



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

**October 5, 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:** 6:08 P.M.

**PLEDGE OF ALLEGIANCE:**

Gabriel Perez

**ROLL CALL:**

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

Commissioners Absent: Alternate Commissioner Gutierrez

Staff Present: \*Gabriel Perez, Development Services Director.  
\* Eva Lara, Planning Technician.  
\*Jesus Medina, Information Technology Technician.

**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 NAVARRETE AND SECOND BY VICE CHAIR 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: Alternate Commissioner Gutierrez.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – September 21, 2022

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER NAVARRETE 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: 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. Historic Preservation Roles - Planning Commission

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.

3. Pueblo Viejo Downtown Parking Survey and Consideration of Parking Time Limits.

Eva Lara, Planning Technician, and 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.

Steve Garcia, owner of Sixth Street Coffee Shop, made himself available for questions and comments.

Rene Rosales, Code Compliance Manager, commented some of the issues with the parking and suggested Parking meters.

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO CREATE TWO 15 MINUTE PICKUP PARKING SPACES FROM 7:00 AM TO 5:00 PM, MONDAY THROUGH SATURDAY WITH CONSISTED SIGNAGE AS THE NEW WAYFINDING SIGNAGE IN FRONT OF THE LIBRARY AND SIXTH STREET COFFEE SHOP.

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.

4. Request for a second 12-month time extension for Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead

Development Phase II) which consists of a mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Cesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

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.

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA THAT THE PLANNING COMMISSION APPROVE RESOLUTION NO. PC2022-23 FOR THE SECOND 12-MONTH TIME EXTENSION WITH A NEW EXPIRATION DATE OCTOBER 14, 2023.

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.

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

5. Freestanding Identification Sign – Eberhard Equipment Architecture Review No. 22-06 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant) Continued from the Planning Commission meeting of September 21, 2022. 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.

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Public Hearing Opened at 7:15 pm by Chair Virgen

Public Hearing Closed at 7:16 pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY VICE CHAIR NAVARRETE TO APPROVE RESOLUTION NO. PC2022-33 APPROVING THE EBERHARD EQUIPMENT FREESTANDING IDENTIFICATION SIGN UNDER ARCHITECTURAL REVIEW NO. 22-06 AND VARIANCE NO. 22-03.

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.

**INFORMATIONAL:**

6. Development updates

Gabriel Perez, Development Services Director, updated on the following:

- Starbucks grand opening and recommendation on landscape maintenance.
- Convenience Store and Gas Station coming soon.
- Panda Express in construction.
- Application from McDonalds CUP modifications.
- Pulte and DR Horton Developing housing.
- Sunline Transit Hub is in Plan check at this moment.
- Tripoli Development is coming back some time the end of this month or in November.

**ADJOURNMENT:** 7:25 P.M.

Respectfully Submitted by,

Gabriel Perez

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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

**Signature:** *Gabriel J Perez*  
Gabriel J Perez (Nov 29, 2022 18:19 PST)

**Email:** [gperez@coachella.org](mailto:gperez@coachella.org)