



City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 2, 2025
6:00 PM

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. 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: 6:00 PM

PLEDGE OF ALLEGIANCE:

Alternate Commissioner Caballero.

ROLL CALL:

Commissioners Present: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

Commissioners Absent: Commissioner Arvizu.

Staff Present:

- * Bill Pattison, Interim City Manager
- * Ron Goldman, City of Coachella Staff Consultant
- * Kendra Reif, Principal Planner
- * Andrew Simmons, City Engineer
- * Adrian Moreno, Associate Planner
- * Lizzandro Diaz, Building Official
- * Jesus Medina, Information Technology Technician
- * Vanessa Sanchez-Meza, Planning 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 VICE CHAIRPERSON FONSECA AND SECONDED BY COMMISSIONER LARA TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes March 19, 2025.

IT WAS MOVED BY COMMISSIONER LARA AND SECONDED BY ALTERNATE COMMISSIONER CABALLERO TO APPROVE THE MEETING MINUTES.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

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:

Kendra Reif, Principal Planner requested to move Agenda Item #5 the La Entrada Development Agreement to the third item on the agenda (first public hearing item).

NON-HEARING ITEMS:

2. Cultura Music and Arts Concepts Designs for the Cultura Music and Arts project located at the southwest corner of Vine Avenue and Second Street. Applicant: Anthony Poon, FAIA, Principal, Poon Design Inc.

KENDRA REIF, PRINCIPAL PLANNER GAVE A BRIEF PRESENTATION INTRODUCING THE ITEM. APPLICANT AND ARCHITECT, ANTHONY POON, GAVE A BRIEF PRESENTATION FOR THE ITEM. A COPY OF BOTH PRESENTATIONS ARE ON FILE IN THE PLANNING DIVISION FOLDER.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 23-08 (Modification) Love’s Travel Stop Façade Remodel a modification request to include an additional 350 sq. ft storage area expansion and façade improvements as part of the approved remodel for the existing Love’s Travel Stop site at 45761 Dillon Road and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) Applicant: Jerrod Marsh

THIS ITEM WAS PRESENTED AS THE SECOND PUBLIC HEARING ITEM HEARD AT THIS MEETING. ADRIAN MORNEO, ASSOCIATE PLANNER, GAVE A PRESENTATION ON THE PROJECT. THE PRESENTATION IS ON FILE IN THE PLANING DIVISION FOLDER. THE PUBLIC HEARING WAS OPENED AT 7:10 PM AND CLOSED AT 7:10 PM. THE PLANNING COMMISSIONS REQUESTED TO ADD POWERWASHING OF THE PROPERTY FRONTAGE AS A CONDITION OF APPROVAL FOR THE PROJECT. THE APPLICANT ASKED TO HAVE A CONDITIONAL OF APPROVAL REVISED TO READ “ONLY NEW MECHANICAL EQUIPMENT WILL NEED TO BE SCREENED FROM THE PUBLIC RIGHT OF WAY.” THE PLANNING COMMISSION AGREED TO THE CHANGE. ALTERNATE COMMISSIONER CABALLERO MADE A REQUEST TO APPROVE THE ITEM WITH THE APPROVAL OF THE MODIFICATION TO THE SCREENING REQUIREMENT AND THE ADDITION OF POWERWASING. CHAIRPERSON MURILLO SECONDED THE MOTION.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Caballero

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu

4. Resolution No. PC 2025-03: Request for Conditional Approval of Conditional Use Permit No. 388 El Tranvia– Type 47 ABC License Request for conditional approval for Conditional Use Permit No. 388 to allow liquor sales (ABC Type 47, On-Sale General – Eating Place) within an existing 5,951 square-foot restaurant located at 1221 6th Street and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) Applicant: Oscar Ventura Saavedra

KENDRA REIF, PRINCIPAL PLANNER, GAVE A BRIEF PRESENTATION FOR THE ITEM. A COPY OF THE PRESENTATION IS ON FILE IN THE PLANNING DIVISION FOLDER. CHAIRPERSON MURILLO OPENED THE PUBLIC HEARING AT 7:22. GRACIELA GREEN, THE APPLICANT’S CONSULTANT MADE PUBLIC COMMENT ADDRESSING THE HOURS OF OPERATION OF EL TRANVIA AND STATED THAT THE OWNER WOULD LIKE TO PROVIDE ALCOHOL FOR PATRONS ON THE PATIO AS WELL. NO ADDITIONAL COMMENTS WERE MADE OR RECEIVED. THE PUBLIC HEARING WAS CLOSED BY CHAIRPERSON MURILLO AT 7:35. VICE CHAIRPERSON FONSECA MADE A MOTION TO APPROVE THE ITEM. THE ITEM WAS SECONDED BY CHAIRPERSON MURILLO.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Caballero

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu

5. Resolution 2025-04 recommending approval of the Amended and Restated La Entrada Development Agreement. (DA 23-01) (Kalifornia City).

THIS ITEM WAS MOVED TO BE THE FIRST PUBLIC HEARING ITEM HEARD AT THIS MEETING. RON GOLDMAN, COACHELLA STAFF CONSULTANT, GAVE A PRESENTATION ON THE PROJECT. THE PRESENTATION IS ON FILE IN THE PLANNING DIVISION FOLDER. THE PUBLIC HEARING WAS OPENED BY CHAIRPERSON MURILLO AT 6:44 PM NO COMMENTS WERE RECEIVED AND WAS CLOSED AT 6:45 PM. ALL COMMISSIONERS ASKED FOLLOW-UP QUESTIONS TO RON GOLDMAN. THE APPLICANT WAS IN ATTENDANCE AND ASKED TO SPEAK ON THE ITEM. CHAIRPERSON MURILLO OPENED THE PUBLIC HEARING AGAIN AT 6:59 PM. THE APPLICANT ANSWERED COMMISSIONER QUESTIONS, NO ADDITIONAL PUBLIC COMMENTS WERE GIVEN. PUBLIC HEARING WAS CLOSED BY COMMISSIONER MURILLO AGAIN AT 7:02. CHAIRPERSON MURILLO MADE A MOTION TO APPROVE THE ITEM, COMMISSIONER LARA SECONDED THE MOTION.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Caballero

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu

INFORMATIONAL:

Planning Commission Secretary Updates:

- Planning Commission CEQA Study Session beginning at 5:00 PM at Coachella Council Chambers April 16th.

- Director Gabriel Perez will be leaving the City of Coachella.

ADJOURNMENT: 7:10 PM

Respectfully Submitted by,

Kendra Reif
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