



City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A SPECIAL MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 29, 2024
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: 6:00 PM

PLEDGE OF ALLEGIANCE:

Commissioner Murillo.

ROLL CALL:

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

Commissioners Absent: Alternate Commissioner Fonseca.

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology 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.”

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – February 21, 2024.

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

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

WRITTEN COMMUNICATIONS:

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):

1. AR 23-10 Armtec Defense Technologies for the construction of (7) solar canopies and (1) ground mount solar grid at the southwest corner of Avenue 53 and Tyler Street, (APN: 778-420-013 and 778-390-008). Applicant: BayWare Power Solutions.

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

Public Hearing Opened at 6:20pm by Chair Gonzalez

Public Hearing Closed at 6:20pm by Chair Gonzalez

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO ADOPT RESOLUTION NO. PC 2024-06 APPROVING ARCHITECTURAL REVIEW 23-10 TO ALLOW FOR THE CONSTRUCTION OF (7) SOLAR CANOPIES AND (1) GROUND MOUNT SOLAR GRID AT THE SOUTHWEST CORNER OF AVENUE 53 AND TYLER STREET.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

2. AR No. 16-03 (Modification), CUP 266, TTM 37040 EA 16-01 Coachella Vineyards Luxury RV Park Modification – a modification of the configuration of hotel elements that include the parking structure and retail space for the approved Coachella Vineyards project at the northeast corner at Vista Del Norte and Tyler Street. Applicant: Abraham Gottlieb

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

Public Hearing Opened at 6:39pm by Chair Gonzalez

Abraham Gottlieb, Applicant, spoke and provided comments.

Public Hearing Closed at 6:46pm by Chair Gonzalez

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO ADOPT RESOLUTION NO. PC 2024-05 APPROVING ARCHITECTURAL REVIEW 16-03 (MODIFICATION), CONDITIONAL USE PERMIT NO. 226, AND TENTATIVE TRACT MAP NO. 37040, AND ENVIRONMENTAL ASSESSMENT NO. 16-01 COACHELLA VINEYARD LUXURY RV PARK

MODIFICATION FOR THE MODIFICATION OF THE ORIGINAL APPROVED COACHELLA VINEYARDS PROJECT LOCATED AT THE NORTHEAST CORNER OF VISTA DEL NORTE AND TYLER STREET WITH THE FOLLOWING MODIFICATION:

- INCLUSION OF RIVEROCK AT VARIOUS SIZES

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

3. Covalda “Tripoli” Mixed-Use Project Architectural Review (AR) No. 22-04 and (CUP) 351 modification to establish a sign program for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant DT-PV (Downtown) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation (Continued from February 21, 2024)

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

Public Hearing Opened at 7:11pm by Chair Gonzalez

Public Hearing Closed at 7:12pm by Chair Gonzalez

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-03 APPROVING ARCHITECTURAL REVIEW NO. 22-04 AND CONDITIONAL USE PERMIT NO. 351 MODIFICATION TO APPROVE A SIGN PROGRAM FOR A MIX-USE DEVELOPMENT CONSISTING OF 108 AFFORDABLE APARTMENT UNITS, WITH 1-3 BEDROOM OPTIONS, AND FOUR RETAIL SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE WITH THE FOLLOWING MODIFICATION:

- WINDOW SIGNS SHALL NOT OCCUPY MORE THAN 15% OF AREA OF THE WINDOW FRONTAGE UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

4. CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Length of Stay Modification Request - The Applicant proposed a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area
Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:20pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO CONTINUE CONDITIONAL USE PERMIT NO. 308 AND ARCHITECTURAL REVIEW NO. 18-18 MODIFICATION TO THE NEXT REGULAR PLANNING COMMISSION MEETING OF MARCH 20, 2024.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

INFORMATIONAL:

5. Director's Development Updates

- The next Planning Commission Meeting will be canceled due to Planning Commissioners attending the Planning Commissioners Academy.

Respectfully Submitted by,

Gabriel Perez

Gabriel Perez (Apr 2, 2024 14:26 PDT)

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:35 PM

*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

