



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 20, 2026
6:00 PM

CALL TO ORDER: 6:01 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Fonseca.

ROLL CALL:

Commissioners Present:

<u> X </u>	Chairperson Lara
<u> X </u>	Vice Chairperson Torres
<u> X </u>	Commissioner Fonseca
<u> X </u>	Commissioner Ordorica
<u> </u>	Commissioner Murillo

Staff Present:

*Kendra Reif, Community Development Director.
*Lizzandro Diaz, Building Official.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Tech.
*Pedro Hernandez, Acting Code Enforcement 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.”

MOTION MOVED BY COMMISSIONER FONSECA SECONDED BY VICE CHAIPERSON TORRES TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Murillo.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes May 6, 2026.

MOTION MOVED BY VICE CHAIRPERSON TORRES SECONDED BY COMMISSIONER FONSECA TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Murillo.

WRITTEN COMMUNICATIONS:

THERE WERE NO WRITTEN COMMENTS RECEIVED.

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 Opened at 6:03 PM by Chairperson Lara.

Public Comments Closed at 6:04 PM by Chairperson Lara.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC2026-10, Resolution No. PC2026-11, Resolution No. PC2026-12 and Resolution No. PC2026-13 of the Planning Commission of the City of Coachella for: (1) the recommendation of conditional approval of Tentative Tract Map No. 38943 for condominium purposes to allow the sale of individual storage units; (2) conditional approval of Conditional Use Permit No. 379 for the proposed mini storage and RV storage use, (3) conditional approval of Architectural Review No. 24-05 for the construction of an office clubhouse, nine storage buildings, and an industrial lease space; (4) adoption of an Initial Study/ Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program (MMRP) (SCH# 2026010502) pursuant to the California Environmental Quality Act (CEQA). Applicant: Steve Myers, Coachella Vault LLC

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

Public Comments Opened at 6:10 PM by Chairperson Lara.

Public Comments Closed at 6:11 PM by Chairperson Lara.

After the opening and closing of the public comment period Chairperson Lara invited the applicant team up to provide comment. The applicant's representative, Nicole Vann from MSA Consulting, provided comment.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SECOND BY COMMISSIONER FONSECA TO APPROVE RESOLUTION NO. PC 2026-10, PC 2026-11, PC 2026-12, PC 2026-13 AS RECOMMENDED BY STAFF.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None

ABSENT: Commissioner Murillo.

3. A Public Hearing to Consider Resolution No. PC2026-15 for the conditional approval of AR No. 24-17 for the remodel of a two-story commercial building located at 1694 6th Street (APN: 778-100-001), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1 Existing Facilities). Applicant: Nick Meza

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

Public Comments Opened at 6:31 PM by Chairperson Lara.

Public Comments Closed at 6:31 PM by Chairperson Lara.

After the opening and closing of the public comment period Chairperson Lara invited the applicant up to provide comment. The applicant, Nick Meza, provided comment.

IT WAS MOVED BY CHAIRPERSON LARA AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE RESOLUTION NO. PC 2026-15 AS RECOMMENDED BY STAFF WITH THE ADDITION OF A CONDITION TO REQUIRE A PALM TREE AS PART OF THE LANDSCAPE PLAN IF FEASIBLE AS DETERMINED BY STAFF.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None

ABSENT: Commissioner Murillo.

INFORMATIONAL:

* ALTERNATE PLANNING COMMISSIONER APPLICATION WILL BE CLOSING MAY 29th.

ADJOURNMENT: 6:52 P.M.

RESPECTFULLY SUBMITTED BY,

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.*