



MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

December 17, 2025
6:00 PM

CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chairperson Fonseca.

ROLL CALL:

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

Staff Present: *Kendra Reif, Community Development Director.
 *Adrian Moreno, Associate Planner.
 *Vanessa Sanchez, Planning Technician.
 *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.”

APPROVAL OF THE MINUTES:

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 6:01 PM by Chairperson Murillo.

Public Comments Closed at 6:02 PM by Chairperson Murillo.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

1. A Public Hearing to Consider Resolution No. PC 2025-21 of the Planning Commission of the City of Coachella: Request for conditional approval for a fourth 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115-unit single family residential subdivision on a total of 20 acres of vacant land in the CN-PD (Neighborhood Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street (APN 612-280-027). Applicant: Mark Vasey, Tower Energy.

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

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECONDED BY COMMISSIONER LARA TO APPROVE RESOLUTION NO. PC 2025-21, A REQUEST FOR A FOURTH 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 (RAVELLA) TO ALLOW A 115-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON A TOTAL OF 20 ACRES OF VACANT LAND LOCATED AT THE NORTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET (APN 612-280-027).

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Fonseca.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC 2025-22, Resolution No. PC 2025-23, and Resolution No. PC 2025-24 of the Planning Commission of the City of Coachella: Request for Planning Commission recommendation of conditional approval to the City Council for Tentative Tract Map No. 39051 for the subdivision of 39.98 acres of land (Assessor's Parcel Number 612-260-010) into 257 lots and request for conditional approval of Conditional Use Permit No. 390 for a 257-lot single-family home planned unit development subdivision with associated improvements located at the southwest corner of Calhoun Street and Avenue 49 and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15074 of the California Environmental Quality Act Guidelines. Applicant: Rod Vandenburg, Pacific Modern Builders, LLC.

Kendra Reif, Community Development Director, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

Public Hearing Opened at 6:19 PM by Chairperson Murillo.

Anna, City of Coachella resident, provided comments.

Steven, Applicant representative, made himself available and provided comments

Public Hearing Closed at 6:26 PM by Chairperson Murillo.

IT WAS MOVED BY COMMISSIONER LARA AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE RESOLUTION NO. PC 2025-22, RESOLUTION NO. PC 2025-23, AND RESOLUTION NO. PC

2025-24 RECOMMENDING CONDITIONAL APPROVAL TO THE CITY COUNCIL FOR TENTATIVE TRACT MAP NO. 39051 FOR THE SUBDIVISION OF 39.98 ACRES OF LAND (APN 612-260-010) INTO 257 LOTS AND REQUEST FOR CONDITIONAL USE PERMIT NO. 390 FOR A 257-LOT SINGLE-FAMILY HOME PLANNED UNIT DEVELOPMENT SUBDIVISION WITH ASSOCIATED IMPROVEMENTS LOCATED AT THE SOUTHWEST CORNER OF CALHOUN STREET AND AVENUE 49.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Fonseca.

INFORMATIONAL:

None.

ADJOURNMENT: 6:30 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.*