



City Hall Council Chamber
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING OF THE CITY OF COACHELLA

THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,
COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

November 10, 2021
5:00 PM Closed Session
6:00 PM Regular Meeting

CALL TO ORDER: - 5:00 P.M.

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:25 p.m. by Councilmember Beaman Jacinto.

ROLL CALL:

Present: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez (*arrived at 6:39 p.m.*).

City Treasurer Aviles, and City Clerk Zepeda

Absent: Mayor Pro Tem Gonzalez.

It was announced that Mayor Pro Tem Gonzalez would be absent due to a work emergency, and Mayor Hernandez would be arriving about 6:30 p.m.

Pursuant to Assembly Bill 361, along with the Governor's State of Emergency Declaration issued on March 4, 2020, this meeting was conducted both in-person and via teleconference/electronically.

APPROVAL OF AGENDA:

City Manager Martin asked Council to pull from Consent Item 15 for discussion and action to be taken separate from Consent.

Motion: To approve the agenda as amended.

Made by: Councilmember Delgado

Seconded by: Councilmember Beaman Jacinto

Approved: 3-0, by a unanimous roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, and Councilmember Galarza.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez, and Mayor Hernandez.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

Council adjourned into Closed Session at 5:29 p.m. to discuss the following items:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
In re: Glenroy Coachella LLC, Debtor
US Bankruptcy Court, Central District – Los Angeles Division
Case No. 2:21-bk-11188-BB
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
Two (2) potential cases
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)
One (1) potential case
4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Castillo v. City of Coachella
Riverside Superior Court, Case No. RIC2002393
5. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
In re: National Prescription Opiate Litigation
U.S. District Court, Case No. 1:17-CV-2804

RECONVENE REGULAR MEETING: - 6:00 P.M.

The City Council reconvened into open session at 6:37 p.m.

PLEDGE OF ALLEGIANCE

CLOSED SESSION ANNOUNCEMENTS:

City Attorney Campos stated that Council met in Closed Session, and direction was given, but no reportable action was taken.

APPROVAL OF MINUTES:

6. Regular Meeting Minutes of October 13, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
7. Special Meeting Minutes of a Coachella City Council Study Session held on September 18, 2021.

Motion: To approve the minutes as presented.

Made by: Councilmember Delgado
Seconded by: Councilmember Beaman Jacinto
Approved: 3-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, and Councilmember Galarza.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez, and Mayor Hernandez.

PROCLAMATIONS/PRESENTATIONS:

Mayor Hernandez arrived via Zoom at 6:39 p.m. during this point of the meeting.

8. Presentation on Coronavirus (COVID-19) Response Efforts
9. Informational Presentation by the Coachella Valley Mosquito & Vector Control District regarding results from the Neighborhood Mosquito Control Treatments from the summer 2021 Application Series in Coachella

WRITTEN COMMUNICATIONS:

Written communication received were announced as the items came forward for discussion.

CONSENT CALENDAR:

10. Voucher Listings — EFT's/Utility Billing Refunds/FY 2021-22 Expenditures as of November 10, 2021, \$1,836,566.84.
11. Ordinance No. 1185 Regarding Labor Peace Agreement Requirements for Cannabis Businesses (*Second Reading*)

Public Comment: Aron Velarde, via Zoom – In Support

12. Avenue 53 Re-zone Project

Ordinance No. 1187 (Change of Zone 21-02) to change the zone of approximately 50.6 acres of a 118-acre site from Manufacturing Service (M-S) to R-M Urban (20-38 du/ac). The site is located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007). City-Initiated. (*Second Reading*)

13. Resolution No. 2021-64 Approving the Creation and Funding for a Full-Time Finance Manager position

14. Resolution 2021-65 Approving the Creation and Funding for a Full-Time Information Technology (IT) Technician

15. *This item was pulled from the Consent Calendar and voted upon separately. See page 5*

16. Resolution No. 2021-67, a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361).

Public Comment: James R. via email, 11/10/2021 5:52 PM – Support
Brad Anderson, in person – Opposed

17. Second Amendment to Professional Services Agreement with Lisa Wise Consulting, Inc. to prepare the City of Coachella - 6th Cycle Housing Element Update to the General Plan, in the amount of \$13,000.00 and authorize a re-allocation of SB-2 Grant funding for this Agreement as part of approved Housing-Related Tasks.

18. Award of a Professional Services Agreement with Southwest Protective Services, Inc. for Security Guard Services, in the amount not to exceed \$275,000 during a one-year term, for various services identified, and up to three additional one-year options. Project No. 081221.

19. Amendment No. 1 to the Professional Services Agreement with KOA Corporations, Inc. for an amount of \$71,680.00 to provide PS&E and Right of Way Services for the improvements of Avenue 50 from Calhoun Street to Cesar Chavez Street – City Project ST-93.

20. Quarterly Reports - First Quarter FY 2021-2022

21. Investment Report – August 2021

22. Investment Report – September 2021

23. Resolution No. 2021-70, a Resolution of the City Council of the City of Coachella adopting Caltrans Local Assistance Procedures Manual Chapter 10: Consultant Selection

24. Resolution No. 2021-71, a Resolution of the City of Coachella City Council Authorizing the Purchase of Real Property from RMM Inv Capital for a Sales Price of \$369,000 Consisting of One Parcel Located at the Southwest Corner of Avenue 50 and Balboa Street for the Avenue 50 Widening Project (APN:768-160-001).

25. Authorize Youth Commission Application deadline be extended until filled.

Public Comment: James R., via email 11/10/2021 5:52 PM – Opposed

26. Authorize City Manager to execute a Memorandum of Understanding between the City of Coachella, West Coast Arborists, Inc., and California Urban Forests Council for the Circle 4 Amplify the Urban Forest Project and all corresponding documents.

Motion: To approve per staff recommendation, Consent Calendar Items 10 through 26, with the **exception of Item 15**, which was voted upon separately (see below).

Made by: Mayor Hernandez
Seconded by: Councilmember Delgado
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez.

The following item was pulled from the Consent Calendar and voted upon separately (see above):

15. Resolution No. 2021-66, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 38084.

Staff updated the Council that today we received an official response from the County of Riverside that the street names that were:

- **Not approved** includes Calle Hidalgo, Calle Villa, Calle Ribera and Calle Perez, due to various name duplications either within the City or in neighboring cities; and
- **Approved** street names include Calle Rodriguez, Calle Ysiano, Calle Chavez, Calle Larriva, Calle Carrasco, and Calle Cervantes.

It is recommended that we modify the street names to prevent duplicate street names and improve public safety.

Motion:

- To Approve Resolution No. 2021-66; and
- Authorize staff to work with the developer and County of Riverside to modify street names as needed.

Made by: Councilmember Delgado
Seconded by: Mayor Hernandez
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez.

Council resumed with the regular agenda at this time.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

27. Hometown Heroes Honorees for 2021:

- Mario Lazcano — Community Leader and Activist
- Frank Morales, Cesar Garcia, Danny Castro, George Torres — Coachella Volunteer Firefighters
- Clara Herrera and Clara Nieblas — Community Advocate and Activist
- Rosalia Plata — Community Advocate and Activist
- Baltazar Aguirre — Exceptional Citizen and Activist

Motion: To approve per staff recommendation, with the **addition** of the name:
• Rosa Lucas

Made by: Mayor Hernandez
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Gonzalez.

28. Approve 2021 Coachella Holiday Parade theme and authorize appropriation from Undesignated General Fund Reserves for the Coachella Holiday Parade Event, in the amount of \$45,000.

Motion: To approve per staff recommendation, with the modified event date to be Friday, December 10, 2021

Made by: Councilmember Galarza
Seconded by: Mayor Hernandez
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Gonzalez.

29. Resolution No. 2021-68, approving the purchase of and appropriating funding for replacement servers.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado
Seconded by: Mayor Hernandez
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez.

30. Adopt Resolution No. 2021-72 approving the 2021 City of Coachella Emergency Operations Plan.

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto
Seconded by: Councilmember Delgado
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

31. Kismet Coachella Dispensary:

Resolution No. 2021-61, to **deny** a 12-month Time Extension for Conditional Use Permit No. 305 to convert an existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.

Councilmember Beaman Jacinto re-opened the Public Hearing for Item 31 at 7:48 p.m.

Public Comment: James R., via Zoom – Opposed to Denial
Michael Schaefer, attorney for applicant – Opposed to Denial

Councilmember Beaman Jacinto closed the Public Hearing for Item 31 at 7:58 p.m.

Motion: To uphold Planning Commission’s recommendation to **deny**

Made by: Councilmember Galarza
Seconded by: Mayor Hernandez
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez.

32. Resolution No. 2021-69 Authorizing the City Manager to Submit an Application to the County of Riverside for the Fiscal Year 2022-23 Community Development Block Grant Program Entitlement Funds in the Amount of \$364,000.00 for the Bagdouma Park Phase III Rehabilitation Project

Councilmember Beaman Jacinto opened the Public Hearing for Item 32 at 8:18 p.m.

Public Comment: James R., via Zoom – Support

Councilmember Beaman Jacinto closed the Public Hearing for Item 32 at 8:19 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez.

33. Ordinance No. 1188 (Zoning Ordinance Amendment 21-04) amending the Coachella Municipal Code regarding Interim Outdoor Cannabis Cultivation. City-Initiated (*First Reading*).

Councilmember Galarza left the dais at 8:49 p.m. and returned at 8:52 p.m.

Councilmember Beaman Jacinto opened the Public Hearing for Item 33 at 8:56 p.m.

Public Comment: James R., via Zoom – Opposed

Councilmember Beaman Jacinto closed the Public Hearing for Item 33 at 8:59 p.m.

Motion: To read title only and pass to second reading, with modifications and direction to City Engineer to establish a comprehensive plan with costs for street improvements in our agricultural areas.

Made by: Councilmember Galarza
Seconded by: Mayor Hernandez
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez.

Mayor Hernandez left the meeting at 9:00 p.m.

Public Comments were moved up to this portion of the meeting being after the 8:00 hour:

1. James R., via Zoom
2. Brad Anderson, in person

(After Public Comments, the City Council returned to the regular agenda at this point.)

34. American Desert LLC Multi-tenant Microbusiness Project:

- a) Resolution No. 2021-73, Conditional Use Permit 342 proposes to convert an existing 18,960 square foot multi-tenant (12 units) industrial building into multi-tenant microbusiness at 86695 Avenue 54. (APN 764-280-011)
- b) Ordinance No. 1189, Change of Zone No. 21-03 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.29 acre developed parcel located at 86695 Avenue 54. (*First Reading*)
- c) Variance No. 21-04 to allow the proposed Industrial Park Overlay Zone on a project area less than a 10 acres, individual lot less than 5 acres, and a lot depth less than 220 feet.

Staff asked to remove Exhibit A (added inadvertently) from the ordinance.

Councilmember Beaman Jacinto opened the Public Hearing for Item 34 at 9:12 p.m.

Public Comment: James R., via Zoom – Opposed

Councilmember Beaman Jacinto closed the Public Hearing for Item 34 at 9:13 p.m.

Motion: To approve per staff recommendation, read title only and pass to second reading; and remove Exhibit A from the ordinance

Made by: Councilmember Galarza
Seconded by: Councilmember Beaman Jacinto
Approved: 3-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, and Councilmember Galarza.
NOES: None.
ABSTAIN: None.
ABSENT: Mayor Pro Tem Gonzalez, and Mayor Hernandez.

35. Ordinance No. 1190 (Zoning Ordinance Amendment 21-03) amending Sections 17.72.010 and 17.74.050 of Title 17 (ZONING) of the Coachella Municipal Code to regulate time extension requests for Architectural Review and Conditional Use Permits (*First Reading*).

Councilmember Beaman Jacinto opened the Public Hearing for Item 35 at 9:21 p.m.

Public Comment: James R. via Zoom – Support

Councilmember Beaman Jacinto closed the Public Hearing for Item 35 at 9:23 p.m.

Motion: To read title only and pass to second reading.

Made by: Councilmember Delgado

Seconded by: Councilmember Beaman Jacinto

Approved: 3-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, and Councilmember Galarza.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Gonzalez, and Mayor Hernandez.

SUCCESSOR AGENCY:

36. Resolution Nos. SA-2021-02, and SA-2021-03, Update Authorized Signers on the Agency's LAIF Accounts due to Changes in Agency Staff

Motion: To approve per staff recommendation

Made by: Agency Member Galarza

Seconded by: Agency Member Beaman Jacinto

Approved: 3-0, by the following roll call vote:

AYES: Agency Member Beaman Jacinto, Agency Member Delgado, and Agency Member Galarza.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Gonzalez, and Chair Hernandez.

37. Approval of Resolution No. SA-2021-04, Approving and Authorizing the Conveyance to the City by Grant Deed the Successor Agency's Interest in 86-351 Avenue 52 Property

Motion: To approve per staff recommendation

Made by: Agency Member Galarza

Seconded by: Agency Member Delgado

Approved: 3-0, by the following roll call vote:

AYES: Agency Member Beaman Jacinto, Agency Member Delgado, and Agency Member Galarza.
NOES: None.
ABSTAIN: None.
ABSENT: Vice Chair Gonzalez, and Chair Hernandez.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

With the time being after the 8:00 hour and per Resolution No. 2019-34, Public Comments were moved up (see page 9). There were no further comments at this time.

REPORTS AND REQUESTS:

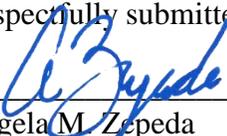
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Councilmember Beaman Jacinto adjourned the meeting at 9:29 p.m.

Respectfully submitted,



Angela M. Zepeda
City Clerk