



City of Coachella Permit Center  
53-990 Enterprise Way, Coachella, California  
(760) 398-3002 ♦ [www.coachella.org](http://www.coachella.org)

**MINUTES**  
OF A REGULAR MEETING  
OF THE CITY OF COACHELLA  
PLANNING COMMISSION  
**October 16, 2019**  
6:00 PM

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**CALL TO ORDER:**

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:03 p.m. in the Coachella Permit Center at City Hall by Chair Soliz.

**PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Ruben Gonzalez.

**ROLL CALL:**

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

**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 2nd, 2019.

Motion to approve the Minutes for the October 2nd, 2019 Planning Commission Meeting.

Made by: Commissioner Navarrete.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

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

NOES: None.

Abstain: None.

Absent: Commissioner Huazano, Vice Chair Virgen.

**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 five (5) minutes."

**REPORTS AND REQUESTS:**

Director will provide development status reports for next meeting.

**NON-HEARING ITEMS:**

Policy Discussion on Coachella 380 Project located at the Northeast Corner of Avenue 49 and Van Buren Street.

Chair Soliz left the dais at 6:09 p.m. Commissioner Navarrete to lead meeting in his absence- Acting Chair.  
Presentation by Development Services Director, Luis Lopez.

Kurt Saxon-Civil Engineer

Gabriel Martin- Economic Development Manager.

Direction was given to staff to move forward with Coachella 380 Project, and work with the developer for the project located at the Northeast Corner of Avenue 49 and Van Buren Street made by Alternate Chair Leal, Commissioner Navarrete, Commissioner Gonzalez.

Absent: Commissioner Huazano, Vice Chair Virgen.

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

Chair Soliz returned to dais at 6:30 p.m.

1. 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.

Motion to Continue Item 3. To the next Planning Commission Meeting on November 6<sup>th</sup>, 2019 for 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: Alternate Chair Leal, Commissioner Navarrete, Commissioner Gonzalez, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Commissioner Huazano, Vice Chair Virgen.

4. Coachella Smoke Retail Cannabis Microbusiness
  - a. Change of Zone 18-02 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone for the proposed retail cannabis microbusiness at the northwest corner of Grapefruit Boulevard and 7<sup>th</sup> Street.

- b. Conditional Use Permit (CUP 298) to convert an existing commercial tenant space into a retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California.  
Public Hearing Opened at 6:45p.m. by Chair Soliz.  
Nick Meza-applicant.  
Public Hearing Closed at 6:50 p.m. by Chair Soliz.

Motion to approve Items 4.a Change of Zone 18-02 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone for the proposed retail cannabis microbusiness at the northwest corner of Grapefruit Boulevard and 7<sup>th</sup> Street. And 4.b. Conditional Use Permit (CUP 298) to convert an existing commercial tenant space into a retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California. With the following modification: condition #1 is amended to restrict hours of operation for the retail cannabis micro-business to be 7am-10pm daily.

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: None.

Absent: Commissioner Huazano, Vice Chair Virgen.

INFORMATIONAL:

Tacos and Chavelas Event this Saturday.

ADJOURNMENT:

Meeting Adjourned at 6:56 p.m. by Chair Soliz.

Respectfully Submitted by,



Yesenia Becerril  
Planning Secretary

*<sup>i</sup> Any writing or documents pertaining to an **open session** item provided to a majority of the Planning Commission 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 located at 53-990 Enterprise Way, Coachella, California during normal business hours.*