



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 6, 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. 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 P.M.

PLEDGE OF ALLEGIANCE:

Chair Virgen

ROLL CALL:

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

Absent: *Alternate Commissioner Gutierrez

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

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 FIGUEROA 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 – June 15, 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:

2. Coachella Sunline Transportation Hub (Architectural Review No 21-13) The Sunline Transit Hub will serve as a transit center for Sunline Transit Agency services (Line 111, Line 91, Line 92, Line 95) and will include a 540 sq. ft. breakroom/office building for the use of Sunline Transit Agency staff, three bus shelters, landscape improvements, and a corner focal point for a future public art installation located at the Southeast corner of Cesar Chavez Street and 4th Street. Applicant: Sunline Transit Agency.

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.

Brad Donais, Civil Engineer, Heptagon Seven Consulting, Inc. made himself available for questions.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE WITH THE REVISED CONDITIONS ON THE ERRATA SHEET AND MODIFIED CONDITIONS TO INCLUDE:

- A PUBLIC RESTROOM SHALL BE ADDED TO THE SUNLINE TRANSIT HUB SITE AS AN ADD-ALTERNATE AMENITY BASED ON THE AVAILABILITY OF FUNDING.
- DATE PALM TREES SHALL BE ADDED TO THE LANDSCAPE PLAN AS ADD-ALTERNATE AMENITY BASED ON THE AVAILABILITY OF FUNDING.
- THE PROPOSED CHAIN-LINK FENCE TO ENCLOSE THE RETENTION BASIN AREA SHALL BE REPLACED WITH WROUGHT IRON FENCING WITH A DESIGN AND COLOR CONSISTENT WITH THE TRANSIT CENTER DESIGN AND THE PUEBLO VIEJO DESIGN GUIDELINES AS AN ADD-ALTERNATE FEATURE BASED ON THE AVAILABILITY OF FUNDING.

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.

PRESENTATIONS:

3. Coachella Lakes RV Resort Update.

John Rodriguez, Engineer, Hi-Tech Consulting, narrated a brief power point presentation for the Item.

Mike Harrison, Owner and Manager of CRR, narrated a power point presentation for the Item and made himself available for questions.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Freestanding Identification Signs – Coachella Lakes RV Resort

Architecture Review No. 22-08 to install a freestanding identification sign at 25’ high and monument sign at 5’ high located at 44800 Dillon Road with the Coachella Lakes RV Resort in the C-T, PUD (Commercial Tourist Planned Unit Development) zone. Imagine Service Inc. (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.

Dough Stevens, Imagine Service Inc. made himself available for questions.

Public Hearing Opened at 7:31 pm by Chair Virgen

Public Hearing Closed at 7:32 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY CHAIR NAVARRETE TO COMMISSION TO APPROVE ARCHITECTUAL REVIEW NO. 22-08 WITH THE FINDINGS LISTED ON RESOLUTION PC 2022-20.

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. Coachella Lakes RV Resort – Type 41 Alcohol Sales Conditional Use Permit No. 353 to allow liquor sales to allow for a Type 41 Alcohol Beverage Control license for “On-Sale Beer & Wine – Eating Place” for an existing facility registration office and a new clubhouse located at 44790 & 44800 Dillon Road and 86401 Sonoma Creek in the C-T, PD (Commercial Tourist Planned Development Overlay). Coach RV LLC (Applicant) Continued from June 15, 2022 Planning Commission meeting.

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

Dan Cramer, outside Counsel for Coach RV LLC., made himself available for questions on this item.

Mike Harrison, Owner and Manager of CRR, narrated a power point presentation for the Item and made himself available for questions.

Public Hearing Opened at 7:42 pm by Chair Virgen

Public Hearing Closed at 7:45 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER LEAL AND SECONDED BY VICE COMMISSIONER GONZALEZ THAT THE PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NO. 353 WITH THE FINDINGS IN RESOLUTION NO. PC2022-19 AND THE REVISED CONDITIONS LISTED ON THE ERRATA SHEET DATED JULY 5, 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.

6. Development Agreement (Modification) for the Glenroy Resort project consisting of a mixed-use development with 130 resort bungalows, 130 room hotel, conference center, and retail/entertainment uses on approximately 34 acres located at the southeast corner of Avenue 48 and Van Buren Street (APN # 603-220-061, 603-220-065, 603-220-67, 603-220-068, 603-220-069) Applicant: USREC Coachella, LLC. Withdrawal Requested

Public Hearing Opened at 7:42 pm by Chair Virgen

Juliene Munoz, Indio resident presented herself with questions on this item.

Public Hearing Closed at 7:53 pm by Chair Virgen

INFORMATIONAL:

ADJOURNMENT: 7:58 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES