



Civic Center
53990 Enterprise Way, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 15, 2023
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: 6:02 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

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

Staff Present: *Gabriel Perez, Development Services Director.
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Tech.

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.”

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – November 1, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

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.”

Public Comment Opened at 6:06 pm by Chair Gonzalez.

Ana Gabriela Cota, Owner of La Noria Restaurant spoke and provided comments.

Pedro Padilla, owner of Santa Fe Restaurant, spoke and provided comments.

Christian Limon, Street Vendor, spoke and provided comments.

Omar Arguelles, Santa Fe Restaurant, spoke and provided comments.

Bryan Sanchez, with Inland Coalition for Immigrants Justice, spoke, provided Information and recommendations.

Miguel Gastelum, Owner of Maricocos Culiacan Restaurant, spoke and provided comments.

Maria Isabel Gonzalez, Street Vendor, spoke and provided comments.

Alejandro Aguilar, with Inland Coalition for Immigrants Justice.

Ana Espinoza, Owner of Carnitas la Piedad, spoke and provided comments.

Arnulfo Valencia, One Stop Taco Shop owner, spoke and provided comments.

Juan Sales, Ice cream truck vendor, spoke and provided comments.

Carmen Manriquez, Coachella resident, spoke and provided comments.

Clarisa Espinoza, Daughter of Carnitas La Piedad owner, spoke and provided comments.

Oscar Ventura, Tranvia restaurant owner, spoke and provided comments.

Israel Valdez, Perez Market owner, spoke and provided comments.

Armando Martinez, Coachella Resident and Business Owner, spoke and provided comments.

Salvador Flores, Flores Ice Cream truck vendor, spoke and provided comments.

Oscar Gutierrez, Plaza Garibaldi Restaurant owner, spoke and provided comments.

Mariana, Coachella Business Owner, spoke and provided comments.

Public Comment Closed at 7:52 pm by Chair Gonzalez.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Tentative Tract Map No. 37088 Second Time Extension Request - A request for a second 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 RS-PD (Tourist 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 HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO GRANT A SECOND 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 (REVELLA PROJECT) WITH A NEW EXPIRATION DATE OF JANUARY 13, 2025.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Coachella Pre-Approved ADU Plan Project Adopt Resolution No. PC2023-29 to adopt the “Pre-Approved Accessory Dwelling Unit (ADU) Plan Project” for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant: 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.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2023-29 PRE-APPROVED ACCESSORY DWELLING UNIT (ADU) PLAN PROJECT AND AUTHORIZING THE DEVELOPMENT SERVICES DIRECTOR TO APPROVE THE GARAGE CONVERSION ACCESSORY DWELLING UNIT TYPE AFTER COORDINATION WITH PROJECT ARCHITECT.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Conditional Use Permit No. 371 - La Noria Fonda Cenaduria To allow liquor sales as part of a proposed 2,646 sq. ft. restaurant, “La Noria Fonda Cenaduria” for an ABC License (Type 41, On-Sale of Beer and Wine), in an existing commercial building located at 49613 Cesar Chavez Street. in the C-G (General Commercial) zone.

Eva Lara, Planning Technician, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Comment Opened at 8:17 pm by Chair Gonzalez.

Ana Gabriela Cota, Owner of La Noria Restaurant spoke and provided comments.

Public Comment Closed at 8:23 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY TO ADOPT RESOLUTION NO PC2023-27 APPROVING CONDITIONAL USE PERMIT NO. 371 TO ALLOW ABC LIQUOR SALE LICENSE

TYPE 41 ON-SALE BEER AND WINE, WITH THE FINDINGS AND CONDITIONS RECOMMENDED BY STAFF FOR THE 2,646 SQ. FT. RESTAURANT, “LA NORIA FONDA CENADURIA” IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 49613 CESAR CHAVEZ STREET.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. Sunridge-Self Storage Conditional Use Permit No. 369, Architectural Review 23-06, Environmental Assessment 23-05, proposes an expansion of their existing RV and Self-Storage facility at HWY 111, on an adjacent vacant 4.85 acre parcel at APN# 763-141-018 to construct 62,979 square feet of self-storage units, RV storage spaces, covered parking canopies, and an 900 square foot leasing office. Applicant Sunridge Self-Storage LLC, James Delhamer

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

Public Comment Opened at 8:43 pm by Chair Gonzalez.

David Turner, Coachella Valley Engineers Palm Desert Representing the applicant, spoke and provided comments.

Public Comment Closed at 8:54 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC2023-31 APPROVING CONDITIONAL USE PERMIT NO. 369, ARCHITECTURAL REVIEW NO. 23-06 AND ADOPTING A MITIGATED DECLARATION EA NO. 23-05 WITH THE FINDINGS AND CONDITIONS LISTED ON RESOLUTION PC 2023-31 AND RECOMMENDED BY STAFF WITH THE MODIFICATION TO CONDITIONS TO REQUIRE THE APPLICANT TO ENTER INTO A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CITY OF COACHELLA AND REQUIRE THREE QUARTER INCH DECORATIVE GRAVEL FOR LANDSCAPE AREAS.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

3. Director’s Development Update

- Director announced Planning Commissioner Academy will be March 6-8 in Long Beach and we have four Commissioners confirmed and our City Attorney.
- Last Planning Commission meeting for 2023 will be December 6, 2023.

Respectfully Submitted by,

Gabriel Perez

Gabriel Perez (Dec 12, 2023 07:12 PST)

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 9:14 P.M.

*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