



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

October 15, 2025
6:00 PM

CALL TO ORDER: 6:01 P.M.

PLEDGE OF ALLEGIANCE:

COMMISSIONER LARA

ROLL CALL:

Commissioners Present: ___ Chair Murillo
 X Vice Chair Fonseca
 X Commissioner Lara
 X Commissioner Ordorica
 X Commissioner Torres

Commissioner Lara was absent.

Staff Present: *Kendra Reif, Community Development Director.
 *Vanessa Sanchez, Planning Technician.
 *Adrian Moreno, Associate Planner.
 *Lizzandro Diaz, Building Official.
 *Jason Stevens, Information Technology 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 LARA AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes September 3, 2025

MOTION MOVED BY COMMISSIONER TORRES SECONDED BY COMMISSIONER ORDORICA TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: Chairperson Murillo

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.”

Public Comments Opened at 6:03 PM by Vice Chair Fonseca.

Public Comments Closed at 6:04 PM by Vice Chair Fonseca.

Public Comments Re-opened at 6:04 PM by Vice Chair Fonseca.

A resident had a question about the CVHC Mariposa Pointe project. Kendra Reif, Community Development Director, notified the resident that this was an item on the agenda and was going to be presented as the third item.

Public Comments Closed at 6:05 PM by Vice Chair Fonseca.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. **Resolution No. PC 2025-17:** Request for Sunridge Self-Storage (First, 12 Month Time Extension) A request for a one-year time extension for the conditionally approved Conditional Use Permit (CUP 369) and Architectural Review (AR 23-06) for the proposed expansion of the existing Sunridge RV and Self-Storage facility located along Grapefruit Boulevard (Highway 111). The expansion is proposed on an adjacent vacant 4.85-acre parcel (APN 763-141-018) and includes the construction of approximately 62,979 square feet of self-storage units, RV storage spaces, covered parking canopies, and a 900-square-foot leasing office. Applicant: James Delhamer (Sunridge Self-Storage LLC)

Vanessa Sanchez, Planning Technician, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

David Turner, with Coachella Engineers, made himself available and provided comments.

IT WAS MOVED BY COMMISSIONER LARA AND SECONDED BY COMMISSIONER TORRES TO GRANT A FIRST 12-MONTH TIME EXTENSION FOR SUNRIDGE RV AND SELF-STORAGE CONDITIONAL USE PERMIT 369 (CUP 369) ARCHITECTURAL REVIEW (AR 23-06) WITH THE FINDINGS AND CONDITIONS RESOLUTION NO. PC 2025-17 A NEW EXPIRATION DATE OF NOVEMBER 15, 2026.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo.

3. **Resolution No. PC 2025-16:** Request for conditional approval of AR 25-08 Mariposa Pointe - CVHC for the architectural review of 24 proposed homes at the southwest corner of Avenue 50 and Calhoun Street, located at Assessor's Parcel Number (APN): 779-272-001 thru -016, and 779-301-001 thru -008, and certifying the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15074 of the is compliant with California Environmental Quality Act (CEQA) Guidelines Applicant: Coachella Valley Housing Coalition – Pedro S. G. Rodriguez.

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

Public Hearing Opened at 6:27 PM by Vice Chairperson Fonseca.

Pedro S. G. Rodriguez, applicant, made himself available and provided comments.

Public Hearing Closed at 6:38 PM by Vice Chairperson Fonseca.

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SEONCDED BY COMMISSIOENR LARA TO APPROVE RESOLUTION NO. PC 2025-16 ARCHITECTURAL REVIEW 25-08 MARIPOSA POINTE – CVHC FOR THE ARCHITECTURAL REVIEW OF 24 PROPOSED HOMES AT THE SOUTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET, LOCATED AT ASSESSOR'S PARCEL NUMBER (APN) 779-272-001 THRU -016, AND 779-301-001 THRU -008, AND CERTIFYING THE PROJECTS INITIAL STUDY WITH MITIGATED NEGATIVE DECLARATION IS IN COMPLIANCE WITH SECTION 15074 OF THE IS COMPLIANT WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo.

INFORMATIONAL:

3. Director's Development Update.

* Resident engagement academy, applications are available for anyone that wants to apply.

* State of the City, is on October 23, 2025 for those of you that are interested and able to attend.

* Rail station feasibility study, is on October 16, 2025 at the Library.

ADJOURNMENT: 6:57 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.*