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

October 7, 2026
6:00 PM

CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE:
Commissioner Fonseca.

ROLL CALL:
Commissioners Present:

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

Staff Present:

*Kendra Reif, Community Development Director.
*Castulo Estrada, Utilities Director
*Lincoln Bogard, Finance Director
*Andrew Simmons, City Engineer/Public Works Director
*Adrian Moreno, Senior Planner.
*Pedro Hernandez, Code Enforcement Manager.
*Lizzandro Diaz, Building Official
*Jesus Medina, Information Technology Tech.

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."

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes July 15, 2026.

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

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

WRITTEN COMMUNICATIONS:

THERE WERE 19 WRITTEN COMMENTS RECEIVED.

1. Dustin Smith
2. Chase Preciado
3. Odalys Rangel
4. Lucero Ramirez
5. Laura Juarez
6. Dorian Whitney
7. Leja Farms
8. Monze Loza
9. Marlene Cortez
10. David Mlynarski
11. Fernanda Ceballos
12. Jessika Gascon
13. Joanne Lamas
14. Roman Lopez
15. Karina Villalpando
16. Olivia Rodriguez
17. Vanessa Moreno
18. Rebecca Rivas
19. James Rodriguez
20. V. Martinez Garcia

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:

1. Francisco Molina

   Public Comments Opened at 6:04 PM by Vice Chairperson Torres.

   Public Comments Closed at 6:07 PM by Chairperson Lara.

REPORTS AND REQUESTS:

None

NON-HEARING ITEMS:

None

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC2026-26, Resolution No. PC2026-27, Resolution No. PC2026-28, Resolution No. PC2026-29, Resolution No. PC2026-30, Resolution No. PC2026-31, and Resolution No. PC2026-32 of the Planning Commission of the City of Coachella for a recommendation to conditionally approve: (1) Tentative Tract Map No. 39330; (2) Zoning Ordinance Amendment No. 26-02 to allow single-family residential uses in conjunction with a resort use as a conditional use within the Regional Commercial zone; (3) Zoning Ordinance Amendment No. 26-03 to modify the Short Term Rental Ordinance; (4) Conditional Use Permit No. 396 to approve the proposed bars and cocktail lounges, liquor sales, and special event establishment uses (5) Conditional Use Permit No. 407 to approve the proposed single-family residential use in conjunction with a resort use; (6) Architectural Review No. 2507 to approve the site plan, architecture, associated structures and improvements, (7) Development Agreement No. 25-01 to approve a Development Agreement, for the "COVA" project proposing the development of a hotel, resort, residential, and commercial public beach club located on approximately 87 acres on four contiguous parcels (APNs 780-040-001, 780-040-003, 780-060-001, and 780060-002) south of Avenue 52, west of Van Buren Street and east of Calhoun Street, and finding that the Project is exempt from further environmental review pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183Applicant: Relevant Coachella Owner, LLC

Adrian Moreno, Senior Planner; Castulo Estrada, Utilities Director; and Lincoln Bogard, Finance Director, gave a presentation on the item. The applicant including Grant King, Relevant Group; Isabel Ronda, Relevant Group; and Scott Barrek, Relevant Group, also provided a presentation on the item.

Public Comments:
1. Claudia Gomez
2. Francisco Molina
3. Ash B.
4. Larry Salas
5. Lorraine Salas
6. Claudia Gomez
7. Francisco Molina
8. Eddie Ortiz
9. James Rodriguez
10. Gus Romo
11. Tony Fimbres
12. James Vaughn

13. Rudy Morales

Public Comments Opened at 7:02 PM by Vice Chairperson Torres.

Public Comments Closed at 7:39 PM by Vice Chairperson Torres.

IT WAS MOVED BY ALTERNATE COMMISSIONER AMBRIZ AND SECONDED BY COMMISSIONER ORDORICA TO DENY RESOLUTION NO. PC 2026-26 THROUGH RESOLUTION NO. PC 2026-32.

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

INFORMATIONAL:

None

ADJOURNMENT: 9:18 P.M.

RESPECTFULLY SUBMITTED BY,

Kendra Reif

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.

10-7-2026 Planning Commission Meeting Minutes

Final Audit Report 2026-10-22

Created:	2026-10-22
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Document e-signed by Kendra Reif (kreif@coachella.org)
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