



MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 19, 2025
6:00 PM

CALL TO ORDER: 6:02 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chairperson Fonseca.

ROLL CALL:

Commissioners Present: X Chairperson Murillo
 X Vice Chairperson Fonseca
 X Commissioner Lara
 X Commissioner Ordorica
 X Commissioner Torres

Staff Present: *Kendra Reif, Community Development Director.
 *Adrian Moreno, Associate Planner.
 *Anahi Fernandez, Management Analyst
 *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.”

MOTION MOVED BY VICE CHAIRPERSON FONSECA AND SECONDED BY COMMISSIONER TORRES TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes October 15, 2025

MOTION MOVED BY VICE CHAIRPERSON FONSECA SECONDED BY COMMISSIONER TORRES TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

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 6:04 PM by Chairperson Murillo.

Public Comments Closed at 6:04 PM by Chairperson Murillo.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. **Resolution No. PC 2025-18:** Request for conditional approval of the Encanto Modification project, a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; and determining that the project is compliant with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Joseph Rivani, Global Investment and Development.

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 6:16 PM by Chairperson Murillo.

Rob Bernheimer, Applicant representative, made himself available and provided comments.

Public Hearing Closed at 6:36 PM by Chairperson Murillo.

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE THE ENCANTO MODIFICATION PROJECT, A MODIFICATION TO TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 376 (MODIFICATION), ARCHITECTURAL REVIEW NO. 22-11 (MODIFICATION) WITH THE FINDINGS AND CONDITIONS IN RESOLUTION NO. PC 2025-18 WITH THE FOLLOWING MODIFICATIONS:

- CONDITION OF APPROVAL NO. 121 REVISION – TREES MUST HAVE A MINIMUM OF 5’ SEPARATION FROM WATER AND SEWER LATERALS WITH ROOT BARRIER. TREES

PLANTED MORE THAN 5' FROM WATER AND SEWER LATERALS REQUIRE NO ROOT BARRIER.

- MODIFY CONDITION OF APPROVAL NO. 97 – NO OWNER SHALL BE PERMITTED TO RENT OR LEASE SUCH OWNER'S LOT FOR TRANSIENT OR HOTEL PURPOSES, OR FOR A PERIOD OF LESS THAN THIRTY (30) DAYS UNLESS PERMITTED BY THE CITY THREE (3) YEARS AFTER THE FINAL OCCUPANCY PERMIT IS ISSUED FOR TRACT 32429, CUP NO. 376 AND AR NO. 22-11.
- ADD A CONDITION OF APPROVAL TO WORK WITH PLANNING DIVISION STAFF TO INCLUDE A GATE ACCESS ON FRIDA WAY.

Approved by the following roll call vote:

AYES: Chair Murillo, Commissioner Torres, Commissioner Lara, Commissioner Ordorica.

NOES: None.

ABSTAIN: Commissioner Fonseca.

ABSENT: None.

3. **Resolution No. PC 2025-19:** Request for conditional approval of the Conditional Use Permit (Modification) application for Las Damas retail cannabis business and lounge to modify the existing use from a retail cannabis microbusiness with an indoor lounge to cannabis retail only with an indoor consumption lounge at 85995 Grapefruit Blvd. and determining that the proposed project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Las Damas, LLC.

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

Public Hearing Opened at 6:47 PM by Chairperson Murillo.

Public Hearing Closed at 6:47 PM by Chairperson Murillo.

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SEONCDED BY CHAIRPERSON MURILLO TO APPROVE RESOLUTION NO. PC 2025-19 CONDITIONAL USE PERMIT NO. 298 MODIFICATION TO MODIFY THE EXISTING USE FROM A RETAIL CANNABIS MICROBUSINESS AND INDOOR CONSUMPTION LOUNGE TO A CANNABIS RETAIL ONLY BUSINESS WITH AN INDOOR CONSUMPTION LOUNGE, LOCATED AT 85995 GRAPEFRUIT BLVD. STE #1 WITH THE FINDINGS AND CONDITIONS IN RESOLUTION NO. PC 2025-19.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. **Resolution No. PC 2025-20 and Resolution No. PC 2025-21:** Request for conditional approval of PC2025-20 for the architectural review application AR 25-12, for the 6th St. Senior Apartments for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St., and for the request for condition of approval of PC2025-21 for the variance application VAR 25-06 from municipal code standards

including design requirements, and determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-fill Exemption - Applicant: Chelsea Investment Corporation

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 6:58 PM by Chairperson Murillo.

Chelsea Investment Corporation provided a presentation on the project.

Noel Ramirez, Real Estate Agent, provided comments.

Rosa Lucas, property owner, provided comments.

Gabriel Perez provided comments on the project.

Public Hearing Closed at 7:13 PM by Chairperson Murillo.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SEONCDED BY COMMISSIOENR LARA TO APPROVE RESOLUTION NO. PC 2025-20 ARCHITECTURAL REVIEW 25-12 AND RESOLUTION NO. PC 2025-21 VARIANCE NO. 25-06 FOR THE 6TH STREET SENIOR APARTMENTS, LOCATED AT THE SOUTHEAST CORNER OF TRIPOLI AVE AND 6TH STREET (APN 778-113-001 AND -002) WITH THE FINDINGS AND CONDITIONS IN RESOLUTION NO. PC 2025-20 AND RESOLUTION NO. PC 2025-21 WITH THE FOLLOWING MODIFICATIONS:

- INCLUDE ENGINEERING CONDITIONS OF APPROVAL.
- GIVE PLANNING DIVISION STAFF DESCRETION ON THE DESIGN OF RECESSED WINDOWS FOR THE PROJECT.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

None.

ADJOURNMENT: 7:47 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.*