



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 26, 2022
5:00 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=VTdHWitpYVdOUk1NQW8vZl1pqUm0zQT09>

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: 5:06 P.M.

PLEDGE OF ALLEGIANCE:

Chair Virgen

ROLL CALL:

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

Absent: *Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez

Staff Present: *Gabriel Perez, Development Services Director
*Gabriel Martin, City 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.”

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes – July 20, 2022

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO CONTINUE CONSIDERATION OF THE MINUTES TO THE PLANNING COMMISSION MEETING OF SEPTMEBER 07, 2022.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez.

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. Santa Fe Restaurant – Alcohol Sales

Conditional Use Permit No. 355 to allow an expansion of alcohol sales as part of a 4,590 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits) in an existing commercial building located at 49305 Grapefruit Blvd Suite 2, 3, and 4 in the C-G (General Commercial) zone. Pedro Padilla (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 5:25 pm by Chair Virgen

Public Hearing Closed at 5:25pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE CONDITIONAL USE PERMIT NO. 355 WITH THE FINDINGS AND CONDITIONS LISTED ON RESOLUTION NO. PC 2022-30 AND RECOMMENDED THAT OUTSIDE PATIO COME BACK FOR REVIEW AS A NON-HEARING ITEM AND ADDITION OF A CONDITION OF APPROVAL AS FOLLOWS:

- APPLICANT SHALL REMOVE SIGNAGE FROM PREVIOUS BUSINESS (TAQUERIA MONTE ALBAN) INCLUDING PATCHING AND PAINTING STUCCO TO MATCH EXISTING EXTERIOR.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez.

3. Urban Employment Center General Plan Amendment

- a) Addendum to the Coachella General Plan Update EIR.
- b) General Plan Amendment No. 22-01 to change the land use designation of an existing 7.8-acre vacant site from “Urban Employment Center” to “Urban Employment Center” located near the southwest corner of Avenue 52 and Industrial Way.
- c) Change of Zone No. 22-02 to change the zoning designation of the 7.8 acre vacant site from “Urban Employment Center” to “Urban Employment Center” located near the southwest corner of Avenue 52 and Industrial Way. City-Initiated.

Gabriel Martin, City Manager, prefaced presentation for the item with remarks regarding the intent of the city-initiated effort.

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 5:44pm by Chair Virgen

Public Hearing Closed at 5:44pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO ADOPT RESOLUTION NO. 2022-29 RECOMMENDING THAT THE CITY COUNCIL 1) ADOPT AN ADDENDUM TO THE COACHELLA GENERAL PLAN UPDATE EIR AND APPROVE THE GPA NO. 22-01; AND 2) ADOPT RESOLUTION NO. 2022-30 APPROVING ORDINANCE 1198 (CHANGE OF ZONE NO 20-02).

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez.

INFORMATIONAL:

ADJOURNMENT: 5:47 P.M.

Respectfully Submitted by,

Gabriel Perez

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

Signature: *Gabriel J Perez*
Gabriel J Perez (Nov 29, 2022 18:22 PST)

Email: gperez@coachella.org