



City of Coachella Permit Center  
53-990 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  
**November 6, 2019**

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**CALL TO ORDER:**

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:02 p.m. in the Coachella Permit Center at City Hall by Chair Soliz.

**PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Miguel Navarrete.

**ROLL CALL:**

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

Absent: None.

**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:**

Minutes from the Planning Commission Meeting October 16th, 2019.

Motion to approve the Minutes for the October 16th, 2019 Planning Commission Meeting.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Alternate Chair Leal, Commissioner Navarrete, Commissioner Gonzalez, Chair Soliz.

NOES: None.

Abstain: Commissioner Huazano, Vice Chair Virgen.

Absent: None.

4. Request for 12- Month Time Extension for Conditional Use Permit No. 282 and 283 to allow a 2,800 square foot drive-thru restaurant and two 3-story hotels consisting of 89 rooms and 64 rooms respectively with swimming pools and fenced enclosures, and a 5,200 square foot sit-down restaurant, on 5.45 acres of vacant land located on the north side of Vista Del Norte, east of Dillon Road.

Motion to approve item 4. Request for 12- Month Time Extension for Conditional Use Permit No. 282 and 283 to allow a 2,800 square foot drive-thru restaurant and two 3-story hotels consisting of 89 rooms and 64 rooms respectively with swimming pools and fenced enclosures, and a 5,200 square foot sit-down restaurant, on 5.45 acres of vacant land located on the north side of Vista Del Norte, east of Dillon Road.

Made by: Commissioner Gonzalez.

Seconded by: Chair Soliz.

Motion passes by the following vote:

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

NOES: None.

Abstain:None.

Absent: None.

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

5. Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq .ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Public Hearing Opened at 6:58p.m. by Chair Soliz.

Tom Dodson-on behalf of applicant.

Lawyer for Applicant.

Robert Hargreaves- City Attorney Representative.

Alex Mucino- Applicant.

Motion to approve item 5. Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq .ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Made by: Chair Soliz.

Seconded by: Vice Chair Virgen.

Motion passes by the following vote:

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

NOES: None.

Abstain: Commissioner Gonzalez.

Absent: None.

6. Coachella Green Haus - Retail Cannabis Business

1) Conditional Use Permit (CUP 303) to allow a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls. CUP 303 is also proposing an interim use facility to allow a temporary retail cannabis facility that will operate while the project is under construction.

2) Change of Zone 18-05 proposes to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone for the proposed retail cannabis business.

Public Hearing Opened at 7:30 p.m. by Chair Soliz.

Bill Sanchez-on behalf of applicant.

Motion to approve item 5. Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq .ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

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

NOES: None.

Abstain:

Absent: None

7. Kismet Coachella - Retail Cannabis Microbusiness

1) Conditional Use Permit (CUP 305) to allow convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.

2) Change of Zone 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street.

Public Hearing Opened at 7:42 p.m. by Chair Soliz.  
Ed Sapiago-Designer.  
Cheryl Thomas- Owner  
Public Hearing Closed at 7:49p.m. by Chair Soliz.

Motion to approve item 5. Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq .ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Soliz.

Motion passes by the following vote:

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

NOES: None.

Abstain: None.

Absent: None

**INFORMATIONAL:**

Development Status Reports.  
City Planners Panel- Luis Lopez.

**ADJOURNMENT:**

Meeting Adjourned at 7:51 p.m. by Chair Soliz.

Respectfully Submitted by,



Yesenia Becerril  
Planning Secretary

*Any writing or documents pertaining to an **open session** item provided to a majority of the Committee less than 72 hours prior to the meeting, shall be made available for public inspection at the first counter of City of Coachella Permit Center 53-990 Enterprise Way, Coachella, California during normal business hours.*