



Council Chambers, Hearing Room  
1515 6<sup>th</sup> Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**April 20, 2022**  
6:00 PM

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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:** 6:00 P.M.

**PLEDGE OF ALLEGIANCE:**

COMMISSIONER FIGUEROA

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Vice Chair Navarrete, Chair Virgen

Staff Present: \*Gabriel Perez, Development Services Director  
\*Nikki Gomez, Associate Planner

**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 NAVARRETE AND SECOND BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – APRIL 6, 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 Gonzalez, Commissioner Figueroa, Commissioner Leal, Vice Chair Navarrete, Chair Virgen.

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:**

None.

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

2. AM PM – Type 21 Alcohol Sales

Conditional Use Permit No. 350 to allow liquor sales as part of a proposed 5,170 sq. ft. “AMPM” convenience store (ABC License Type 21, Off-Sale General) in an existing commercial building located at 48055 Grapefruit Blvd. in the C-G (General Commercial) zone. GSC & Son Corporation (Applicant)

Nikki Gomez, Associate Planner, narrated a short power point presentation for the item. This Item will continue on our next Planning Commission Meeting June 1, 2022.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY VICE CHAIR NAVARRETE STAFF RECOMMENDS THE PLANNING COMMISSION TO APPROVE THE CONTINUATION OF ITEM NUMBER TWO (2), FOR THE NEXT PLANNING COMMISSION MEETING OF JUNE 1, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Gutierrez.

3. Tripoli Mixed-Use Project (Continued from April 13, 2022)

Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation.

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.

David Davis, Development Manager for Chelsea, narrated a power point presentation for the item to the Planning Commission.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER LEAL TO ADOPT

- a) RESOLUTION NO. PC 2022-09 RECOMMENDING THAT THE CITY COUNCIL APPROVE OF CHANGE OF ZONE 22-01 WITH THE FINDINGS AND CONDITIONS
- b) RESOLUTION NO. PC 2022-10 RECOMMENDING THAT THE CITY COUNCIL APPROVE OF CONDITIONAL USE PERMIT NO. 351 AND ARCHITECTURAL REVIEW NO. 22-04 WITH THE FINDINGS AND CONDITIONS AS MODIFIED WITH THE ADDED CONDITION OF AN ELEVATOR TO BE ADDED TO BUILDING A (3 STORY BUILDING), THREE (3) CHANGES ON THE ERRATA SHEET THAT INCLUDE CORRECTING CONDITIONAL USE PERMIT NO. 251 TO 351, CONDITION #53 MODIFICATION ADDING CESAR CHAVEZ STREET IMPROVEMENTS AND TO ALLOW RESIDENTIAL DENSITIES TO A MINIMUM OF TWENTY (20) D.U. PER ACRE. ADDITIONALLY, AN UPDATED SIGN PROGRAM PRESENTED TO THE PLANNING COMMISSION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: Chair Virgen.

ABSENT: None.

#### 4. Pueblo Viejo Villas Sign Program

The Sign Program for Pueblo Viejo Villas at 1279 6th Street (APN: 778-080-020) at the northeast corner of Cesar Chavez Street and 6th Street in the CG-PD (General Commercial-Planned Development) zone. 6th & Cesar Chavez CIC, LP (Applicant)

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

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ ALONGSIDE STAFF RECOMMENDATION TO APPROVE THE PUEBLO VIEJO VILLA SIGN PROGRAM WITH THE FINDINGS AND THE CONDITIONS THAT SIT IN RESOLUTION PC 2022-11 ALONGSIDE THE CONDITION TO REVISIT THE EXISTING "PUEBLO VIEJO VILLAS" BLADE SIGNS BE PLACED AT A HEIGHT OF TEN (10) FEET.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. Cannabis Business Streamline Code Amendments- Zoning Ordinance 22-02

Consideration of amendments to Title 5 and Title 17 of the Coachella Municipal Code regarding Cannabis Business Zoning and Operation in the City of Coachella. Applicant: City-Initiated.

Gabriel Perez, Development Services Director, Presented a short presentation. This will continue on our next Planning Commission Meeting May 4, 2022.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO CONTINUE ZONING ORDINANCE AMENDMENT 22-02 TO THE NEXT PLANNING COMMISSION MEETING OF MAY 4, 2022.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**INFORMATIONAL:**

Gabriel Perez, Development Services Director announced that the Riverside Local Agency Formation Commission released public draft of the Municipal Services Reviews for Cities in the Coachella Valley. The deadline for comments is on April 27, 2022.

**ADJOURNMENT:** 7:24 P.M.

Respectfully Submitted by,

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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