



City Council Chamber  
1515 6<sup>th</sup> Street, Coachella, CA  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF THE CITY OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**January 17, 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=VTdHWitpYVdOUk1NQW8vZlpgUm0zQT09>

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: 6:02 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Murillo.

**ROLL CALL:**

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

Staff Present: \*Gabriel Perez, Development Services Director.  
\*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 VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Planning Commission Study Session Minutes – December 6, 2023.
2. Planning Commission Meeting Minutes – December 6, 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, Vice Chair Hernandez, Commissioner Murillo, Commissioner Arvizu, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**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:**

3. Luxtor Luxury RV Storage Rooftop Screening – 49751 Oates Lane.

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

Steve Henry, Project Manager, spoke and provided Comments.

The Planning Commission individually or collectively provided the following comments:

- That the proposed rooftop screening solution could be supported.
- Concern expressed to applicant that rooftop screening was not identified with original plans.

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

4. Sidewalk Vendor Regulations – proposed amendments to Sections 5.04.380, 8.040.010, and 12.04.030 of the Coachella Municipal Code and adding Chapter 12.50 to the Coachella Municipal Code Amendments regarding sidewalk vending regulations in compliance with Senate Bill 946. City-Initiated.

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 6:15 pm by Chair Gonzalez.

Alejandro Meza Aguilar, Coachella Valley Organizer for the Inland Coalition for Immigrant Justice, spoke and provided comments.

Ana Gabriela Cota, Owner of La Noria Restaurant spoke and provided Comments.

Armando Martinez, Coachella Resident and Business Owner, spoke and provided comments.

Public Comment Closed at 7:38 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-02 RECOMMENDING THAT CITY COUNCIL APPROVE AMENDMENT TO THE CITY MUNICIPAL CODES SECTIONS 5.04.380, 8,040,010, AND 12.04.030 ADDING CHAPTER 12.50 TO THE COACHELLA MUNICIPAL CODE AMENDMENTS REGARDING SIDEWALK VENDING REGULATIONS AND MODIFIED AS FOLLOWS:

- ADDITION OF A SLIDING SCALE OF FEES TO REFLECT ANNUAL COST OF BUSINESS.
- REDUCE THE NUMBER OF WARNINGS TO ONE WARNING.

- ADDRESS CONCERNS THAT RELATE TO OPERATING GENERATORS IN THE CITY RIGHT OF WAY.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. Family Dollar – Type 20 ABC License - Conditional Use Permit No. 373 to allow liquor sales (ABC Type 20, Off-Sale Beer & Wine) within a 8,213 SF dollar store located at 52226 Cesar Chavez Street. Applicant: Family Dollar LLC

Gabriel Perez, Development Services Director, this item will be re-noticed for future Planning Commission on our next meeting in February 07, 2024.

Public Comment Opened at 7:41 pm by Chair Gonzalez.

Public Comment Closed at 7:41 pm by Chair Gonzalez.

**INFORMATIONAL:**

6. Director's Development Update

- Director Perez discussed plans for the City of Indio to bring the Pocket 7 area and a portion of the City of Coachella's sphere of influence into the City of Indio. Director Perez also discussed the status of the City of Coachella application to LAFCO for the Pocket 7 area. Gabriel Martin, City Manager of City of Coachella spoke and provided updated from his attendance at the City of Indio Council meeting that occurred earlier in the day.
- The Coachella Roastery business is finalizing building improvements and will be open soon.

Respectfully Submitted by,

*Gabriel Perez*

Gabriel Perez (Apr 2, 2024 12:44 PDT)

Gabriel Perez

Planning Commission Secretary

**ADJOURNMENT:** 7:48 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES