



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A SPECIAL MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**December 6, 2022**  
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:** 6:01 P.M.

**PLEDGE OF ALLEGIANCE:**

Chair Virgen

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Alternate Commissioner Gutierrez, Vice Chair Navarrete and Chair Virgen.

Staff Present: \*Gabriel Perez, Development Services Director  
\*Eva Lara, Planning Technician  
\*Jesus Medina, Information

**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 NAVARRETE AND SECOND BY COMMISSIONER FIGUERROA TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Alternate Commissioner Gutierrez (Not eligible to vote due to full quorum), Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – November 16, 2022.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY VICE CHAIR NAVARRETE TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Alternate Commissioner Gutierrez (Not eligible to vote due to full quorum), Vice Chair Navarrete.

NOES: None.

ABSTAIN: Chair Virgen.

ABSENT: None.

**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:**

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

2. Coachella General Project

Conditional Use Permit No. 357 Conditional Use Permit No. 357 is a request by Teddy Lee for operation of a Type 41 Wine and Beer license for a wine and beer lounge with coffee roastery at 1258 Sixth Street (APN# 778-110-003)

Eva Lara, Planning Technician narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division Department.

Public Hearing Opened at 6:13 pm by Chair Virgen.

Steve Garcia, business owner, made himself available for any questions.

Public Hearing Closed at 6:22 pm by Chair Virgen.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY CHAIR VIRGEN TO APPROVE CONDITIONAL USE PERMIT NO, 357 WITH FINDINGS AND CONDITIONS LISTED ON RESOLUTION PC 2022-25 AND RECOMMENDED THAT CONDITION NO. 6 LISTED ON RESOLUTION PC 2022-25 BE MODIFIED AS FOLLOWS:

6. Hours of operation for the cocktail lounge may be from 3:00 p.m. to 10:00 p.m. Wednesday through Friday, 11:00 a.m. to 12:00 a.m. on Saturdays and 11:00 a.m. to 9:00 p.m. on Sundays. Hours of operations may change by consideration by the Planning Commission as a non-public hearing item.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Coachella Village Project

Variance No. 22-04 (previously VAR No. 17-06), Architectural Review No. 22-12 (previously AR No. 17-12) a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. The Variance includes a request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet. HCM Development (Applicant).

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 6:46 pm by Vice Chair Navarrete.

David Schuman, representing the applicant addressed how daycare would operate and that elevators would not be included but first floor could be limited to handicapped.

Public Hearing Closed at 6:53 pm by Vice Chair Navarrete.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY VICE CHAIR NAVARRETE TO ADOPT RESOLUTION NO. PC2022-26, ARCHITECTURAL REVIEW NO. 21-12, CONDITIONAL USE PERMIT 22-04 WITH FINDINGS AND CONDITIONS RECOMMENDED BY STAFF.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Commissioner Gonzalez.

ABSENT: None.

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

**INFORMATIONAL:**

Commissioner Gonzalez, had a question about the address of CVUSD; they are still using the address of Thermal when the jurisdiction is actually City of Coachella. Gabriel mention that he will find out more information about it and bring it to a future Planning Commission meeting.

**ADJOURNMENT: 7:00 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