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

July 1, 2026
6:00 PM

CALL TO ORDER: **6:00 P.M.**

PLEDGE OF ALLEGIANCE:
Vice Chairperson Torres.

ROLL CALL:

Commissioners Present:

__X__ Chairperson Lara
__X__ Vice Chairperson Torres
_____ Commissioner Fonseca
__X__ Commissioner Ordorica
_____ Commissioner Murillo
__X__ Alternate Commissioner Ambriz

Staff Present:

*Kendra Reif, Community Development Director.
*Adrian Moreno, Associate Planner.
*Vanessa Sanchez-Meza, Planning Technician.
*Lizzandro Diaz, Building Official
*Jason Stevens, Information Technology Manager
*Angela M. Zepeda, City Clerk

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: Chairperson Lara, Vice Chairperson Torres, Commissioner Ordorica.
NOES: None
ABSTAIN: None
ABSENT: Commissioner Fonseca, Commissioner Murillo.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes June 17, 2026.

MOTION MOVED BY COMMISSIONER ORDORICA SECONDED BY VICE CHAIRPERSON TORRES WITH A MODIFICATION TO CORRECT THE IDENTIFIED ERROR. THE MINUTES INCORRECTLY STATED THAT VICE CHAIRPERSON TORRES SECONDED THE MOTION TO APPROVE THE MINUTES; THE RECORD WAS CORRECTED TO REFLECT THAT CHAIRPERSON LARA SECONDED THE MOTION TO APPROVE THE MINUTES.

Approved by the following roll call vote:
AYES: Chairperson Lara, Vice Chairperson Torres, Commissioner Ordorica.
NOES: None
ABSTAIN: None
ABSENT: Commissioner Fonseca, 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 6:03 PM by Chairperson Lara.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Request for Continuance to a Date and Time Uncertain - KPC Project: General Plan Amendment (GPA) No. 22-03, Specific Plan (SP) No. 22-01, Change of Zone (CZ) No. 22-04, and Certification of Environmental Impact Report (EA 22-06) located in the eastern portion of Coachella near Interstate 10 (I-10). Applicant: The KPC Group.

Kendra Reif, Community Development Director, briefly discussed that was no report associated with this item and recommended that the Planning Commission continue the item to a date and time uncertain. It was noted that any future meetings will need to be re-noticed.

IT WAS MOVED BY CHAIRPERSON LARA AND SECOND BY COMMISSIONER ORDORICA TO CONTINUE GENERAL PLAN AMENDMENT (GPA) NO. 22-03, SPECIFIC PLAN (SP) NO. 22-01, CHANGE OF ZONE (CZ) NO. 22-04, AND CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (EA 22-06) TO A DATE AND TIME UNCERTAIN.

3. A Public Hearing to Consider Resolution No. PC2026-21 and Resolution No. PC2026-22 of the Planning Commission of the City of Coachella for the recommendation of conditional approval of Conditional Use Permit (CUP) No. 402 and Architectural Review (AR) No. 26-03 for the construction of a new 910 square foot drive-thru coffee shop (7 Brew) within an existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and determining that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: LeAnne Scott

Vanessa Sanchez-Meza, Planning Technician, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division. At the conclusion of Vanessa Sanchez-Meza's presentation Kendra Reif, Community Development Director, requested that Chairperson Lara allow for Angela M. Zepeda to conduct the Oath of Office for Alternate Commission Stephanie Ambriz so she could participate in this portion of the meeting. Chairperson Lara allowed this request and Angela M. Zepeda, City Clerk, administered the Oath of Office to Alternate Commissioner Stephanie Ambriz.

Public Comments Opened at 6:17 PM by Chairperson Lara.

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

There were no public comments on this item. After the opening and closing of the public comment period Chairperson Lara invited the applicant team up to provide comment. The applicant representative from Kaidence Group, Jenifer Corey, provided comment.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SECOND BY CHAIRPERSON LARA TO APPROVE RESOLUTION NO. PC 2026-21 AND RESOLUTION NO. PC 2026-22 AS RECOMMENDED BY STAFF WITH THE MODIFICATION OF CONDITION OF APPROVAL NUMBER 13 TO FURTHER CLEARLY DEFINE THE AREA OF REQUIRED IMPROVEMENTS FOR REPAVING IN THE EXISTING SHOPPING CENTER PARKING LOT PER THE CONDITION.

Approved by the following roll call vote:
AYES: Chairperson Lara, Vice Chairperson Torres, Commissioner Ordorica, Alternative Commissioner Ambriz.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Fonseca, Commissioner Murillo.

INFORMATIONAL:

* The next planning commission meeting is scheduled for July 15th
* The Planning Commission is anticipated to go dark during the month of August. If there are any changes to the Planning Commission meeting schedule, Kendra Reif, Community Development Director, will notify the Planning Commission.

ADJOURNMENT: 6:36 P.M.

RESPECTFULLY SUBMITTED BY,

ADRIAN MORENO, PLANNING COMMISSION SECRETARY