



Council Chambers, Hearing Room  
1515 6<sup>th</sup> Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**July 20, 2022**  
6:00 PM

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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](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 P.M.**

**PLEDGE OF ALLEGIANCE:**

Commissioner Figueroa

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

Absent: \*Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

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 VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

**Approval Of The Minutes:**

1. Planning Commission Minutes - July 6

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY VICE CHAIR NAVARRATE TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

**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):**

2. Architecture Review No. 22-06 to install a freestanding identification sign at 21' high located at 86100 Avenue 54 in M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant)

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.

Public Hearing Opened at 6:09 pm by Vice Chair Navarrete

Public Hearing Closed at 6:09 pm by Vice Chair Navarrete

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ APPROVING A CONTINUANCE OF ARCHITECTURAL REVIEW NO. 22-06 TO THE PLANNING COMMISSION MEETING OF SEPTEMBER 07, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

3. American Desert LLC Multi-tenant Microbusiness Project

Variance 22-02 proposed to allow commercial cannabis business operations at an existing 12 unit, 18,960 sq. ft. industrial office complex at 86695 Avenue 54 (APN 764-280-011) to include non-storefront retail operations that provides cannabis delivery within five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business. Applicant: American Desert LLC

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.

Al Barlas, applicant, spoke in support of the project and provided an explanation for the variance request.

Public Hearing Opened at 6:24 p.m. by Vice Chair Navarrete

Public Hearing Closed at 6:24 p.m. by Vice Chair Navarrete

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY VICE CHAIR NAVARRATE TO ADOPT THE RESOLUTION NO. PC2022-22 APPROVING VARIANCE NO. 22-02.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez Chair Virgen.

**INFORMATIONAL:**

Director Perez reported on the decision by the Riverside County Transportation Commission on July 13, 2022 to certify the Environmental Impact Report for the Coachella Valley-San Gorgonio Pass Rail Corridor Service Project with the preferred alternative that includes a terminus at the City of Coachella and that the City of Coachella will pursue a feasibility study for a rail station in the City.

**ADJOURNMENT:** 6:31 P.M.

Respectfully Submitted by,

Gabriel Perez

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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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

Signature: *Gabriel J Perez*  
Gabriel J Perez (Nov 29, 2022 18:23 PST)

Email: [gperez@coachella.org](mailto:gperez@coachella.org)