



City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 17, 2024
6:00 PM

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

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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. 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: 6:02 PM

PLEDGE OF ALLEGIANCE:

Alternate Commissioner Fonseca.

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Chair Hernandez, Vice Chair Gonzalez, Commissioner Ramirez, Alternate Commissioner Fonseca.

Commissioners Absent: Commissioner Murillo.

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Andrew Simmons, City Engineer
*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 COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA AND TABLE ITEMS THREE (3) AND FOUR (4).

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Vice Chair Gonzalez, Chair Hernandez, Commissioner Arvizu, Alternate Commissioner Fonseca.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – March 20, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY ALTERNATE COMMISSIONER FONSECA TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Vice Chair Gonzalez, Commissioner Ramirez, Alternate Commissioner Fonseca, Commissioner Arvizu, and Chair Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo.

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:

2. CUP 364 1-Year Time Extension – AMPM – Type 21 Alcohol Sales for the 1-year time extension for CUP 364 for (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store at 48055 Grapefruit Blvd. Applicant: GSC & Son Corporation

Adrian Moreno, Associate Planner, informed the Planning Commission that this item will be tabled due to CUP 364 not needing a 1-year time extension.

3. Coachella Valley Apartments 1st 1-Year Time Extension Architectural Review No. 22-12. The project consists of 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. HCM Development (Applicant).

Item tabled.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs.

Item tabled.

5. La Mango – Type 40 ABC License Conditional Use Permit No. 378 to allow liquor sales (ABC Type 40, On-Sale Beer) within a 1,711 SF restaurant located at 51704 Cesar Chavez Street. Applicant: Arlent Irani Torres Cardenas.

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

Public Hearing Opened at 6:14pm by Chair Hernandez

Arlent Irani Torres Cardenas, Applicant, spoke and provided comments.

Public Hearing Closed at 6:20pm by Chair Hernandez

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER ARVIZU ADOPT RESOLUTION NO. PC 2024-09 APPROVING CONDITIONAL USE PERMIT NO. 378 TO ALLOW LIQUOR SALES (ABC TYPE 40, ON-SALE BEER) WITHIN A 1,711 SF RESTAURANT LOCATED AT 51704 CESAR CHAVEZ STREET WITH THE FOLLOWING REQUEST:

- REPORT BACK TO THE PLANNING COMMISSION IN 6 MONTHS ON CODE ENFORCEMENT EFFORTS TO BRING SITE CONDITIONS INTO COMPLIANCE.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Alternate Commissioner Fonseca, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo.

6. Encanto Project Change of Zone No. 24-01, Tentative Tract Map No 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, Environmental Assessment No. 22-04 a proposal to subdivide 19.2 acres into 111 single family lots with a minimum lot size of 4,500 square feet with seven single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; Applicant: Joseph Rivani, Global Investment and Development.

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

Public Hearing Opened at 7:02pm by Chair Hernandez

Rich Malacoff, Applicant representative, spoke and provided comments.

Public Hearing Closed at 7:05pm by Chair Hernandez

IT WAS MOVED BY ALTERNATE COMMISSIONER FONSECA AND SECONDED BY VICE CHAIR GONZALEZ TO ADOPT RESOLUTION NO. PC 2024-10 APPROVING CHANGE OF ZONE NO. 24-01, TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 376, ARCHITECTURAL REVIEW NO. 22-11, ENVIRONMENTAL ASSESSMENT NO. 22-04 A PROPOSAL TO SUBDIVIDE 19.2 ACRES INTO 111 SINGLE FAMILY LOTS WITH A MINIMUM LOT SIZE OF 4,500 SQUARE FEET WITH SEVEN SINGLE FAMILY RESIDENTIAL PRODUCTION MODEL HOMES LOCATED WEST OF VAN BUREN STREET BETWEEN AVENUE 51 AND AVENUE 52, APN: 779-360-001 WITH THE FOLLOWING CONDITION:

- NO OWNER SHALL BE PERMITTED TO RENT OR LEASE SUCH OWNER'S LOT FOR TRANSIENT OR HOTEL PURPOSES, OR FOR A PERIOD OF LESS THAN 30 DAYS UNLESS PERMITTED BY THE CITY TWO YEARS AFTER THE FINAL OCCUPANCY PERMIT IS ISSUED FOR TR. 38557, CUP 372, AND AR 23-13.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Alternate Commissioner Fonseca, Vice Chair Hernandez, Chair Gonzalez, Commissioner Ramirez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo.

INFORMATIONAL:

Director's Development Updates

- City of Coachella is recommended for a Community Resilience Centers Implementation Grant award. Final award decisions will be made at the SGC Council Meeting on April 24, 2024.
- City of Coachella will be receiving an Inland Empire Section APA award for the pre-approved ADU plan effort.
- Farmchella will be taking place Thursday, April 18, 2024.

- Carin Leon will be receiving the Key to the City on Saturday, April 20, 2024 at 10:30am.

Respectfully Submitted by,

Gabriel J Perez

Gabriel J Perez (May 6, 2024 08:06 PDT)

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:45 PM

*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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES