



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

**September 4, 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: 6:01 PM**

**PLEDGE OF ALLEGIANCE:**

Vice Chair Gonzalez.

**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.  
\*Anahi Fernandez, Management Analyst  
\*Andrew Simmons, City Engineer  
\*Rene Rosales, Code Enforcement Manager  
\*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 COMMISSIONER MURILLO TO APPROVE THE AGENDA AND MOVE ITEM SEVEN (7) AFTER ITEM FOUR (4).

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:**

1. Planning Commission Meeting Minutes June 5, 2024
2. Planning Commission Meeting Minutes July 3, 2024
3. Planning Commission Meeting Minutes July 17, 2024

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

**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:**

4. Library Annex Conceptual Design for the construction of the Coachella Library Annex building at 1538 7<sup>th</sup> Street. Applicant: City of Coachella.

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

CHAIR HERNANDEZ, VICE CHAIR GONZALEZ, AND ALTERNATE COMMISSIONER FONSECA EXPRESSED PREFERENCE FOR ARCHITECTURAL ELEVATION OPTION ONE (1), COMMISSIONER MURILLO EXPRESSED PREFERENCE FOR ARCHITECTURAL ELEVATION OPTION THREE (3), COMMISSIONER RAMIREZ EXPRESSED PREFERENCE FOR OPTION THREE (3), BUT CAN GO WITH OPTION ONE (1) FOR COST SAVINGS.

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

5. VMP Night Club & Event Center – Alcohol Sales and Entertainment Establishment Permit  
Entertainment Permit No. 24-01 and Conditional Use Permit No. 380 for a nightclub and special event center to allow for live events and a Type 48 ABC license to allow the on-sale of beer, wine, and distilled spirits at the 5,867 SF commercial suite at 49974 Cesar Chavez Street. Applicant: Reyes Hernandez

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 6:55 pm by Chair Hernandez.

Public Hearing Closed at 6:58 pm by Chair Hernandez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE ENTERTAINMENT PERMIT NO. 24-01 AND CONDITIONAL USE PERMIT NO. 380 FOR A NIGHTCLUB AND SPECIAL EVENT CENTER TO ALLOW FOR LIVE EVENTS AND A TYPE 48 ABC LICENSE TO ALLOW THE ON-SALE OF BEER, WINE, AND DISTILLED SPIRITS AT THE 5,867 SF COMMERCIAL SUITE AT 49974 CESAR CHAVEZ STREET WITH THE FOLLOWING MODIFICATIONS:

- ADD CONDITION OF APPROVAL OF PRESSURE WASHING TWICE A MONTH.
- ADD CONDITION OF APPROVAL TO REVISIT PARKING LIGHTING PLAN DURING THE ANNUAL RENEWAL OF THE ENTERTAINMENT PERMIT.

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.

6. Architecture Review No. 19-01 (Modification) Oraway is a request to modify the landscape plan and conditions of approval for an approved project by Oraway Engineering for a 825 sq. ft. office building, 7,500 sq. ft. pre-

fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way (APN 763-280-015).

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 7:30 pm by Chair Hernandez.

Armando Bravo, Applicant, spoke and provided comments.

Public Hearing Closed at 7:30 pm by Chair Hernandez.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE ARCHITECTURAL REVIEW NO. 19-01 (MODIFICATION) TO MODIFY THE LANDSCAPE PLAN AND CONDITIONS OF APPROVAL FOR AN APPROVED PROJECT BY ORAWAY ENGINEERING FOR A 825 SQ. FT. OFFICE BUILDING, 7,500 SQ. FT. PREFABRICATED WAREHOUSE BUILDING, AND TWO SHADE STRUCTURES TOTALING 16,500 SQ. FT. FOR STORAGE OF CONSTRUCTION VEHICLES AND EQUIPMENT, PLUS INCIDENTAL OUTDOOR STORAGE ON VACANT 2.89 ACRE LOT IN THE M-H (HEAVY INDUSTRIAL) ZONE LOCATED AT 54-101 ENTERPRISE WAY (APN 763-280-015).

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.

7. 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.

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 6:30 pm by Chair Hernandez.

Oracio Gonzalez with Coachella Valley Growers, spoke and provided comments.

Public Hearing Closed at 6:33 pm by Chair Hernandez.

IT WAS MOVED BY ALTERNATE COMMISSIONER FONSECA AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE CONDITIONAL USE PERMIT NO. 345 MODIFICATION 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 ON 50-501 FILLMORE STREET.

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.

8. Zoning Ordinance Amendment No. 22-09 – Phase 1 Streamline Code Amendments to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses, development standards and development review process in the City. City-Initiated.

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 8:01 pm by Chair Hernandez.

Public Hearing Closed at 8:01 pm by Chair Hernandez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE ZONING ORDINANCE AMENDMENT NO. 22-09 RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE TITLE 17, ZONING, FOR CHAPTER 17.12 RESIDENTIAL ESTATE DISTRICT ONLY AND HOLD A STUDY SESSION FOR ALL OTHER CODE AMENDMENTS PRESENTED WITH ZOA NO. 22-09.

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:

- The next Planning Commission meeting will include one item on the agenda.

Respectfully Submitted by,

Gabriel Perez

Gabriel Perez (Oct 7, 2024 12:30 PDT)

Gabriel Perez

Planning Commission Secretary

**ADJOURNMENT:** 8:05 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