



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 16, 2022
6:00 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=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. 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: 6:03 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Figueroa

ROLL CALL:

Commissioners Present: Commissioner Figueroa, Commissioner Leal, Chair Virgen (All Planning Commissioners participated via teleconference)

*Commissioner Gonzalez shown on the Zoom meeting and not considered present during the roll call since he was not audible during the roll call. Commissioner Gonzalez was considered present during the Approval of the Agenda.

Staff Present:

*Gabriel Perez, Development Services Director
*Nikki Gomez, Associate Planner
*Rosa Montoya, Development Service Technician
*Andrew Simmons, City Engineer
*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 FIGUEROA AND SECOND BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Chair Virgen

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Navarrete

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – January 19, 2022

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

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Chair Virgen

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Navarrete

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:

2. Woodspur Farms Photovoltaic Project - A request to consider an appeal of conditions of approval contained in the Architecture Review (AR) 21-10 (Admin) for a solar farm project located 52200 Industrial Way. Applicant, William Hsien

Nikki Gomez, Associate Planner narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

William Hsien, Applicant narrated a power point presentation for the item to the Planning Commission.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY CHAIR VIRGEN TO ADOPT RESOLUTION NO. PC2022-02, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA AFFIRMING THE DIRECTOR’S DECISION FOR ARCHITECTURE REVIEW 21-10 AND DENYING THE APPLICANT’S REQUEST TO REMOVE STREET IMPROVEMENT CONDITIONS OF APPROVAL FOR THE PROPOSED WOODSPUR FARMS PV (SOLAR FARM) PROJECT.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Chair Virgen

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Navarrete

3. 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 FIGUEROA that:

- a) staff prepare a Planning Commission Resolution approving an interpretation that Coachella Municipal Code Section 17.72.010.F.1 applies to proposed single-family residential projects that do not exceed 3 single family

residences and does not apply to residential projects where more than 3 single-family residences are proposed; and

b) staff prepare a zoning ordinance amendment for future consideration that clarifies administrative Architectural Review decision-making authority.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Leal, Chair Virgen

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Navarrete

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None

INFORMATIONAL:

Upcoming Ethics Training Webinar – Thursday, February 24 10:00 A.M. Gabriel Perez, Development Services Director, reported the online training opportunity available to the Planning Commission.

ADJOURNMENT: 7:24 P.M.

Respectfully Submitted by,

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