



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

**May 05, 2021**  
6:00 PM

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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 [llopez@coachella.org](mailto:llopez@coachella.org) and [ybecerril@coachella.org](mailto: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.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFac214Zz09>

**Passcode: 674336**

**Or iPhone one-tap :**

**US: +16699006833,,88900660100#,,,,\*674336# or +12532158782,,88900660100#,,,,\*674336#**

**Webinar ID: 889 0066 0100**

**Passcode: 674336**

## **CALL TO ORDER:**

Meeting was called to order at 6:04 p.m. by Chair Virgen.

## **PLEDGE OF ALLEGIANCE:**

Pledge of allegiance lead by Yesenia Becerril.

## **ROLL CALL:**

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

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.”

Motion to Approve Agenda for the Planning Commission Meeting of May 5<sup>th</sup>, 2021

Made by: Commissioner Navarrete.

Seconded by Commissioner Figueroa.

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

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

**APPROVAL OF THE MINUTES:**

1. Regular Meeting Minutes of March 17, 2021, of the Coachella Planning Commission.

Motion to Approve Regular Meeting Minutes of March 17, 2021, of the Coachella Planning Commission

Made by: Commissioner Huazano.

Seconded by Commissioner Navarrete.

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

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

**WRITTEN COMMUNICATIONS:**

Email attached sent by applicant for Item 2. Public Hearing Item.

**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.

Commissioner Gonzalez joined the meeting at 6:15pm. Alternate Commissioner Leal stepped down from dias and replaced by Commissioner Gonzalez.

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

Presentation by Luis Lopez.

2. B-4 Ranch Change of Zone Project

- a) Environmental Assessment (EA 2-04) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
- b) Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated.

Public Hearing Opened at 6:28 pm by Chair Virgen.

Written communication read out loud by Yesenia Becerril. John Powell in favor of this Item/project-see attached.

Public Hearing Closed at 6:30pm by Chair Virgen.

Motion: To Approve Item 2. B-4 Ranch Change of Zone Project

- a) Environmental Assessment (EA 2-04) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
- b) Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated.

Made by: Commissioner Navarrete

Seconded by: Chair Virgen

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

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**INFORMATIONAL:**

City of Coachella Planning Department staff changes.

**ADJOURNMENT:**

Meeting Adjourned by Chair Virgen at 6:48pm.

Respectfully Submitted by:



Yesenia Becerril

Planning Commission 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

## Yesenia Becerril

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**From:** John Powell Jr <johnp@peterrabbitfarms.com>  
**Sent:** Wednesday, May 5, 2021 1:10 PM  
**To:** Luis Lopez  
**Cc:** Yesenia Becerril  
**Subject:** RE: City of Coachella Planning Commission Meeting of May 5, 2021

Luis – In case I don't get on the call tonight, we do support this plan. I want you to know that in case anyone asks you. Please convey this support to the commissioners. Thank you.

John Powell, Jr.  
President/CEO  
Amazing Coachella, Inc.  
Peter Rabbit Farms

<http://www.peterrabbitfarms.com/>

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**From:** Luis Lopez [<mailto:llopez@coachella.org>]  
**Sent:** Apr 29, 2021 5:10 PM  
**To:** John Powell Jr  
**Subject:** FW: City of Coachella Planning Commission Meeting of May 5, 2021

Hi John,

I wanted to let you know the Planning Commission will be reviewing the change of zone next week. You can follow the link below to the full packet.

**Luis Lopez, J.D.** | Development Services Director  
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