



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 4, 2025
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 kreif@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) 398-3502, EXTENSION 114, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: PM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

Commissioners Absent: Chairperson Murillo

Staff Present: *Kendra Reif, Principal Planner.
 *Adrian Moreno, Associate Planner.
 *Vanessa Sanchez, Planning Technician.
 *Jesus Medina, 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.”

IT WAS MOVED BY ALTERNATE COMMISSIONER CABALLERO AND SECONDED BY COMMISSIONER LARA TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes May 7, 2025.

IT WAS MOVED BY ALTERNATE COMMISSIONER CABALLERO AND SECONDED BY COMMISSIONER LARA TO APPROVE THE MINUTES FOR MAY 7, 2025.

Approved by the following roll call vote:

AYES: Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo

2. Planning Commission Meeting Minutes May 21, 2025.

IT WAS MOVED BY ALTERNATE COMMISSIONER CABALLERO AND SECONDED BY COMMISSIONER LARA TO APPROVE THE MINUTES FOR MAY 21, 2025.

Approved by the following roll call vote:

AYES: Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo

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 Opened at pm by Vice Chairperson Fonseca.

Public Comments Closed at pm by Vice Chairperson Fonseca.

REPORTS AND REQUESTS:

NONE.

NON-HEARING ITEMS:

NONE.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. AR 25-02 CUP 389 EA 25-01 Armttec Expansion Master Plan for the design review of Phase 2 and the environmental review of Phase 2 and 3 of the Armttec Expansion Master Plan at 85901 Avenue 53 (APN: 778-420-013 and 778-390-008) and the determination that the project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration. Phase 2 includes the construction of a new 15,000 SF storage warehouse, a ±73,200 truck staging area and retention basin on the northern parcel, and a new 3,000 SF research and development (R&D) and production facility and two retention basins. Phase 3 includes a new 15,000 SF production facility, a new 15,000 SF storage warehouse, two new 900 SF storage structures, and a 6,000 SF expansion of an existing storage warehouse, all located on the southern parcel. Applicant: Armttec Defense Products Co.

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

Public Hearing Opened at pm by .

, Applicant, made himself available and provided comments.

Public Hearing Closed at 6:32 pm by Vice Chairperson Fonseca.

IT WAS MOVED BY COMMISSIONER LARA AND SECOND BY

Approved by the following roll call vote:

AYES: Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo

4. Resolution No. PC 2025-09: Request for Conditional Approval of Conditional Use Permit No. 391 Taqueria Allende 2 – Type 41 ABC License Request for conditional approval for Conditional Use Permit No. 391 to allow liquor sales (ABC Type 41, On-Sale Beer & Wine – Eating Place) within an existing 1,680 square-foot restaurant located at 83103 Avenue 48 Ste 1A (Assessor Parcel Number 612-220-010) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Teresa Leon Huerta.

IT WAS MOVED BY COMMISSIONER LARA AND SECOND BY

Approved by the following roll call vote:

AYES: Vice Chairperson Fonseca, Commissioner Lara, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Chairperson Murillo

INFORMATIONAL:

Planning Commission Secretary Updates:

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ADJOURNMENT: PM

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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES