



Coachella Civic Center, Hearing Room
53990 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 15, 2020
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 JCARRILLO@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.

THE PUBLIC SHALL HAVE ACCESS TO WATCH THE MEETING LIVE USING THIS LINK ONLINE:

[HTTPS://YOUTU.BE/LBVGINXXMQC](https://youtu.be/LBVGINXXMQC)

CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:00 p.m. by Chair Soliz.

PLEDGE OF ALLEGIANCE:

NONE.

ROLL CALL:

Present: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Huazano, Vice Chair Virgen, Chair Soliz.

Absent: Commissioner Gonzalez.

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.”

APPROVAL OF THE MINUTES:

1. Minutes for the Planning Commission Meeting of the City of Coachella for June 17th, 2020.
2. Motion to Approve Item 1. Minutes for the Planning Commission Meeting of the City of Coachella for June 17th, 2020.
Made by: Commissioner Huazano.
Seconded by: Vice Chair Virgen.
AYES: Alternate Commissioner Leal, Commissioner Huazano, Vice Chair, Virgen, Chair Soliz.
NOES: None.
ABSTAIN: Commissioner Navarrete.
ABSENT: Commissioner Gonzalez.

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.”

NONE.

REPORTS AND REQUESTS:

NONE.

NON-HEARING ITEMS:

2. Consideration to add a street name for a new public loop street to be created for Lot Line Adjustment No. 2018-02 for the Sunline Transit Hub/ Pueblo Viejo Villas Transit-Oriented Development Site. City-Initiated.

Commissioner Gonzalez entered the dias (teleconference meeting) at 6:08 pm.

Motion to Approve Item 2. Name of above public loop street to be named “Mario Lazcano Ct.”

Made By: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-07; applications that propose the development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of a vacant portion of land on an existing partially developed shopping center (Phase II) located at the NEC of Cesar Chavez Street and First Street. *Coachella Retail Realty Associates, LP, Applicant.*

Corrections to published staff report reported by staff, "20-07" should read "20-03" and size of project is 4,088 sq.ft.

Public Comments Opened at 6:39 pm. By Chair Soliz.

Jesse Gonzalez- applicant/developer.

Motion to approve Item 3. Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-07; applications that propose the development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of a vacant portion of land on an existing partially developed shopping center (Phase II) located at the NEC of Cesar Chavez Street and First Street. *Coachella Retail Realty Associates, LP, Applicant.*

With modifications to be published in Notice of Approval by staff and shall include deleting item 35. Change item 42 regarding on site street lights, item 45. Temporary certificate of occupancy, and item 81. King palms to match existing not date palms.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

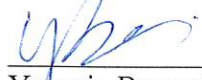
INFORMATIONAL:

ADU regulations and Housing Element comment made by Juan Carrillo Associate Planner.

ADJOURNMENT:

Meeting adjourned at 6:50 p.m. by Chair Soliz.

Respectfully Submitted,



Yesenia Becerril
Planning 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