



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 16, 2025
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	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 : +16694449171,,84544257915#,,,,*380084# 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
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- Public comments may be received by 12:00 P.M. **either in person, 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 **Kendra Reif** electronically via email to kreif@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, you may leave a message at (760) 398-3102 Ext: 122 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Live & City Council**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes July 2, 2025.

WRITTEN COMMUNICATIONS:

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:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. **Resolution No. PC 2025-12: Request for Conditional Approval of Conditional Use Permit No. 394 6th Street Tattoo Co.** Request for conditional approval for Conditional Use Permit No. 394 to allow a tattoo/piercing parlor within an existing 740 square-foot tenant space located at 1030 6th Street Unit 7 (Assessor Parcel Number 778-081-002) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Ernest Gonzales

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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AGENDA

DE UNA REUNIÓN DE LA

CIUDAD DE COACHELLA

COMISIÓN DE PLANIFICACIÓN

16 de Julio de 2025
6:00 PM

Lugar de la reunión en persona: Cámara del Ayuntamiento 1515 6th Street, Coachella, CA	Si desea asistir a la reunión a través de Zoom, aquí está el enlace: https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09 O one tap mobile: Us: +16699006833,, 84544257915#,,, * 380084# US O teléfono: Us: +1 669 900 6833 ID del webinar: 845 4425 7915 Código de acceso: 380084 Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla
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Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a kreif@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

APROBACIÓN DE LA

AGENDA:

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

APROBACION DE LAS ACTAS:

1. BORRADOR DE LAS ACTAS DE LA COMISION DE PLANIFICACION – 2 DE JULIO 2025.

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

INFORMES Y SOLICITUDES:

SESIÓN DE ESTUDIO

PUNTOS QUE NO SON DE AUDIENCIA:

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

2. **Resolución No. PC 2025-12: Solicitud de Aprobación Condicional del Permiso de Uso Condicional No. 394 6th Street Tattoo Co.-** Solicitud de aprobación condicional para el Permiso de Uso Condicional No. 394 Para permitir un salón de tatuajes/piercing dentro de un espacio existente para inquilinos de 740 pies cuadrados ubicado en 1030 6th Street Unidad 7 (Número de Parcela del Asesor 778-081-002) y determinar que el proyecto propuesto cumple con la Sección 15301 (Instalaciones Existentes) de las Directrices de la Ley de Calidad Medioambiental de California (CEQA). Solicitante: Ernest Gonzales.

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



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MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 2, 2025
6:00 PM

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Or one tap mobile :

Us: +16699006833,, 84544257915#,,,,* 380084# US

Or telephone:

Us: +1 669 900 6833

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In writing:

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IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3502, EXTENSION 114, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE:

VICE CHAIRPERSON FONSECA

ROLL CALL:

Commissioners Present: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Torres, Commissioner Ordorica, Alternate Commissioner Caballero.

Commissioners Absent: None.

Staff Present: *Kendra Reif, Principal Planner.
 *Adrian Moreno, Associate Planner.
 *Jesus Medina, Information Technology Tech.
 *Jason Stevens, Information Technology Manager.
 *Lizzandro Diaz, Building Official

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 CHAIRPERSON MURILLO AND SECONDED BY VICE CHAIRPERSON FONSECA TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Torres, Commissioner Ordorica.

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes June 18, 2025.

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SECONDED BY COMMISSIONER TORRES TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara, Commissioner Torres, Commissioner Ordorica.

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.”

Public Comments Open at 6:03 pm by Chairperson Murillo.

Public Comments Closed at 6:04 pm by Chairperson Murillo.

REPORTS AND REQUESTS:

NONE.

NON-HEARING ITEMS:

NONE.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. City of Coachella 6th Cycle Housing Element proposed amendments to Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of the Coachella Municipal Code regarding affordable housing developments to bring the city's 6th Cycle Housing Element into compliance with state law. City-Initiated.

Kendra Reif, Community Development Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:18 pm by Chairperson Murillo.

Public Hearing Closed at 6:18 pm by Chairperson Murillo.

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECOND BY COMMISSIONER LARA TO APPROVE RESOLUTION PC 2025-13 RECOMMENDING APPROVAL TO THE CITY OF COACHELLA CITY COUNCIL.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Caballero.

INFORMATIONAL:

Planning Commission Secretary Updates:

- Staff will be sharing the link to the Youth Advisory Commission applications. Applications are now open and will be closing in August for High School students living in Coachella.
- Mention of the Fourth of July event in the City of Coachella.

ADJOURNMENT: 6:34 PM

Respectfully Submitted by,

Kendra Reif

Kendra Reif
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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT 7/16/2025

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: Resolution No. PC 2025-12: Request for Conditional Approval of Conditional Use Permit No. 394 and Variance No. 25-04, 6th Street Tattoo Co.

SPECIFICS: Request for conditional approval for Conditional Use Permit No. 394 and Variance No. 25-04 to allow a tattoo/piercing parlor within an existing 740 square-foot tenant space located at 1030 6th Street Unit 7 (Assessor Parcel Number 778-081-002) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Ernest Gonzales

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-12 approving Conditional Use Permit (CUP) No. 394 and Variance No. 25-04 to allow a tattoo/piercing parlor within an existing 740 square-foot tenant space located at 1030 6th Street Unit 7, pursuant to the findings and conditions in the below staff report and the attached resolution.

BACKGROUND:

The applicant, Mr. Ernest Gonzales, is seeking approval for a proposed tattoo/ piercing parlor (6th Street Tattoo Co, located at 1030 6th Street Unit 7 (Assessor Parcel Number 778-081-002). The proposed existing vacant tenant space has a General Plan Land Use Designation of Downtown Center and a zoning designation of Downtown Pueblo Viejo (DT-PV). The vacant tenant space was previously occupied by the Galilee Thrift Store. The previous tenant moved out in December of 2024 and the tenant space has remained vacant since December of 2024. The applicant for 6th Street Tattoo Co., Mr. Ernest Gonzales, has over 15 years of experience working at the previously approved “Art and Ink Tattoo” located in the Valley Verde shopping center in the City of Coachella.

On May 29th, 2025, the applicant submitted an application for a Conditional Use Permit requesting conditional approval for the proposed tattoo/ piercing parlor. The proposed site is located within the General Plan Land Use Designation of Downtown Center and zoning designation of Downtown Pueblo Viejo (DT-PV). Tattoo/piercing parlors can be approved with a CUP in the DT-PV Zone. In addition to the CUP requirements for a tattoo/piercing shop in the DT-PV zone, Coachella Municipal Code Chapter 17.87 – Tattoo and Body Piercing Parlors contains additional findings requirements to allow for the conditional approval of the proposed tattoo/piercing use. CMC Chapter 17.87 requires Tattoo Parlors to be at least 500 feet from an existing residential use,

500 feet from any existing religious institutions and youth organizations, and at least 1,000 feet from any other tattoo and/or body piercing parlor. The applicant was informed that a Variance was necessary due to the proposed business's proximity to the Covalda Apartments and Pueblo Viejo Villas on 6th Street, the YSI Youth Group located within the same commercial center, and the existing Art Ink Tattoo parlor further south on Cesar Chavez Street. Based on this information, the applicant opted to proceed with a Variance request.

DISCUSSION/ANALYSIS:

The applicant is proposing to operate a 740 square foot tattoo studio in an existing commercial center located on the southeast corner of 6th Street and Cesar Chavez Street. The commercial center recently received conditional approval at an adjacent vacant suite for the Los Compadres thrift store. The Los Compadres thrift store received CUP approval by the Planning Commission under CUP No. 253 (Modification) on May 21, 2025. The applicant for Los Compadres thrift store was required to repair any visual damage along the exterior façade, address any unpermitted signage, remove any unpermitted structures on the exterior, address landscape improvements, and to designate employee parking in the rear parking lot at the center. Overall, the property owner is required to complete site improvements prior to the occupancy per the conditions of approval of CUP No. 253.

Currently, the commercial center hosts eight (8) businesses, including a real estate office, a makeup studio, hair salon, nutrition store, youth leadership institute, notary services, a car audio repair shop, and an art studio is in progress of moving in. The proposed tattoo shop would be occupying the seventh suite within the center, leaving no more vacant tenant spaces once approved. As a condition of approval for the proposed project, a lighting plan must be submitted to the Building Services Department for review and approval to ensure adequate illumination of the parking area. All exterior wall signage shall consist of internally illuminated channel lettering and will require a City building permit. Additionally, the exterior design of the proposed establishment shall also be consistent with the architectural character of existing or approved commercial structures within the shopping center to prevent visual blight or deterioration.

In January 2012 the City of Coachella adopted Ordinance 1033 adding Chapter 17.87 to the City's Municipal Code providing regulations for tattoo and body piercing parlors. Prior to the adoption of this ordinance the City of Coachella did not regulate these types of businesses. However, with the growing demand for the establishment of tattoo shops, the City sought to establish regulations and criteria for the development and operation of tattoo parlors in order to address the potential negative secondary effects of tattoo parlors.

Chapter 17.87 restricts the siting of tattoo parlors per certain location restrictions. Chapter 17.87 requires a minimum separation of 500 feet from any existing residence, a minimum of 1,000 feet measured "building to building" from any other tattoo and/or piercing parlor, and a minimum of 500 feet "building to building" from any existing religious institution or youth organization. The proposed location for 6th Street Tattoo Co. does not meet these requirements. It is approximately 50 feet from the Covalda Apartment complex and Pueblo Viejo Villas on 6th Street, approximately 700 feet "building to building" from the existing Art & Ink Tattoo Studio, approximately 400 feet from both La Luz Del Mundo Christian Church and Calvary Landmark Baptist Church located on

Bagdad Avenue, and approximately 40 feet from the Youth Leadership Institute (YLI), which is located within the same commercial center. Therefore, the project site does not meet the location criteria established by Chapter 17.87.

General Plan Designation and Zoning District:

The proposed project is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed project is within a land use designation of the Downtown Center. According to the General Plan 2035 Land Use Element, the Downtown Center is intended to support a diverse mix of uses, including spaces for local startup business and entrepreneurs.

The proposed tattoo parlor is designated DT-PV (Downtown Pueblo Viejo) zone, as referenced on the City's Official Zoning Map. Tattoo and body piercing parlors are permitted in the DT-PV zone subject to the approval of a Conditional Use Permit. The proposed use will be subject to the standards and regulations contained in Chapter 17.87 Tattoo and Body Piercing Parlor.

Environmental Setting:

The subject site is located on the corner of 6th Street and Cesar Chavez Street. Land uses adjacent to the proposed facility include the following:

North:	Pueblo Viejo Villas/DT-PV (Downtown Pueblo Viejo)
South:	Covalda Apartments/DT-PV (Downtown Pueblo Viejo)
East:	Covalda Apartments/DT-PV (Downtown Pueblo Viejo)
West:	Plaza Tonalá and O'Reilly Auto Parts/ C-N (Neighborhood Commercial)

FINDINGS:

Conditional Use Permit Findings:

The intent and purpose of a Conditional Use Permit pursuant to Chapter 17.74 of the Coachella Municipal Code is to provide for the proper location of certain uses which, because of unusual effects or characteristics, including large land area, potential intensity or public concern, cannot be automatically permitted in, nor absolutely prohibited from, some or all zone classifications without imposition of specific conditions; to ensure that the location of these uses will be in accordance with the objectives of the general plan and the intent and purpose of the applicable zoning district; to provide sufficient and adequate safeguards and conditions to ensure that the conditional use will be operated and maintained in a manner not detrimental to the public health, safety and welfare, or harmful to neighboring property and improvements.

In order to grant a Conditional Use Permit, the Planning Commission must make all the following affirmative findings with facts to support their decision.

Finding 1 – The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan.

The proposed tattoo shop would not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed tattoo/piercing parlor is within the Downtown District land use designation according to the General Plan 2035, which envisions to bring the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City, and to bring unique local goods, services, culture and society. The proposed project would provide a unique local serving commerce to what is identified as a major gateway to the downtown per the Pueblo Viejo Revitalization Plan.

Finding 2 – The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of DT-PV (Downtown Pueblo Viejo) which permits the tattoo/piercing parlor use subject to obtaining a Conditional Use Permit. The proposed use is located along Cesar Chavez Street and is compatible with the adjoining commercial uses and the Conditional Use Permit can be revoked if any of the conditions of approval are violated.

Finding 3 – Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.

Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the proposed tattoo/piercing parlor use and the existing commercial parking lot.

Finding 4 – Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole.

Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment. The Sheriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.

Finding 5 – The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads.

The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads as the commercial center that the

subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a) as the proposed tattoo/piercing parlor use will occur in an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.

Variance Findings:

The intent and purpose of a Variance as stated in Chapter 17.76 of the City’s Municipal Code, is to prevent or to lessen practical difficulties and unnecessary physical hardships; to remedy disparity of privilege, nor to permit a use substantially inconsistent with the limitation upon other properties in the same zone and vicinity, not to grant relief from self-imposed hardships.

In order to grant a Variance, the Planning Commission must make all the following affirmative findings with facts to support their decision.

Finding 1 – That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter.

The strict application of the tattoo parlor regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code. The proposed site for the “6th Street Tattoo Co.” tattoo parlor is located along Cesar Chavez Street. While 6th Street is within the DT-PV (Downtown Center) zone which allows tattoo parlors with approval of a CUP, much of the developed Cesar Chavez Street corridor and the downtown is adjacent to or at least within 500 feet of residential neighborhoods with the exception of a few retail centers along Cesar Chavez Street, such as on Avenue 50. The strict application of Chapter 17.87 Tattoo and Body Piercing Parlors would prevent a viable retail/service business from operating for this entire sector of Cesar Chavez Street which is a primary arterial street in the City. The Zoning Code seeks to allow a wide variety of multi-family residential housing, office, and retail uses in the DT-PV zone along Cesar Chavez Street. The proposed tattoo/piercing parlor is not anticipated to create any adverse impacts on surrounding residential uses due to the project conditions of approval, and the project would be required to meet all the other applicable regulations contained in Chapter 17.87.080.

Finding 2 – That there are special circumstances applicable to the subject property such as size shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity;

There are special circumstances applicable to the subject property, particularly related to its location and surroundings, that do not generally apply to other properties within the same zone and vicinity. The proposed site for the “6th Street Tattoo Co.” is located at the intersection of Cesar Chavez Street, a primary commercial corridor within the city, and 6th Street, a major commercial hub for retail and other uses as described in the Pueblo Viejo Revitalization Plan. The intersection is described as a “major gateway” for the downtown. The community vision statement of the

Pueblo Viejo Revitalization Plan describes the gateways on sixth street as an entrance to unique shopping experiences. The proposed tattoo parlor would be a unique retail business for the downtown. Further, the Harrison Street Corridor Study identified that development of this intersection is critical to the success of both the Study and the Revitalization Plan. This specific intersection is identified as a critical to both the downtown and Cesar Chavez Street, as a result the proposed retail business would provide a unique shopping experience that is supported by the guidelines of each of the above city guidance documents. Additionally, the Harrison Street corridor is identified in the General Plan Land Use Policy 9.4 to support local service commerce, which the proposed project would contribute towards achieving this general plan policy. The General Plan Subarea 2 – Downtown also envisions unique shopping experiences. Due to the unique location of the proposed use, there is a special circumstance that do not generally apply to other property in the same zone and vicinity. Also, as described in the above variance finding, most commercial properties along Cesar Chavez and in the greater Downtown area directly abut established residential neighborhoods. This makes it uniquely challenging for properties in this corridor to meet the separation and buffer requirements outlined in Chapter 17.87 of the Zoning Code, which governs the location of tattoo and piercing parlors. Therefore, the site's context presents a special circumstance not common to most properties in the same zoning district for proposed tattoo/piercing parlors.

Finding 3 – That such variance is necessary for the preservation and enjoyment of substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;

The variance is necessary to preserve the applicant's ability to operate a personal services business—such as a tattoo/piercing parlor—which is a use generally permitted within other commercial zones throughout the City. Due to the unique location of this property at the intersection of Cesar Chavez Street and 6th Street, where commercial centers are commonly adjacent to residential neighborhoods and other sensitive uses, strict application of the separation requirements in Chapter 17.87 creates an unnecessary hardship not typically experienced by other similarly zoned properties that would allow for a tattoo parlor with a conditional use permit. For example, there are certain areas within the city that include General Commercial and Neighborhood Commercial areas along Avenue 48, and Neighborhood Commercial areas along Avenue 54 that would not be impacted by the distance requirements. These zones also allow for tattoo parlors with a conditional use permit. Without the variance, the property would be denied a reasonable and customary commercial use that is otherwise allowed in the same zoning district, limiting its full economic potential and the applicant's right to continue serving their long-standing client base in the community.

Finding 4 – That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located, and;

The proposed tenant space is situated within an existing commercial center along 6th Street and does not directly face any religious institutions or residential properties. Its orientation and placement within the commercial corridor help minimize any potential visual or operational impacts on nearby sensitive uses. Additionally, the proposed use will operate entirely indoors and

is subject to standard City regulations, ensuring compatibility with surrounding properties. As such, the granting of this variance is not anticipated to result in any detriment to public welfare or negatively impact adjacent properties or improvements in the vicinity.

Finding 5 – That the granting of the variance will not adversely affect any element of the general plan.

The proposed use is located within the Downtown Center land use designation, which is intended to support a diverse mix of uses, including spaces for local startup businesses and entrepreneurs. The applicant has operated within the City of Coachella for the past 15 years and is seeking to continue serving their established clientele at the proposed 6th Street location. The project aligns with the General Plan's vision of fostering local business growth and activity within the downtown core, and therefore, the granting of this variance would not adversely affect any element of the General Plan.

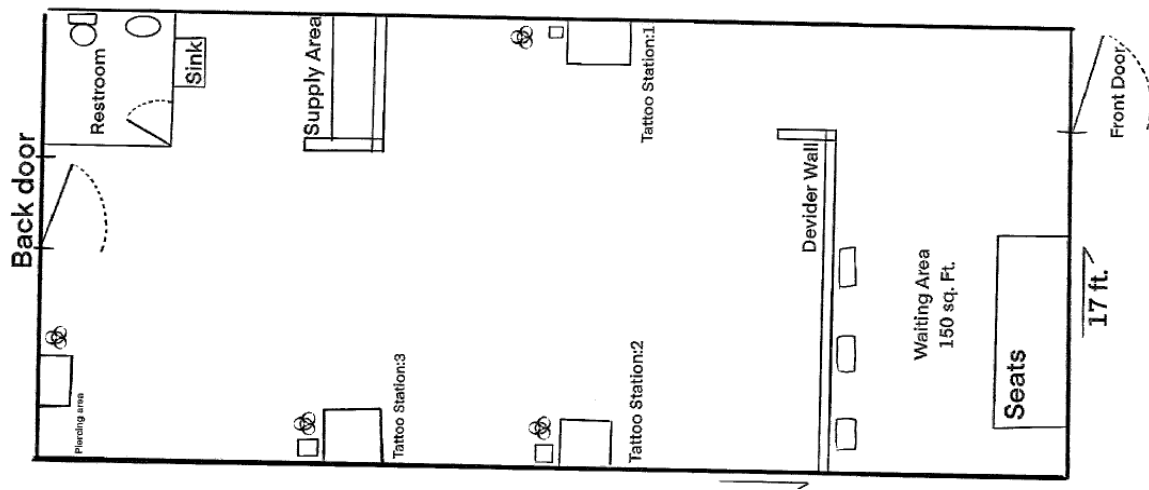
Site Plan/Circulation:

The proposed 740 square foot retail space is located within the existing commercial center located on the corner of 6th Street and Cesar Chavez Street. Primary ingress/egress to the site is from 6th Street with parking directly adjacent to the subject retail space and the rear for designated employee parking.



Floor Plan:

The proposed 740 square foot retail space will provide four defined work and design stations that will be shared by multiple tattoo artists as well as the applicant. The space will include a 150 square foot clearly defined lobby/waiting room within the retail space separate from the work stations. In the rear of the retail space will be a storage room, restroom, a piercing station, and a cleaning station which are required by the Riverside County Health Department



Environmental Consideration:

This project was found to be categorically exempt from environmental review, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines - Section 15301, Existing Facilities). As such, no additional environmental review is required for the project.

PUBLIC HEARING NOTICE:

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on July 6th, 2025, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on June 30th, 2025, pursuant to Section 17.74.010 of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ALTERNATIVES:

1. Approve Conditional Use Permit No. 394 and Variance No. 25-04, subject to the findings and conditions of the staff report.
2. Continue Conditional Use Permit No. 394 and Variance No. 25-04 and provide staff and the applicant with direction.
3. Deny Conditional Use Permit No. 394 and Variance No. 25-04 with findings.

CONCLUSIONS AND RECOMMENDATIONS:

The proposed project substantially complies with the City's General Plan policies for the Downtown Center designation, and will comply with City standards and regulations contained in Chapter 17.87 Tattoo and Body Piercing Parlor. Accordingly, staff has prepared the attached resolutions approving the project with findings and conditions of approval.

Attachments:

1. Attach 1 – Resolution No. PC2025-12 for Approval
2. Attach 1 – Exhibit A – Conditions of Approval
3. Attach 1 – Exhibit B – Floor Plan
4. Attach 2 – Vicinity Map
5. Attach 3 – Site Photos
6. Attach 4 – Agency Comments

RESOLUTION NO. PC2025-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 394 AND VARIANCE NO. 25-04 TO ALLOW A TATTOO/PIERCING PARLOR WITHIN AN EXISTING 740 SQUARE-FOOT TENANT SPACE LOCATED AT 1030 6TH STREET UNIT 7, AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES)

WHEREAS, on May 29th, 2025, the applicant Ernest Gonzales, filed an application for a Conditional Use Permit No. 394 (CUP No. 394) and Variance No. 25-04 to allow for a tattoo/piercing parlor for an existing tenant space located at 1030 6th Street Unit 7 (APN 778-081-002); and

WHEREAS, the establishment has a land use designation of Downtown Center pursuant to the City of Coachella General Plan; and

WHEREAS, the establishment has a zoning designation of Downtown Pueblo Viejo (DT-PV) pursuant to the City of Coachella Municipal Code (CMC); and

WHEREAS, Chapter 17.18 of the CMC (DT-PV zoning designation) allows for a tattoo parlor with the approval of a conditional use permit pursuant to Section 17.74.05 of the City of Coachella Municipal Code; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the City's General Plan and the Municipal Code as the Downtown Center supports a diverse mix of uses, including spaces for local startup business and entrepreneurs; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the Downtown Center General Plan by providing a unique shopping experience as a local-serving commerce; and

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 – Existing Facilities, as amended; and,

WHEREAS, a notice of a public hearing to consider the Conditional Use Permit application (CUP No. 394) and Variance No. 25-04, was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on July 6th, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on June 30th, 2025; and

WHEREAS, on July 16th, 2025, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the conditional approval of the tattoo/piercing parlor for 6th Street Tattoo Co. (CUP No. 394 and Variance 25-04) as conditioned, with the motion vote outcome specified in the meeting minutes for the July 16th, 2025, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolves, finds, and determines as follows:

Section 1. Incorporation of Recitals. The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings. The Planning Commission has independently reviewed the Notice of Exemption and the administrative record for the Proposed Use, including all oral and written comments received during the public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Development Services Department for the City of Coachella, and the Planning Commission finds that:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project involves the issuance of a Conditional Use Permit for a liquor license to an existing restaurant establishment. This action involves a negligible expansion of use. Therefore, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities.

Section 3. Conditional Use Permit Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

Finding 1 – The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan.

The proposed tattoo shop would not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed tattoo/piercing parlor is within the Downtown District land use designation according to the General Plan 2035, which envisions to bring the entire community together in a one-of-a-kind Coachella center

that is the civic heart of the City, and to bring unique local goods, services, culture and society. The proposed project would provide a unique local serving commerce to what is identified as a major gateway to the downtown per the Pueblo Viejo Revitalization Plan.

Finding 2 – The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of DT-PV (Downtown Pueblo Viejo) which permits the tattoo/piercing parlor use subject to obtaining a Conditional Use Permit. The proposed use is located along Cesar Chavez Street and is compatible with the adjoining commercial uses and the Conditional Use Permit can be revoked if any of the conditions of approval are violated.

Finding 3 – Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.

Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the proposed tattoo/piercing parlor use and the existing commercial parking lot.

Finding 4 – Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole.

Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment. The Sheriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.

Finding 5 – The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads.

The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. The City of Coachella has determined that the proposed project is categorically

exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a) as the proposed tattoo/piercing parlor use will occur in an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.

Section 4. Variance Findings.

Finding 1 – That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter.

The strict application of the tattoo parlor regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code. The proposed site for the “6th Street Tattoo Co.” tattoo parlor is located along Cesar Chavez Street. While 6th Street is within the DT-PV (Downtown Center) zone which allows tattoo parlors with approval of a CUP, much of the developed Cesar Chavez Street corridor and the downtown is adjacent to or at least within 500 feet of residential neighborhoods with the exception of a few retail centers along Cesar Chavez Street, such as on Avenue 50. The strict application of Chapter 17.87 Tattoo and Body Piercing Parlors would prevent a viable retail/service business from operating for this entire sector of Cesar Chavez Street which is a primary arterial street in the City. The Zoning Code seeks to allow a wide variety of multi-family residential housing, office, and retail uses in the DT-PV zone along Cesar Chavez Street. The proposed tattoo/piercing parlor is not anticipated to create any adverse impacts on surrounding residential uses due to the project conditions of approval, and the project would be required to meet all the other applicable regulations contained in Chapter 17.87.080.

Finding 2 – That there are special circumstances applicable to the subject property such as size shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity;

There are special circumstances applicable to the subject property, particularly related to its location and surroundings, that do not generally apply to other properties within the same zone and vicinity. The proposed site for the “6th Street Tattoo Co.” is located at the intersection of Cesar Chavez Street, a primary commercial corridor within the city, and 6th Street, a major commercial hub for retail and other uses as described in the Pueblo Viejo Revitalization Plan. The intersection is described as a “major gateway” for the downtown. The community vision statement of the Pueblo Viejo Revitalization Plan describes the gateways on sixth street as an entrance to unique shopping experiences. The proposed tattoo parlor would be a unique retail business for the downtown. Further, the Harrison Street Corridor Study identified that development of this intersection is critical to the success of both the Study and the Revitalization Plan. This specific intersection is identified as a critical to both the downtown and Cesar Chavez Street, as a result the proposed retail business would provide a unique shopping experience that is supported by the guidelines of each of the above city guidance documents. Additionally, the Harrison Street corridor is identified in the

General Plan Land Use Policy 9.4 to support local service commerce, which the proposed project would contribute towards achieving this general plan policy. The General Plan Subarea 2 – Downtown also envisions unique shopping experiences. Due to the unique location of the proposed use, there is a special circumstance that do not generally apply to other property in the same zone and vicinity. Also, as described in the above variance finding, most commercial properties along Cesar Chavez and in the greater Downtown area directly abut established residential neighborhoods. This makes it uniquely challenging for properties in this corridor to meet the separation and buffer requirements outlined in Chapter 17.87 of the Zoning Code, which governs the location of tattoo and piercing parlors. Therefore, the site's context presents a special circumstance not common to most properties in the same zoning district for proposed tattoo/piercing parlors.

Finding 3 – That such variance is necessary for the preservation and enjoyment of substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;

The variance is necessary to preserve the applicant's ability to operate a personal services business—such as a tattoo/piercing parlor—which is a use generally permitted within other commercial zones throughout the City. Due to the unique location of this property at the intersection of Cesar Chavez Street and 6th Street, where commercial centers are commonly adjacent to residential neighborhoods and other sensitive uses, strict application of the separation requirements in Chapter 17.87 creates an unnecessary hardship not typically experienced by other similarly zoned properties that would allow for a tattoo parlor with a conditional use permit. For example, there are certain areas within the city that include General Commercial and Neighborhood Commercial areas along Avenue 48, and Neighborhood Commercial areas along Avenue 54 that would not be impacted by the distance requirements. These zones also allow for tattoo parlors with a conditional use permit. Without the variance, the property would be denied a reasonable and customary commercial use that is otherwise allowed in the same zoning district, limiting its full economic potential and the applicant's right to continue serving their long-standing client base in the community.

Finding 4 – That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located, and;

The proposed tenant space is situated within an existing commercial center along 6th Street and does not directly face any religious institutions or residential properties. Its orientation and placement within the commercial corridor help minimize any potential visual or operational impacts on nearby sensitive uses. Additionally, the proposed use will operate entirely indoors and is subject to standard City regulations, ensuring compatibility with surrounding properties. As such, the granting of this variance is not anticipated to result in any detriment to public welfare or negatively impact adjacent properties or improvements in the vicinity.

Finding 5 – That the granting of the variance will not adversely affect any element of the

general plan.

The proposed use is located within the Downtown Center land use designation, which is intended to support a diverse mix of uses, including spaces for local startup businesses and entrepreneurs. The applicant has operated within the City of Coachella for the past 15 years and is seeking to continue serving their established clientele at the proposed 6th Street location. The project aligns with the General Plan's vision of fostering local business growth and activity within the downtown core, and therefore, the granting of this variance would not adversely affect any element of the General Plan.

Section 5. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** the Conditional Use Permit application (CUP No. 394) and Variance No. 25-04 finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in “Exhibit A” and “Exhibit B” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s conditional use permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

PASSED APPROVED and ADOPTED this 16th day of July 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Isela Murillo
Planning Commission Chairperson

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC 2025-12 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 16th day of July 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary

Exhibit A - Resolution No. PC2025-12**CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 394, VARIANCE No. 25-04 6th Street Tattoo Co.****General Conditions**

1. The conditional use permit shall expire and shall become void two years following the date on which the conditional use became effective unless business operations are commenced within 24 months of the effective date of this Conditional Use Permit or an extension of time is reviewed and approved by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
2. Conditional Use Permit No. 394 is an approval for the 740 square foot tattoo/piercing shop located at 1030 6th Street, Unit 7. Prior to the issuance of a business license, the applicant shall submit detailed plans showing compliance with the City and County regulations for tattoo parlors for review and approval by the Planning Director and Building Official.
3. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
4. Approval of Conditional Use Permit No. 394 is contingent upon the approval of Variance 25-04 for reduced distance requirements from existing residential uses, religious centers, youth organizations, and other existing tattoo parlors in order to allow one 740 square foot tattoo parlor at 1030 6th Street.
5. Hours of operation shall be limited to: Monday through Saturday from 9:00 a.m. to 9:00 p.m. and Sunday from 10:00 a.m. to 9:00 p.m.
6. Adequate security and lighting shall be provided to ensure the safety of persons at all times subject to review and approval by the Chief of Police and Planning Director.
7. There shall be no on-site consumption, sale and/or possession of alcoholic beverages.
8. There shall be no on-site smoking or sale of tobacco products.
9. There shall be no loitering at or near the facility during or after the hours of operation.

10. All tattoo artists shall agree to be fingerprinted for a background investigation through the Riverside County Sheriff's Department or other approved agency prior to conducting any tattooing or body piercing work. Any prior history within the past five years involving gang-related activity, acts of violence or Health & Safety Code drug convictions shall preclude the tattoo artist from operating at a proposed tattoo and body piercing parlor. Verification to confirm that the applicant is not a registered sex offender (as defined under California Penal Code Section 290) shall be a part of the background investigation. No person who is a registered sex offender, as defined under California Penal Code Section 290 shall be allowed to own or operate a Tattoo and/or Body Piercing Parlor, or be employed at a Tattoo and/or Body Piercing Parlor as a practitioner.
11. All employees shall be at least 18 years of age. All patrons shall be at least 18 years of age unless accompanied by a parent or guardian.
12. All tattoo and body piercing parlors shall post a copy of their approved Riverside County Department of Public Health license and a copy of the conditional use permit conditions of approval in a visible location for patrons to observe.
13. All tattoo and body piercing parlors shall have signs posted inside the business with the following messages:
 - a. No One Under 18 Allowed Unless Accompanied by a Parent or Guardian
 - b. No Smoking Allowed
 - c. No Alcoholic Beverages Allowed
14. A customer waiting area of at least 150 square feet shall be provided for all tattoo and body piercing parlors.
15. All tattoo and body piercing parlors shall provide one tattooing workstation with a clear unobstructed dimension of five (5) feet by five (5) feet.
16. The applicant and all tattoo practitioners on the premises shall register with the Riverside County Environmental Health Department and shall comply with County regulation for tattoo establishments, including the payment of all applicable fees.
17. The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the shopping center so as to cause blight or deterioration.
18. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area per the requirements of the City of Coachella Signage Ordinance.
19. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit. Signage shall not provide flat signage backing. The tenant is responsible to patch and paint all holes to match finish and color of the tenant's space surface for exterior signage.

20. Flag banners, Mannequins, and A-frame signs shall be prohibited within the commercial center.
21. A grand opening sign shall be permitted for a new or relocated business within the city. Such signs shall be permitted for twenty-one (21) consecutive days, and shall not exceed twenty (20) square feet in size.
22. The applicant shall submit a lighting plan to the building services department for staff review and approval, to ensure there is sufficient parking lot lighting. The lights to provide light shield covers to reduce light glare.

Fire Comments

23. Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.

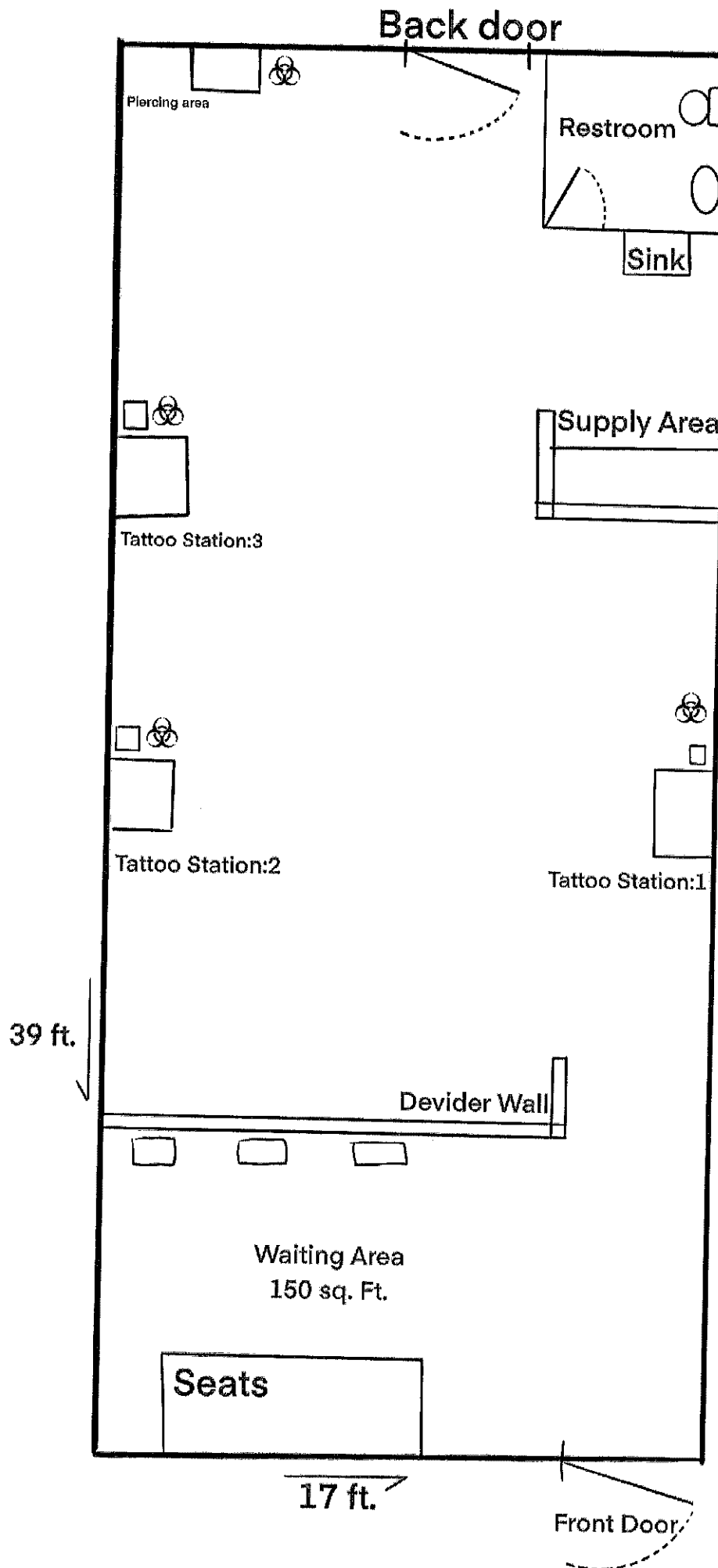
Utilities Department Comments

24. Complete Utilities Department's wastewater discharge survey and submit to Development Services.
25. All commercial water connections require a Backflow Prevention Assembly. If the existing water meter does not have a backflow device the installation of a device will be required.

Building Department Comments

26. Improvements proposed to the suite will require the applicant to obtain a Tenant Improvement permit from the Building Division.

Sixth st. Tattoo co.





6th Street Tattoo Co.

Unit 7 Interior:



Unit 7 Exterior:



Commercial Center Front Parking Lot Area:



From: [Garcia, Robert](#)
To: [Vanessa Sanchez-Meza](#)
Subject: Accepted: RAC - 1st Submittal - CUP 394 6th Street Tattoo Co. - 1030 6th St unit 7
Start: June 23 25 12:00:00 AM
End: June 24 25 12:00:00 AM

No issues



City of Coachella
Office of the Fire Marshal

53-990 Enterprise Way
Coachella, CA 92236
(760)398-3002

Planning Conditions/Comments

Date: 06/17/2024

Owner: Sixth Street Tattoo Co.

Description: Sixth Street Tattoo Co.

Address/Location: 1030 Sixth St. #7

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties.

The following comments can be referenced in the 2022 California Fire, Building, Mechanical, Plumbing, Electrical, applicable NFPA Standards, and the City of Coachella Municipal Codes unless otherwise noted.

Fire Planning Comments/Conditions

General Fire Department Advisory Comments - Commercial

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Coachella City Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the City of Coachella and/or recognized fire protection standards.

These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. **Fire Department Building Construction Plan Review** - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.

Sincerely,

Carlos Rodriguez, Deputy Fire Marshal

Office: (760) 398-3502 Ext. 154

Cell: (951) 287-0091

Carlosm.Rodriguez@fire.ca.gov

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way
Coachella CA 92236
(760) 398-3102

Request for Agency Comments

Conditional Use Permit No. 394

Project Name: 6th Street Tattoo Co.

Project Location: 1030 6th Street Unit 7 (APN 778-081-002)

Case Numbers Assigned: Conditional Use Permit No. 394 (CUP 394)

Bluebeam Studio Session: Session: Session ID: 609-419-131
Session URL:
<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/609-419-131>

Applicant: Ernest Gonzales
50070 Kenmore Street
Coachella, CA 92236
erniegee760@gmail.com

Date: 6/5/2025

The submittal for a Conditional Use Permit requests approval to open a tattoo/piercing shop located at 1030 6th Street Unit 7. The proposed tattoo shop would include 1 piercing station and 3 tattooing stations. Services will be offered within the existing 740-square-foot primary dwelling unit with a 150 square foot customer waiting area.

The City of Coachella Development Services Department is requesting comments regarding the project design with respect to:

- Recommended changes to the size, layout and configuration of the proposed facilities and ancillary infrastructure such as driveways and parking areas;
- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is

responsible.

Please respond in writing by **June 23, 2025** to vsanchez@coachella.org, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments. Comments emailed in electronic format are preferred.

- Complete Utilities Department's wastewater discharge survey and submit to Development Services.
- All commercial water connections require a Backflow Prevention Assembly. If the existing water meter does not have a backflow device the installation of a device will be required.

Comments made by: _____ Castulo Estrada/Abraham Vega _____ Date: _____ 6/30/25 _____

Printed Name & Title: _____

Agency: _____ City of Coachella – Utilities _____ Telephone #: _____ 760-501-8100 _____

Please return your comments to:

CITY OF COACHELLA
Attn: Vanessa Sanchez-Meza, Planning Technician
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102

CITY OF COACHELLA
Development Services Department

53990 Enterprise Way
Coachella CA 92236
(760) 398-3102

Request for Agency Comments
Conditional Use Permit No. 394

Project Name: 6th Street Tattoo Co.

Project Location: 1030 6th Street Unit 7 (APN 778-081-002)

Case Numbers Assigned: Conditional Use Permit No. 394 (CUP 394)

Bluebeam Studio Session: Session: Session ID: 609-419-131
Session URL:
<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/609-419-131>

Applicant: Ernest Gonzales
50070 Kenmore Street
Coachella, CA 92236
erniegee760@gmail.com

Date: 6/5/2025

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- 1. Improvements proposed to the suite will require the applicant to obtain a Tenant Improvement permit from the Building Division.

Comments made by: _____ Date: _____

Printed Name & Title: _____

Agency: _____ Telephone #: _____

Please return your comments to:

CITY OF COACHELLA
Attn: Vanessa Sanchez-Meza, Planning Technician
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102

From: Efrain Rodriguez
Sent: June 09 25 4:36 PM
To: Vanessa Sanchez-Meza; Kendra Reif; Adrian Moreno; Rene Rosales; Anahi Fernandez; Castulo Estrada; Abraham Vega; Itzel Barroso; Edith Beltran; Bill Pattison; Celina Jimenez; Andrew Simmons; 'GBarraza@IID.com'; 'Eric.Jordan@29palmsbomi-nsn.gov'; rogarcia@riversidesheriff.org; Lizzandro Diaz; CarlosM.Rodriguez@fire.ca.gov
Subject: RE: RAC - 1st Submittal - CUP 394 6th Street Tattoo Co. - 1030 6th St unit 7

For this TI engineering has no comments

Thank you

Efrain Rodriguez | Assistant Engineer

CITY OF COACHELLA, 53990 Enterprise Way.

COACHELLA, CA, 92236

OFFICE: (760) 398-5744 Ext. 144

CELL: (442) 256-5103

EMAIL: erodriguez@coachella.org

CLOSED EVERY FRIDAY [Website](#)



From: Vanessa Sanchez-Meza <vsanchez@coachella.org>
Sent: June 09 25 8:22 AM
To: Kendra Reif <kreif@coachella.org>; Adrian Moreno <amoreno@coachella.org>; Rene Rosales <rrosales@coachella.org>; Anahi Fernandez <afernandez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Itzel Barroso <ibarroso@coachella.org>; Edith Beltran <edbeltran@coachella.org>; Bill Pattison <bpattison@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; Andrew Simmons <asimmons@coachella.org>; 'GBarraza@IID.com'; 'Eric.Jordan@29palmsbomi-nsn.gov' <Eric.Jordan@29palmsbomi-nsn.gov>; rogarcia@riversidesheriff.org; Lizzandro Diaz <ldiaz@coachella.org>; CarlosM.Rodriguez@fire.ca.gov
Subject: RAC - 1st Submittal - CUP 394 6th Street Tattoo Co. - 1030 6th St unit 7

Hello Everyone,