



Coachella Civic Center, Hearing Room
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

September 21, 2022
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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

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: 6:05 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chair Navarrete

ROLL CALL:

Commissioners Present: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen, Alternate Commissioner Gutierrez

Staff Present: *Gabriel Perez, Development Services Director

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 FIGUEROA AND SECONDED BY VICE CHAIR NAVARRETE TO APPROVE THE AGENDA

Approved agenda on a roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – July 20, 2021 and July 26, 2022.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE MINUTES.

Approved minutes on a roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: 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:

NON-HEARING ITEMS:

2. Coachella Research Park #2 Landscape and odor control plan review for an approved 833,829 sq. ft. multi-tenant medical cannabis cultivation facility at 48-451 Harrison Street. Applicant: Desert Rock Development.

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

Bill Sanchez, Applicant, made himself available for questions.

Bill Sharon, Project Architect, made himself available for questions.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ WITH STAFF RECOMMENDATIONS TO:

- Revisit the premises at any time for changes to the Odor Control Plan.
- Change the landscape frontage trees from California Palms to Date Palms.
- Utilize ¾ inch decomposed granite and maintain cobblestone along frontage landscape area.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

5. Zoning Ordinance Amendment No. 22-07 – Proposed amendments to Subsections (A) and (C) of Section 17.32.020 of Title 17 (Zoning) of the Coachella Municipal Code Modifying Regulations for Heavy Industrial Uses within the M-H (Heavy Industrial) Zone. City-Initiated. (Continuance Requested)

Gabriel Perez, Development Services Director narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division. Mr. Perez indicated that the staff recommendation is to continue the item to allow time to be able to discuss the proposed changes further with stakeholders that may be impacted by the proposed zoning ordinance amendments.

Chair Virgen opened the public hearing at 6:47 P.M.

Dave Isen and Jason Cabanyog, Imperial Western Products, opposed the proposed zoning ordinance amendment stating that it was a discriminatory re-zoning targeting to IWP, that the City failed to provide adequate notice under code 6509 and 65092 and it would be a negative impact for local business and employees.

Chair Virgen closed the public hearing at 6:51 P.M.

Chair Virgen re-opened the public hearing at 6:54 P.M.

Al Allal, Eberhard Equipment, spoke on support of IWP.

Chair Virgen closed the public hearing at 6:56 P.M.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ STAFF RECOMMENDS THE PLANNING COMMISSION TO APPROVE THE CONTINUATION OF ITEM NUMBER FIVE (5) INDEFINITELY AND SUGGESTED THAT THE ITEM RETURN AS A STUDY SESSION ITEM TO THE PLANNING COMMISSION.

Approved Continuance of the item by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

NOES: Commissioner Figueroa.

ABSTAIN: None.

ABSENT: None.

3. Architecture Review No. 22-06 and Variance No. 22-03 – Proposal to install a freestanding identification sign at 21' high located at the Eberhard Equipment facility at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Applicant: Joe Rodriguez.

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

Chair Virgen opened the public hearing at 7:06 P.M.

Al Allal, Eberhard Equipment, made himself available for questions.

Jason Cabanyog, Imperial Western Products, spoke in support of Eberhard Equipment.

Chair Virgen closed the public hearing at 7:14 P.M.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA THAT STAFF PREPARE A RESOLUTION FOR APPROVAL OF THE VARIANCE AND ARCHITECTURAL REVIEW TO BE BROUGHT BACK TO THE PLANNING COMMISSION WITH CONDITIONS AND FINDINGS FOR CONSIDERATION.

Approved Continuance of the item by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

NOES: None.
ABSTAIN: None.
ABSENT: None.

4. Architecture Review No. 22-07 - Proposed construction of a 5,400 square feet industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located at the northwest corner of Avenue 54 and Polk Street in the M-H (Heavy Industrial) zone. Applicant: Chris Ellison. (Continuance Requested)

Gabriel Perez, Development Services Director narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division. Mr. Perez states that the applicant requested a continuance indefinitely to allow the applicant time to address City staff comments for the project.

Chair Virgen opened the public hearing at 7:21 P.M.

Chair Virgen closed the public hearing at 7:21 P.M.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY CHAIR NAVARRETE THAT THE PLANNING COMMISSION APPROVE THE CONTINUATION OF ARCHITECTURAL REVIEW NO. 22-07 INDEFINITELY.

Approved Continuance of the item by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

Mr. Perez reported the following on behalf of City staff:

- Starbucks received their temporary certificate of occupancy September 21, 2022 and may be opening on September 29, 2022.
- Online development status map has been updated with new projects.
- Nikki Gomez pursued a new opportunity in the City of Palm Desert. The City is in the process of recruiting the Senior Planner and Associate Planner position.
- City reconsideration request to LAFCO

ADJOURNMENT: 7:29 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

*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