, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, and Chair Virgen.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Commissioner Huazano.

**INFORMATIONAL:**

All Planning Commissioners and the Alternate are registered with the League of California Cities' Planning Commissioners Academy, Virtual Academy (March 25, 26, 31, and April 1). Development Services Director Luis Lopez met with new Planning Commissioner Figueroa and is open to all members to providing additional training.

ADJOURNMENT:

There being no further business to come before the Commission, Chair Virgen adjourned the meeting at 6:58 p.m., followed by a motion from Commissioner Gonzalez, second by Vice Chair Navarrete, and a 5-0 vote.

Respectfully Submitted,



---

Andrea J. Carranza, MMC  
Deputy City Clerk