



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: 6:00 PM

PLEDGE OF ALLEGIANCE:

COMMISSIONER CABALLERO

ROLL CALL:

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

Commissioners Absent: Commissioner Lara.

Staff Present: *Kendra Reif, Principal Planner.
 *Adrian Moreno, Associate Planner.
 *Vanessa Sanchez, Planning Technician.
 *Jason Stevens, Information Technology Manager.
 * Jesus Medina, Information Technology Technician.

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 VICE CHAIRPERSON FONSECA TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes May 7, 2025.

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

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

2. Planning Commission Meeting Minutes May 21, 2025.

Minutes will be continued to our next Planning Commission meeting on June 18, 2025 due to a lack of quorum for Commissioners present at the May 21, 2025 meeting.

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 6:02 pm by Chairperson Murillo.

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

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 Armtec 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: Armtec 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 6:25 pm by

Robert Bernheimer, Armtec’s Consultant, spoke about Armtec and their business operations.

Freeman Swank, Armtec Site Leader spoke about Armtec, their products, their history with the City, and their employment in the City.

Alternate Commissioner Caballero asked about a bike lane being included as a part of this project on Tyler

Street. Mr. Bernheimer answered the question and said that there will be a bike lane included as a part of this project.

Chairperson Murillo inquired about street lighting in the area. Stephen Nieto, Armtec's Consultant, stated that everything will be preserved in place. The project was not conditioned to provide additional lighting.

Vice Chairperson Fonseca inquired about the landscaping conditions and asked why the landscaping conditions were required for Phase 3 instead of Phase 2. Vice Chairperson Fonseca also said he wants to focus on safety and beautification of the City. Mr. Bernheimer spoke to how Armtec is renting out their property that is currently being utilized as soccer fields to the City of Coachella for \$1 a month and spoke to how this demonstrates Armtec's commitment to the community. Mr. Bernheimer also spoke to how the decisions for what Conditions of Approval were selected for which phase were determined by City Staff and were determined on an as needed basis. He referenced that the medians were more of a priority for the City to ensure safety and reduce speeding and that is why the addition of the median during Phase 2 was prioritized over the landscaping in Phase 3. Vice Chairperson Fonseca has questions about them using wrought iron fencing as a replacement for the existing chain link fencing rather than using block wall or a different fencing material. Mr. Swank stated that Armtec uses chain link fencing and their other facilities throughout the United States and that the wrought iron would actually be an upgrade for Armtec. Mr. Swank stated that they need to use a fencing material that they can see through for safety reason and per federal law.

Public Hearing Closed at 6:55 pm by Chairperson Murillo.

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECOND BY ALTERNATE COMMISSIONER CABALLERO

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

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.

Vanessa Sanchez, Planning Technician provided a brief presentation on the item.

Public Hearing Opened at 6:58 pm by Chairperson Murillo.

The applicant's consultants, Graciela Green, provided comment stating that she is the consultant was available to answer questions.

Public Hearing Closed at 6:59 pm by Chairperson Murillo.

Vice Chairperson Fonseca inquired about what the process is for applicants to get their business licenses. He asked if business owners are notified of what items they need to comply with in order to be fully in compliance with City regulations. He stated for example, do business owners know they need to obtain permits for their new signs for their business. Ms. Sanchez described the process of what happens when a business license application is received from the City. She stated that she does put in the comments section that business owners need to obtain permits for signage. Vice Chairperson Fonseca asked if there is a way that we could get a written authorization form from applicants stating they understand what is being required of them. Principal Planner Reif said she will work with the Economic Development Department to get a better understanding of what information gets relayed to the applicants and will work with both the Economic Development Department and the City Council to see if that is something the City Council would be in agreement with the recommendation from the Planning Commission.

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SECOND BY CHAIRPERSON MURILLO

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

INFORMATIONAL:

Planning Commission Secretary Updates:

- Planning Commissioner appointments were continued at the last City Council meeting to the next City Council meeting on June 11th.
- At the last City Council meeting Staff received approval from the City Council to conduct research from the development of home occupation permits.
- Staff will be putting together an agenda item for the City Council to discuss reoccurring issues that the Planning Commission has been seeing and that Code Enforcement has been seeing to see if the City Council would like to direct Staff to work on putting together City-wide educational workshops for business owners to outline processes and procedures to get into compliance with City code.

ADJOURNMENT: 7:12 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