



Council Chambers, Hearing Room  
1515 6<sup>th</sup> Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**June 21, 2023**  
6:00 PM

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PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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**

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](mailto: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: 6:09 P.M.**

**PLEDGE OF ALLEGIANCE:**

Commissioner Ramirez

**ROLL CALL:**

Commissioners Present: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Chair Gonzalez. Alternate Commissioner Fonseca, was considered present at 6:09 P.M.

Commissioners Absent: Vice Chair Hernandez

Staff Present:

\*Gabriel Perez, Development Services Director.

\*Adrian Moreno, Associate Planner.

\*Jason Stevens, Information Technology Manager.

\*Jesus Medina, Information Technology 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 CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO RECOMMENDED TO TABLE ITEM FIVE (5).

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – June 7, 2023.

IT WAS MOVED BY VICE COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

**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:**

None.

**NON-HEARING ITEMS:**

None.

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

2. City of Coachella Objective Design Standards for Multi-family Residential and Mixed-Use development –

Zoning Ordinance Amendment No. 22-04 is a proposal to amend Coachella Municipal Code Title 17, Zoning, adopting objective design standards for multi-family residential development to apply to G-N General Neighborhood, U-N Urban Neighborhood, DT-PV Downtown Pueblo Viejo, DT-PV Transition, U-E Urban Employment and Neighborhood Commercial zones. (City-Initiated)

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Don Arambula, narrated a power point presentation for Multi-family Residential and Mixed-Use development, he made himself available for questions and provided comments.

Public Hearing Opened at 7:20 pm by Chair Gonzalez.

Public Hearing Closed at 7:20 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO:

- FIND AND DETERMINE THAT THAT ZONING ORDINANCE AMENDMENT NO, 22-04 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15060 (C) (2 AND 3) AND 16061 (B) (3).
- ADOPT RESOLUTION NO. PC2023-16 RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING ORDINANCE AMENDMENT NO. 22-04 AMENDING MUNICIPAL CODE TITLE 17 (ZONING) TO REQUIRE OBJECTIVE DESIGN STANARDS FOR MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENTS.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

3. Coachella Warehouses – CUP 276, AR No. 16-18 (Modification)

The proposed CUP 276, AR No. 16-18 (Modification) is to modify condition of approval No. 20 to clarify off-site improvements for the Coachella Warehouse project located on 14.61 acres at 84-851 Avenue 48. Applicant: Verde Real Estate Holdings, LLC.

Adrian Moreno, Associate Planner, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:43 pm by Chair Gonzalez.

Joe Quercio, Applicant, made himself available and provided comments.

Public Hearing Closed at 7:56 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE RESOLUTION PC 2023-15, CONDITIONAL USE PERMIT NO. 276 AND ARCHITECTURAL REVIEW NO. 16-18 MODIFICATION OF CONDITION OF APPROVAL NO. 20 TO CLARIFY OFF-SITE IMPROVEMENTS FOR THE COACHELLA WAREHOUSE PROJECT LOCATED ON 14.61 ACRES AT 84-851 AVENUE 48 WITH FINDINGS AND CONDITIONS LISTED ON RESOLUTION PC 2023-15 WITH THE MODIFICATION TO CONDITIONS TO REQUIRE THE INSTALLATION OF A BIKE LANE CONNECTED TO THE OFF-SITE IMPROVEMENTS AS DETERMINED FEASIBLE BY THE CITY ENGINEER AND TO START WORK ON THE OFF-SITE IMPROVEMENTS PRIOR TO THE START OF PHASE 2.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

4. General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 “General Plan Addendum Project”

Establishment of General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). (Applicant: City-Initiated)

Gabriel Perez, Development Services Director, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 2:24 pm by Chair Gonzalez.

Public Hearing Closed at 2:24 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE CONTINUATION OF ITEM NUMBER FOUR (4) TO THE PLANNING COMMISSION MEETING ON JULY 5, 2023.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

5. Airport Business Park

Change of Zone, CZ 20-01, from MH to MS and CG; Tentative Parcel Map 37921; CUP 324 – to allow commercial cannabis uses; CUP 325 to allow drive through restaurant; CUP 326 to allow service station and mini-mart; and AR 20-04 to approve site design, architecture and signage (billboard). The project includes 629,000± square feet of industrial and commercial square footage in multiple buildings, as well as a future Imperial Irrigation District (IID) substation. The site is located at the northwest corner of Airport Boulevard and SR 86 (APN# APN 763-330-013, 763-330-018, 763-330-029). (Recommendation to Table Item)

Item Tabled

INFORMATIONAL:

6. Director's Development Update

- Planning Commission Meetings go dark in the month of August.
- Last Planning Commission Meeting will be July 19, 2023

7. Development Services Tentative Future Agenda

- Housing Element may be presented before the Planning Commission Meeting July 5, 2023 if not the last meeting in July 19, 2023.

ADJOURNMENT: 8:28 P.M.

Respectfully Submitted by,

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Gabriel Perez  
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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES