



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 3, 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: 6:02 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Arvizu.

**ROLL CALL:**

Commissioners Present: Chair Hernandez, Commissioner Murillo, Commissioner Arvizu, Vice Chair Gonzalez.

Commissioners Absent: Commissioner Ramirez, Alternate Commissioner Fonseca.

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Adrian Moreno, Associate Planner.  
\*Anahi Fernandez, Management Analyst  
\*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 COMMISSIONER MURILLO AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA AND CONTINUE ITEMS NO. 2, 5, 6, AND 7 TO A FUTURE PLANNING COMMISSION MEETING.

Approved by the following roll call vote:

AYES: Chair Hernandez, Commissioner Murillo, Commissioner Arvizu, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

**APPROVAL OF THE MINUTES:**

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:**

1. Planning Commission Workplan FY 2024-2025.

The Planning Commission recommended the following:

- Revisit City's landscape standards. Revisit businesses that were approved before landscape standards were established.
- Historical Preservation of the City of Coachella.
- Provide an update on ADU metrics.
- Revisit idea of helping sidewalk vendors transition into a Brick and Mortar business.
- TOT study session.
- Revisit Blue Zones initiative in the City.
- Hold a broadband fiber study session to expand the City's utilities infrastructure.

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

2. Coachella Valley Growers – CUP 345 (Modification)

The proposed CUP 345 (Modification) is to modify condition of approval No. 23 to amend responsibilities of street improvements for Fillmore Street for the Coachella Valley Growers project located on 79.39 acres at 50-501 Fillmore Street. 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 6:20 pm by Chair Hernandez.

Ismael Solis, nearby property owner, spoke and provided comments.

Public Hearing Closed at 6:26 pm by Chair Hernandez.

Item No. 2 was continued to the September 4, 2024 Planning Commission Meeting.

3. Roots Cafe Conditional Use Permit No. 374, Architectural Review No. 23-16, a proposal to establish a 1,854 square foot retail cannabis business within an existing commercial building located at 45-800 Dillon Road, APN 696-550- 008; Applicant: Greg Klibanov.

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:34 pm by Chair Hernandez.

Greg Klibanov, Applicant, spoke and provided comments.

Public Hearing Closed at 6:36 pm by Chair Hernandez.

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE CONDITIONAL USE PERMIT NO. 374 AND ARCHITECTURAL REVIEW NO. 23-16 TO ESTABLISH A 1,854 SQUARE FOOT RETAIL CANNABIS BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 45800 DILLON ROAD.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Chair Hernandez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

4. Sun Community Credit Union

Conditional Use Permit (CUP) No. 381, Architectural Review (AR) 24-07 to a 4,130 sq. ft. single story credit union branch with 24 parking stalls and 2 freestanding drive-up ATMs on a 1.97-acre site located at the Northeast corner of Cesar Chavez Street and Valley Road. (APN 778-242-026). Applicant: LaMacchia Group, LLC

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 7:00 pm by Chair Hernandez.

LaMacchia Group, construction management company, spoke and provided comments.

Cynthia Reyna, Sun Community Regional Manager, spoke and provided comments.

Public Hearing Closed at 7:06 pm by Chair Hernandez.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE CONDITIONAL USE PERMIT NO. 381 AND ARCHITECTURAL REVIEW NO. 24-07 TO ESTABLISH A 4,130 SQUARE FOOT SINGLE STORY CREDIT UNION BRANCH WITH 24 PARKING STALLS AND 2 FREESTANDING DRIVE-UP ATMS ON A 1.97-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND VALLEY ROAD WITH THE FOLLOWING MODIFICATION:

- REQUIRE APPLICANT TO EXPAND BLOCK WALL AT REAR PROPERTY LINE TO THE FAMILY DOLLAR.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Chair Hernandez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

5. 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.

Public Hearing Opened at 7:11 pm by Chair Hernandez.

Public Hearing Closed at 7:11 pm by Chair Hernandez.

Item No. 5 was continued to the July 17, 2024 Planning Commission Meeting.

6. VMP Night Club & Event Center – Alcohol Sales and Entertainment Establishment Permit – Entertainment

Permit 24-01 and Conditional Use Permit 380 for a bar, nightclub and special event center to allow for live events and a request for a Type 48 ABC license to allow the on-sale of beer, wine, and distilled spirits at the 6,360 SF commercial suite at 49974 Cesar Chavez Street. Applicant: Reyes Hernandez (Continuance Requested)

Public Hearing Opened at 7:12 pm by Chair Hernandez.

Public Hearing Closed at 7:12 pm by Chair Hernandez.

Item No. 6 was continued to the September 4, 2024 Planning Commission Meeting.

7. A & G Mart Conditional Use Permit No. 382 Adopt Resolution No. PC2024-18 to approve Conditional Use Permit No. 382 a request for liquor sales as part of a proposed 2,625 square foot market (ABC Type 20, Off-Sale Beer and Wine) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-N (Neighborhood Commercial) zone. A & G Mart, Inc. (Applicant) (Continuance Requested)

Public Hearing Opened at 7:13 pm by Chair Hernandez.

Public Hearing Closed at 7:13 pm by Chair Hernandez.

Item No. 7 was continued to the July 17, 2024 Planning Commission Meeting.

**INFORMATIONAL:**

Development Director’s Updates:

- No Planning Commission Meetings will take place in August.
- Introduction of new Planning Division Intern, Vanessa Sanchez-Meza.

Respectfully Submitted by,

Gabriel Perez

Gabriel Perez (Sep 23, 2024 18:09 PDT)

Gabriel Perez  
Planning Commission Secretary

**ADJOURNMENT:** 7:16 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