



City Council Chamber  
1515 6<sup>th</sup> Street, Coachella, CA  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**July 17, 2024**  
6:00 PM

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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](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: 6:00 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Murillo.

**ROLL CALL:**

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

Commissioners Absent: Commissioner Arvizu.

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Adrian Moreno, Associate Planner.  
\*Jason Stevens, Information Technology Manager.

**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 GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**APPROVAL OF THE MINUTES:**

July 3, 2024 Planning Commission meeting minutes will be approved at the next Planning Commission meeting.

**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):**

1. CUP No. 254 (Modification), AR No. 24-02 Coachella Gateway – a modification to add a drive-thru multi-tenant commercial building within the Coachella Gateway shopping center approved under CUP No. 254 at the southwest corner of Ave 48 and Grapefruit Boulevard, adjacent to the Dillon Bridge. Applicant: Chandi & Karan LLC

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 6:18 pm by Chair Hernandez.

Toni Merrihew, Chandi Group USA Chief Financial Officer, spoke and provided comments.

Andy Alvillar, Senior Project Manager for Black Gold Builders Group, spoke and provided comments.

Nachhattar Singh Chandi, Applicant, spoke and provided comments.

Public Hearing Closed at 6:46 pm by Chair Hernandez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE CONDITIONAL USE PERMIT NO. 254 MODIFICATION AND ARCHITECTURAL REVIEW NO. 24-02 FOR THE CONSTRUCTION OF A DRIVE-THRU MULTI-TENANT COMMERCIAL BUILDING WITHIN THE COACHELLA GATEWAY SHOPPING CENTER AT THE SOUTHWEST CORNER OF AVENUE 48 AND GRAPEFRUIT BOULEVARD, ADJACENT TO THE DILLON BRIDGE WITH THE FOLLOWING MODIFICATIONS:

- MODIFY CONDITION NO. 3 TO CONTINUE SIDEWALK ALONG SOUTHEASTERN PORTION OF THE COMMERCIAL CENTER UP TO EXTENT OF OWNER'S PROPERTY.
- REMOVE CONDITION NO. 5.
- MODIFY CONDITION NO. 7 TO REMOVE THE BERM AREA FROM THE LANDSCAPE MAINTENANCE AGREEMENT FOR THE MAINTENANCE OF THE BERM TO INCLUDE WEED ABATEMENT.
- REMOVE CONDITION NO. 42.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

2. A & G Mart – Alcohol Sales Request Conditional Use Permit No. 382 to allow liquor sales as part of a proposed 2,625 square foot convenience store (ABC Type 20, Off-Sale Beer and Wine) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B102” in the N-C (Neighborhood Commercial) zone. A & G Mart (Applicant)

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 8:06 pm by Chair Hernandez.

Alma Prather, owner, spoke and provided comments.

Public Hearing Closed at 8:08 pm by Chair Hernandez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE

CONDITIONAL USE PERMIT NO. 382 TO ALLOW LIQUOR SALES AS PART OF A PROPOSED 2,625 SQUARE FOOT CONVENIENCE STORE (ABC TYPE 20, OFF-SALE BEER AND WINE) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 50-223 CESAR CHAVEZ STREET WITH THE FOLLOWING MODIFICATIONS:

- MODIFY HOURS OF OPERATION FROM 5:00AM-12:00AM

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**INFORMATIONAL:**

Development Director's Updates:

- There will be no Planning Commission meetings in August. Planning Commission will resume September 4, 2024.
- California budget was approved, restoring funds for the Rail Station Feasibility study.
- Blue Zones efforts will start soon. There is an open employment opportunity for the Blue Zones effort in Coachella.

Planning Commission requested:

- Updates on the Façade Enhancement Program with regards to timing and participants.
- List of projects in progress.
- Updates on commercial center compliance with maintenance.

Respectfully Submitted by,

*Gabriel Perez*

Gabriel Perez (Sep 12, 2024 16:32 PDT)

Gabriel Perez

Planning Commission Secretary

**ADJOURNMENT:** 8:25 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES