



City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 7, 2024
6:00 PM

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. 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 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez.

ROLL CALL:

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

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner
*Jesus Medina, Information Technology Tech.

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 HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – January 17, 2024.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Vice Chair Hernandez, Commissioner Murillo, Commissioner Arvizu, Chair Gonzalez.

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. Family Dollar – Type 20 ABC License – Conditional Use Permit No. 373 to allow liquor sales (ABC Type 20, Off-Sale Beer & Wine) within a 8,213 SF dollar store located at 52226 Cesar Chavez Street. Applicant: Family Dollar LLC

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is in the Planning Division file.

Public Hearing Opened at 6:16 pm by Chair Gonzalez.

Public Hearing Closed at 6:17 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-01 APPROVING CONDITIONAL USE PERMIT 373 TO ALLOW LIQUOR SALES (ABC TYPE 20, OFF-SALE BEER & WINE) WITHIN A 8,213 SF DOLLAR STORE LOCATED AT 52226 CESAR CHAVEZ STREET WITH THE FOLLOWING MODIFICATION AS FOLLOWS:

- REQUIRE LANDSCAPING OF ¾ INCH GRAVEL

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

3. Director’s Development Update

- Director Perez informed the Planning Commission that the next Planning Commission Meeting Agenda will have a total of five items involving the Love’s Truck Stop, Tripoli Apartments, Coachella Lakes RV Resort, a variance item for a patio structure at a single family dwelling, and a non-hearing item for a third extension for the Coachella Vineyards Project at Vista del Norte and Tyler.
- The City Council will consider an item where the Twenty-Nine Palms Band of Mission Indians are proposing to complete City improvements on Dillon Road, improving landscaping, trees, and lighting.
- The City submitted a Sphere of Influence application to LAFCO and will be considered by LAFCO on February 22, 2024 in Riverside.

- For Cesar Chavez Street, the City Council approved an agreement with the American Planning Association to work on a technical assistance plan for Cesar Chavez Street that will focus on an effort and investment in the area between 6th Street and Avenue 54. This will involve both the Planning Commission and the City Council, and will be one of the first steps to a bigger plan for that specific corridor.
- March 6 Planning Commission Meeting will have no quorum and may be cancelled due to Planning Commissioners attending the Planning Commissioners Academy.

Respectfully Submitted by,

Gabriel Perez

Gabriel Perez (Apr 2, 2024 12:44 PDT)

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:04 PM

*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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES