



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**March 07, 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:** 6:04 P.M.

**PLEDGE OF ALLEGIANCE:**

Vice Chair Navarrete

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Alternate Commissioner Gutierrez, Chair Virgen, Vice Chair Navarrete (All Planning Commissioners participated via teleconference)

Commissioners Absent: Commissioner Leal

Staff Present: \*Gabriel Perez, Development Services Director  
\*Rosa Montoya, Development Service Technician  
\*Participated in meeting via teleconference

**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 GONZALEZ AND SECOND BY VICE CHAIR NAVARRETE TO APPROVE THE AGENDA.

Approved by the following roll call vote:  
AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.  
NOES: None.  
ABSTAIN: Alternate Commissioner Gutierrez, Vice Chair Navarrete.  
ABSENT: Commissioner Leal.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – February 16, 2022

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

Approved by the following roll call vote:  
AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.  
NOES: None.  
ABSTAIN: Alternate Commissioner Gutierrez, Commissioner Vice Chair Navarrete.  
ABSENT: Commissioner Leal.

**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:**

Welcome Alternate Commissioner Gutierrez, appointed by City Council to fill the vacated Alternate Commission position by Miguel Leal.

**NON-HEARING ITEMS:**

2. Adopt Resolution No. PC 2022-04, an Interpretation of Coachella Municipal Code Section 17.72.010.F.1 (Architectural Review) approval authority for the architectural review of single-family residences. (City-Initiated).

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.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER CHAIR VIRGEN TO ADOPT RESOLUTION NO. PC 2022-04 APPROVING AN INTERPRETATION OF COACHELLA MUNICIPAL CODE SECTION 17.72.010.F.1 (ARCHITECTURAL REVIEW) APPROVAL AUTHORITY FOR THE ARCHITECTURAL REVIEW OF SINGLE-FAMILY RESIDENCES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Alternate Commissioner Gutierrez.

ABSENT: Commissioner Leal.

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

3. Vino Y Seis – Alcohol Sales

Conditional Use Permit No. 352 to allow liquor sales as part of a proposed 1,213 sq. ft. square foot restaurant and wine bar (ABC Type 41, On-Sale Beer and Wine – Eating Place) in an existing commercial building located at 1517 6th Street in the C-G (General Commercial) zone. Nicolas Meza and Leticia Meza Ayon (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 6:34 pm by Chair Virgen

Nick Meza-Applicant made himself available for questions.  
Jesus Gonzalez spoke in support of the project.

Public Hearing Closed at 6:38 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY VICE CHAIR NAVARRETE TO ADOPT RESOLUTION NO. PC 2022-03 APPROVING CONDITIONAL USE PERMIT NO. 352 TO ALLOW ON-SALE BEER AND WINE SERVICE FOR THE 1,213 SQUARE FOOT VINO Y SEIS EATING PLACE (ABC LICENSE TYPE 41 – ON-SALE BEER AND WINE – EATING PLACE), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1517 6TH STREET, (APN 778-062-001).

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Alternate Commissioner Gutierrez.

ABSENT: Commissioner Leal.

4. Architectural Review No. 21-12 (Amendment)

Modification to Conditions of Approval related to screening of rooftop-mounted equipment of the proposed 20,442 sq. ft. Aldi Supermarket building on 1.94 acres at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Applicant: Coachella Retail Realty Associates, LP.

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 6:58 pm by Chair Virgen

Sean Unsell Architect-RDC spoke regarding solutions to the project.  
Jesus Gonzalez spoke in support of the project

Public Hearing Closed at 7:06 pm by Chair Virgen

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ TO ADOPT RESOLUTION NO. PC 2022-05 APPROVING A REQUEST TO AMEND CONDITIONS OF APPROVAL NOS. 72 AND 73 OF ARCHITECTURAL REVIEW 21-12 RELATED TO THE SCREENING OF ROOF-TOP MOUNTED EQUIPMENT OF THE PROPOSED 20,442 SQ. FT. ALDI SUPERMARKET BUILDING ON 1.94 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET (APN 778-020-007 AND 778-010-017).

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Alternate Commissioner Gutierrez.

ABSENT: Commissioner Leal.

**INFORMATIONAL:** Gabriel Perez, Development Services Director, reported that the City Council will have a presentation about a potential future use of the Glenroy Hotel property on March 9, 2022.

**ADJOURNMENT:** 7:06 P.M.

Respectfully Submitted by,

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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