



Civic Center  
53990 Enterprise Way, Coachella, CA  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF THE CITY OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 18, 2023**  
6:00 PM

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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](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: 6:01 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Ramirez

**ROLL CALL:**

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

Commissioners Absent: Commissioner Arvizu

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Jason Stevens, Information Technology Manager.  
\*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.”

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – October 4, 2023.

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

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Alternate Commissioner Fonseca, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**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. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street\_(APN# 778-020-007 and 778-010-017) Continued from October 4, 2023. Applicant: Panda Express, Inc.

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 Comment Opened at 6:20 pm by Chair Gonzalez.

Ruben Rodela, with GAW Architecture representing Panda Express, made himself available for questions and provided comments.

Lizzandro Diaz, Building Official, made himself available for questions and provided comments.

Public Comment Closed at 6:35 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO ADOPT RESOLUTION NO. PC2023-24 APPROVING ARCHITECTURAL REVIEW NO. 23-12 WITH THE FINDINGS AND CONDITIONS WITH THE MODIFICATION THAT RED LED STRIP LIGHTING BE PERMITTED AS PROPOSED BY THE APPLICANT TO THE LOWEST LEVEL OF BRIGHTNESS.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Alternate Commissioner Fonseca, Commissioner Murillo, Chair Gonzalez.

NOES: Vice Chair Hernandez.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

3. Sevilla II Project

Change of Zone No. 22-05, Tentative Tract Map No 38557, Conditional Use Permit No. 372, Architectural Review No. 23-13, Environmental Assessment No. 22-06 a proposal to subdivide 39 acres into 204 single family lots with a minimum lot size of 5,000 square feet with three single family residential production model homes with 3 elevation options located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001; Applicant: The Pulte Group

Ron Goldman, Consulting Planner for the City of Coachella, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Lizzandro Diaz, Building Official, made himself available for questions and provided comments.

Jacob Zepeda, Engineering Consultant for Pulte Homes, made himself available for questions and provided comments.

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

David Dewegeli, with Pulte Homes made himself available for questions and provided comments.

Bob Malkasian, Resident of Coachella, presented himself to the commission with concerns regarding children's safety when walking to and from school.

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

IT WAS MOVED BY VICE-CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO ADOPT RESOLUTION NO. PC2023-28 RECOMMENDING THE CITY COUNCIL APPROVE CHANGE OF ZONE NO. 22-05, TENTATIVE TRACT MAP NO. 38557, CONDITIONAL USE PERMIT NO. 372, ARCHITECTURAL REVIEW NO. 21-12 AND ENVIRONMENTAL ASSESSMENT NO. 22-06 SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL AS MODIFIED BY THE FOLLOWING ADDED CONDITIONS BY THE PLANNING COMMISSION:

- ALL IMPERIAL IRRIGATION DISTRICT (IID) VAULTS BE PLACED IN A MANNER THAT DOES NOT REDUCE OR INTERFERE WITH ANY OF THE PROPOSED LOTS.
- CC&RS INCLUDE THE CITY AS A THIRD PARTY BENEFICIARY.
- SHORT TERM RENTALS BUSINESS LICENSE CANNOT BE ISSUED UNTIL TWO YEAR AFTER PROJECT COMPLETION.
- WORK WITH SCHOOL DISTRICT AND PROPETY OWNERS ON A SIDEWALK SOLUTION TO CORAL MOUNTAIN ACADEMY.

Approved by the following roll call vote:

AYES: Alternate Commissioner Fonseca, Commissioner Ramirez, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

### **INFORMATIONAL:**

#### **3.** Director's Development Update

- Event for Tacos, Tequila, and Chavelas at Veterans Park on Saturday, October 21, 2023.
- Visit from Strategic Growth Council a Statewide agency that the City of Coachella submitted a grant to for the Transformative Climate Communities (TCC) grant.

**ADJOURNMENT:** 7:54 P.M.

Respectfully Submitted by,

*Gabriel Perez*

Gabriel Perez (Nov 30, 2023 09:03 PST)

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

