



Coachella Civic Center, Hearing Room
53-990 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

August 04, 2021
6:00 PM

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 GPerez@coachella.org AND 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)-398.3002 **NO LATER THAN 4:00P.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/82293686130](https://us02web.zoom.us/j/82293686130)

CALL TO ORDER:

Meeting was called to order at 6:07p.m. by Chair Virgen.

PLEDGE OF ALLEGIANCE:

Pledge of allegiance lead by Vice Chair Navarrete.

ROLL CALL:

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

Absent: Commissioner Huazano.

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 as it was published for the Planning Commission Meeting of August 4th, 2021

Made by: Unanimous Voice Vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes July 21st, 2021.

Motion to Approve Minutes for the Planning Commission Meetings of July 21st, 2021.

Made by: Commissioner Figueroa.

Seconded by: Vice Chair Navarrete.

Approved, by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete,

NOES: None.

ABSTAIN: Chair Virgen as she was not present at the July 21st, 2021 Planning Commission Meeting.

ABSENT: Commissioner Huazano.

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.”

None.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

*** Prior to presentation commencement, Commissioner Gonzalez recused himself and left the Zoom Dais at this time.

2. Coachella Releaf

- a) Conditional Use Permit 337 proposes to convert an existing 4,725 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54. (APN 764-280-010).
- b) Change of Zone No. 21-01 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54.
- c) Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.

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

Applicant made herself available for questions.

Public Hearing Closed at 6:29pm by Chair Virgen.

Motion: To Approve Item 2. 2. Coachella Releaf:

- a) Conditional Use Permit 337 proposes to convert an existing 4,725 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54. (APN 764-280-010)
- b) Change of Zone No. 21-01 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54.
- c) Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.

Made by: Commissioner Navarrete.

Seconded by: Chair Virgen.

Approved by the following roll call vote:

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

NOES: Commissioner Figueroa.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

***Recused and left Dais prior to the commencement of this item: Commissioner Gonzalez.*

2. Borrego Health Sign Program, Architectural Review No. 21-08 for a sign program for two monument signs and seven led signs for the Coachella Valley Health Center facility at 49869 Calhoun Street. Tim Rogers, Applicant.

**** Commissioner Figueroa recused himself from this item at this time as he serves on a decision-making body for Borrego Health and was placed as a participant via zoom changed from panelist as was approved by Counsel.*

***Commissioner Gonzalez re-entered the Dais

Public Hearing Opened at 6:59 pm by Chair Virgen.

None.

Public Hearing Closed at 6:59 pm by Chair Virgen.

3. Motion to Approve Item 2. Borrego Health Sign Program, Architectural Review No. 21-08 for a sign program for two monument signs and seven led signs for the Coachella Valley Health Center facility at 49869 Calhoun Street. Tim Rogers, Applicant.

****With the following added condition: sign program approved and adopted to not allow flashing or blinking LED signage.*

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

**Recused and left Dais prior to the commencement of this item: Commissioner Figueroa.

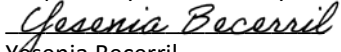
INFORMATIONAL:

Meetings with planning commissioners and director.

ADJOURNMENT:

Meeting Adjourned by Chair Virgen at 7:03 pm by Chair Virgen.

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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES