



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

September 18, 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: 6:10 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez.

ROLL CALL:

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

Commissioners Absent: Commissioner Murillo, 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 RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes September 4, 2024.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE MEETING MINUTES.

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. Coachella Wireless Telecommunication Facilities Status Update.

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

3. Request for a third 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the CN-PD (Neighborhood Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.

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

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE A THIRD 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 (RAVELLA) TO ALLOW A 115 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON A TOTAL OF 20 ACRES OF VACANT LAND IN THE CN-PD (NEIGHBORHOOD COMMERCIAL – PLANNED UNIT DEVELOPMENT) ZONE LOCATED AT THE NORTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. AM PM – Type 21 Alcohol Sales Conditional Use Permit No. 364 (Mod) Request to modify conditions of approval for CUP 364 for liquor sales as part of the operation of a 5,170 sq. ft. “AMPM” convenience store (ABC License Type 21, Off-Sale General) in an existing commercial building located at 48055 Grapefruit Blvd. in the C-G (General Commercial) zone. GSC & Son Corporation (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 6:41 pm by Chair Hernandez.

Public Hearing Closed at 6:41 pm by Chair Hernandez.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE CONDITIONAL USE PERMIT NO. 364 MODIFICATION TO MODIFY CONDITIONS OF APPROVAL FOR CUP 364 FOR LIQUOR SALES AS PART OF THE OPERATION OF A 5,170 SQ FT “AMPM” CONVENIENCE STORE (ABC LICENSE TYPE 21, OFF SALE GENERAL) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 48055 GRAPEFRUIT BLVD.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

INFORMATIONAL:

Development Director’s Updates:

- Director Perez gave an update on an IID building that is planned on being demolished. The building is listed as a potential historic resource with the State of California.

- Ribbon cutting for Sunline Transit Hub will occur October 7, 2024.

Respectfully Submitted by,

Gabriel Perez

Gabriel Perez (Oct 7, 2024 14:36 PDT)

Gabriel Perez
Planning Commission Secretary

ADJOURNMENT: 6:54 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

