



MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 6, 2026
6:00 PM

CALL TO ORDER: 6:04 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Ordorica.

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.
- *Anahi Fernandez, Management Analyst.
- *Jason Stevens, Information Technology Manager.
- *Jesus Medina, Information Technology Tech.
- * Nicole Criste, City of Coachella Planning Consultant.

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 VICE CHAIRPERSON TORRES SECONDED BY COMMISSIONER ORDORICA 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 March 18, 2026.

MOTION MOVED BY COMMISSIONER ORDORICA SECONDED BY CHAIRPERSON LARATO 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:

WRITTEN COMMENT LETTERS WERE RECEIVED FOR AGENDA ITEM NO. 4. THOSE COMMENT LETTERS HAVE BEEN DISTRIBUTED TO THE PLANNING COMMISSIONERS AND COPIES WERE MADE AVAILABLE FOR THE PUBLIC AT THE MEETING.

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 6:07 PM by Chairperson Lara.

James Rodriguez, Coachella Resident, requested a moratorium on all discretionary land use approvals until a CPA-led audit of the DIF ledger is completed and released to the public. He also discussed the Data Center Campus and the City’s proposed electrical utility. He stated he will have comments on the other agenda items.

Joann Lamas, Coachella Valley Resident, spoke in opposition to the proposed data center project.

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC 2026-14 of the Planning Commission of the City of Coachella: Request for conditional approval of the Conditional Use Permit application for the construction of an 85-foot-high wireless communication facility designed as a mono-palm on a 2,500 square foot leased space located at 49640 Oates Lane (APN 603-300-013). The proposed project includes a waiver request for the design and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code, and determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 – New

Construction or Conversation of Small Structures and 15332, In-fill Development. Applicant: APC Towers, David Elliott, Eukon Group.

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division. After the completion of Anahi Fernandez's presentation, the applicant, David Elliott from the Eukon Group, was given the opportunity to speak and he stated he had nothing more to add at this time.

Public Comments Opened at 6:18 PM by Chairperson Lara.

James Rodriguez, Coachella Resident, provided public comment.

Public Comments Closed at 6:21 PM by Chairperson Lara.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SECOND BY VICE CHAIRPERSON TO APPROVE RESOLUTION NO. PC 2026-14, CONDITIONALLY APPROVING THE CONDITIONAL USE PERMIT APPLICATION FOR THE CONSTRUCTION OF AN 85-FOOT-HIGH WIRELESS COMMUNICATION FACILITY DESIGNED AS A MONO-PALM ON A 2,500 SQUARE-FOOT LEASED SPACE LOCATED AT 49640 OATES LANE (APN 603-300-013). ADDITIONALLY, A REQUEST WAS MADE FOR AN UPDATE ON CELL TOWERS AND WIRELESS COMMUNICATION FACILITIES WITHIN THE CITY OF COACHELLA.

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. PC 2026-16 of the Planning Commission of the City of Coachella: Request for Conditional Approval of Conditional Use Permit No. 401 to allow liquor sales (ABC Type 40, On Sale Beer) within an existing 1,625 square-foot commercial suite located at 49915 Cesar Chavez Street (APN 603-281-044); and determining that the proposed project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Applicant: Salvador Islas

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

Public Comments Opened at 6:34 PM by Chairperson Lara.

James Rodriguez, Coachella Resident, provided public comment.

Public Comments Closed at 6:40 PM by Chairperson Lara.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SECONDED BY VICE CHAIR TORRES TO APPROVE CONDITIONAL USE PERMIT NO. 401 TO ALLOW LIQUOR SALES (ABC TYPE 40, ON SALE BEER) WITHIN AN EXISTING 1,625 SQUARE-FOOT COMMERCIAL SUITE LOCATED AT 49915 CESAR CHAVEZ STREET (APN 603-281-044).

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None

ABSENT: Commissioner Murillo.

4. A Public Hearing to Consider Resolution No. PC 2026-09 of the Planning Commission of the City of Coachella: Request for Planning Commission recommendation of approval to the City Council of Change of Zone, CZ 20-01, from MH to MS and CG; and conditional approval of Tentative Parcel Map 39721; CUP 324 to allow commercial cannabis uses; CUP 325 to allow drive through restaurant; CUP 326 to allow service station and mini-mart; AR 20-04 to approve site design, architecture and signage (billboard) and DA 25-02 to approve a Development Agreement, for 43± acres of land located at the northwest corner of Airport Boulevard and SR 86 (APNs 763-330- 013, 763-330-018, and 763-330-029), and recommending certification of the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106), including Findings and a Statement of Overriding Considerations, in conformance with the California Environmental Quality Act. Applicant: Empire Airport LLC.

Nicole Criste, Consulting Planner with city, gave a presentation for the item. A copy of the presentation is on file with the Planning Division.

Chris Fahey, with the Haagen Company, provided applicant comments.

Public Comments Opened at 7:06 PM by Chairperson Lara.

James Rodriguez, Coachella Resident, provided public comment.

Louie Lopez, business agent for the Iron workers Local 433, provided public comment.

Amy Smith, representative of the California allied for a responsible economy, known as Care California provided public comment.

John Sissly, representing the union plumbers, provided public comment.

Joan Lamas, Coachella Valley Resident, provided public comment.

Aiden Marshall, speaking on behalf of Care California, provided public comment.

Haley Uno, Law Clerk from Lozeau Drury on behalf of supporter's alliance for environmental responsibility or SAFER, provided public comment.

Nicole Criste, City of Coachella Planning Consultant, answered questions and provided clarifications.

James Vaughn, land use counsel for the project applicant, provided comments on behalf of the applicant.

Public Comments Closed at 7:32 PM by Chairperson Lara.

Nicole Criste, City of Coachella Planning Consultant, spoke of the improvements that are required as part of the Conditions of Approval for the project

Public Comments Re-Opened at 7:56 PM by Chairperson Lara.

Chris Fahey, with Haagen Company, provided comments on behalf of the applicant.

Louie Lopez, business agent for the Iron workers Local 433, provided public comment.

Joan Lamas, Coachella Valley Resident, provided public comment.

Public Comments Closed at 8:05 PM by Chairperson Lara.

IT WAS MOVED BY COMMISSIONER FONSECA, TO CONTINUE THE ITEM TO PROVIDE TIME TO STAFF AND THE APPLICANT TO DEFINE HOW THE PROJECT WILL BENEFIT THE COMMUNITY AND HOW THE APPLICANT WILL WORK WITH THE COMMUNITY AND LABOR UNIONS AND TO GO TO THE COMMUNITIES AND CONSULT WITH THE RESIDENTS TO MAKE THEM FEEL SEEN THERE WAS NO SECOND MOTION, MOTION FAILS

IT WAS MOVED BY CHAIRPERSON LARA AND SECONDED BY COMMISSIONER ORDORICA TO RECOMMEND THE PROJECT FOR APPROVAL TO THE CITY COUNCIL AND THAT FURTHER DISCUSSION ABOUT LABOR UNIONS AND COMMUNITY OUTREACH WAS AT THE CITY COUNCIL'S DISCRETION.

Approved by the following roll call vote:

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

NOES: Commissioner Fonseca,

ABSTAIN: None

ABSENT: Commissioner Murillo.

INFORMATIONAL:

* Town Hall meeting to discuss the Data Center it will be held on May 11, 2026 at the Boys & Girls.

ADJOURNMENT: 8:21 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.*