



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

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 16, 2024**  
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: 6:02 PM**

**PLEDGE OF ALLEGIANCE:**

Vice Chair Gonzalez.

**ROLL CALL:**

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

Commissioners Absent: Commissioner Arvizu.

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Adrian Moreno, Associate Planner  
\*Jason Stevens, Information Technology Manager.

**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 MURILLO AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes September 4, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY ALTERNATE COMMISSIONER FONSECA TO APPROVE THE MEETING MINUTES.

**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.

## **STUDY SESSION:**

2. Zoning Ordinance Amendment No. 24-10 – Streamline Code Amendments (Phase 2) Study Session to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses, development standards and development review process in the City. 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.

The Planning Commission either individually or collectively provided feedback on the proposed code amendments as follows:

### Development Standards (Chapter 17.60):

#### Driveway Canopies –

- Offer three different architectural styles for single family residential driveway canopies or conceptual drawings for canopies to ensure they are compatible with the community.
- Architectural compatibility with existing home.
- Consider an amnesty program for existing canopies.
- Consider criteria for neighborhoods where a driveway canopy would be permitted with criteria such as neighborhood longevity and limitations on homes with garage converted ADUs.
- Educate residents on ordinance amendments.
- Pre-fab structures not preferred.
- Safety consideration of the structure.

#### Front Yard Walls – Courtyards-

- Consider requiring a landscape maintenance agreement with residents that propose a courtyard.
- Courtyard door width at a size that does not facilitate passage of vehicles for storage in a courtyard.
- Use code language of front yard wall heights up to 6 feet.
- Provide conceptual courtyard styles.
- Consideration of courtyard allowances extended only for pre-2000 homes.

### Administration Generally (Chapter 17.70):

- Appeal process to be consistent with other cities where the decision date is the basis of the 15-day appeal period. Commissions asked for clarity between calendar versus business days.
- Allow for minor modifications to projects by the Planning Director but report decisions to the Planning Commission and allow the items to be called up by the Commission.
- Minor modifications not apply to front yard hardscape requirements.

### C-N Neighborhood Commercial, C-G General Commercial and R-C Regional Commercial Zones (Chapters 17.24, 17.26, and 17.28)

- Requirement of pressure washing.

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

None.

## **INFORMATIONAL:**

Development Director's Updates:

- State of the City will occur on Wednesday, October 23, 2024.

**ADJOURNMENT:** 7:45 PM

Respectfully Submitted by,

*Gabriel Perez*

Gabriel Perez (Dec 2, 2024 09:15 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