



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

MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 21, 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=VTdHWitpYVdOUk1NQW8vZl1pqUm0zQT09>

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: 6:01 PM

PLEDGE OF ALLEGIANCE:

Commissioner Murillo.

ROLL CALL:

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

Commissioners Absent: Commissioner Ramirez, Alternate Commissioner Fonseca

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

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Chair Gonzalez, Commissioner Arvizu.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez, Commissioner Ramirez, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – February 7, 2024.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Arvizu, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez, Commissioner Ramirez, Alternate Commissioner Fonseca.

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. Request for a third 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 (Coachella Vineyards) to allow an 188-space recreational vehicle (RV) park/subdivision, 100 townhouses, and an 11-story, 200-unit hotel and associated facilities on a total of 48 acres of vacant land in the CT-PD (Tourist Commercial – Planned Development) zone located at the northeast corner of Vista Del Norte and Tyler Street.

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

Public Hearing Opened at 6:14 pm by Chair Gonzalez.

Public Hearing Closed at 6:15 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE A THIRD 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37040, CONDITIONAL USE PERMIT NO. 266, AND ARCHITECTURAL REVIEW 16-03 (COACHELLA VINEYARDS) LOCATED AT THE NORTHEAST CORNER OF VISTA DEL NORTE 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.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Variance 23-04 – Rochin, Setback

Variance No. 23-04 a request for a for a setback and lot coverage variance for an existing 644 SF patio structure constructed without a permit at 48440 Charlton Peak Street. Applicant: Ramon Rochin.

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

Public Hearing Opened at 6:52 pm by Chair Gonzalez.

Public Hearing Closed at 6:55 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE VARIANCE 23-04 AND DIRECTED STAFF TO PREPARE A PLANNING COMMISSION RESOLUTION FOR APPROVAL OF VARAINCE 23-04 THAT WILL RETURN TO THE NEXT PLANNING COMMISSION MEETING OF MARCH 20, 2024.

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.

4. Architectural Review No. 23-08 Love's Travel Stop Façade Remodel a request to modify for exterior modifications to the Love's Travel Stop Exterior to include an approximately 200 sq. ft. addition at southwest corner of the building for an observation and IT room, tower and vestibule addition at the front of the building and new color scheme at 45-761 Dillon Road. Applicant: Mirna Smith

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

Public Hearing Opened at 7:22 pm by Chair Gonzalez.

Public Hearing Closed at 7:47 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO ADOPT RESOLUTION NO. PC 2024-04 APPROVING ARCHITECTURAL REVIEW NO. 23-08 TO ALLOW EXTERIOR MODIFICATIONS TO THE LOVE'S TRAVEL SHOP EXTERIOR LOCATED AT 45-761 DILLON ROAD WITH THE FOLLOWING MODIFICATIONS:

- REMOVE CONDITION NO. 5 REQUIRING ELEVATION PLANS TO BE REVISED TO INCLUDE ADDITIONAL WINDOWS ALONG THE FRONT ELEVATION
- SUBMIT A MODIFIED LANDSCAPE PLAN
- REQUIRE EXTERIOR PAINTING OF THE CARLS JR RESTAURANT THAT SHOWS CONSISTENCY WITH THE OVERALL PLANS

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.

5. Sign Program for Covalda Apartments The applicant proposes a sign program for the design and regulation of commercial tenants and overall project signage for the approved Covalda mixed-use development consisting of 108 residential apartment units and 4 commercial tenants spaces. Applicant: Chelsea Investments

Gabriel Perez, Development Services Director, informed the Planning Commission that there was a noticing error for the item and it will be continued to the next Planning Commission meeting taking place February 29, 2024.

Public Hearing Opened at 7:51 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER MURILLO TO CONTINUE THE ITEM FOR THE NEXT PLANNING COMMISSION MEETING OF FEBRUARY 29, 2024.

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.

6. 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, informed the Planning Commission that the item will need to be renoticed and will return to the next Planning Commission meeting on February 29, 2024.

Public Hearing Opened at 7:54 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO CONTINUE THE ITEM FOR THE NEXT PLANNING COMMISSION MEETING OF FEBRUARY 29, 2024.

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.

INFORMATIONAL:

7. Director's Development Update

- There will be a Special Planning Commission meeting on February 29, 2024.
- Next regular Planning Commission meeting will be cancelled due to Planning Commissioners attending the Planning Commissioners Academy.
- LAFCO meeting for the Sphere of Influence effort of the Pocket 7 Area will be taking place Thursday February 22, 2024. Recommendation by LAFCO staff is to approve the item.
- Another workshop regarding ADU pre-approved plans will take place on March 7, 2024.

Respectfully Submitted by,

Gabriel Perez

Gabriel Perez (Apr 2, 2024 12:43 PDT)

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:56 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