



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

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**March 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](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:** 6:04 P.M.

**PLEDGE OF ALLEGIANCE:**

CHAIR VIRGEN

**ROLL CALL:**

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

Commissioners Absent: Alternate Commissioner Gutierrez

Staff Present: \*Gabriel Perez, Development Services Director  
\*Rosa Montoya, Development Service Technician  
\*Nikki Gomez, Associate Planner  
\*Jacob Alvarez, Assistant to the City Manager  
\*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 VICE COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – March 7, 2022

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

Approved by the following roll call vote:

AYES: Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez

**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. Presentation – Urban Greening and Heat Island Effect.

Jacob Alvarez, Assistant to the City Manager, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

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

3. AMPM Convenient Store - Alcohol Sales

Conditional Use Permit No. 350 to allow liquor sales as part of a proposed 5,170 square foot Convenient Store AMPM (ABC Type 21, Off Sale General Alcohol License) in an existing commercial building located at 48055 Grapefruit Boulevard in the C-G (General Commercial) zone. GSC & Son Corporation (Applicant)

Nikki Gomez, Associate Planner, narrated a power point presentation for the item. This Item will continue on our next Planning Commission Meeting April 20, 2022

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE CONTINUATION OF ITEM NUMBER THREE (3) FOR OUR NEXT PLANNING COMMISSION MEETING ON APRIL 20, 2022.

Approved by the following roll call vote:

AYES: Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

**INFORMATIONAL:**

Gabriel Perez, Development Services Director, talk about in person Planning Commission Meetings.

**ADJOURNMENT:** 6:45 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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES