



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

# MINUTES

OF A SPECIAL MEETING  
OF THE

CITY OF COACHELLA

CITY COUNCIL SPECIAL MEETING

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, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

AND COACHELLA PARKS AND RECREATION

**October 30, 2023**

6:00 PM – SPECIAL MEETING

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a> Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 884 5727 1898</b> <b>Passcode: 606140</b></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.
  - **In Writing:**

Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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

Mayor Hernandez called the Special Meeting of the City of Coachella to order at 6:00 P.M.

**ROLL CALL:**

Present: Councilmember Dr. Figueroa, Councilmember Delgado, Mayor Pro Tem Galarza, and Mayor Hernandez

City Clerk Zepeda

Absent: Mayor Pro Tem Galarza, and City Treasure Aviles

**APPROVAL OF AGENDA:**

“At this time the Council/ Board/Corporation/Authority 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: To approve the Agenda

Made by: Councilmember Virgen

Seconded by: Councilmember Dr. Figueroa

Approved: 4-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Virgen Councilmember Delgado, and Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Galarza

**PLEDGE OF ALLEGIANCE:**

City Manager Gabriel Martin led the pledge of allegiance

**PROCLAMATIONS/PRESENTATIONS:**

NONE

**WRITTEN COMMUNICATIONS:**

Letter from Property owner Nigosian Ranch

Response letter Nigosian Ranch the Property Owner from project applicant Pulte Group.

**CONSENT CALENDAR:**

(IT IS RECOMMENDED THAT CONSENT ITEMS BE ACTED UPON SIMULTANEOUSLY UNLESS SEPARATE DISCUSSION AND/OR ACTION IS REQUESTED BY A COUNCIL MEMBER OR MEMBER OF THE AUDIENCE.)

NONE.

**NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

NONE.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

**1. Sevilla II Project**

Change of Zone No. 22-05, Tentative Tract Map No 38557, Conditional Use Permit No. 372, Architectural Review No. 23-13, Street Names and Environmental Assessment No. 22-06, a proposal to subdivide 39 acres into 204 single family lots with a minimum lot size of 5,000 square feet with three single family residential production model homes with 3 elevation options located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001; Applicant: The Pulte Group

Motion: To approve the Sevilla II Project items with the conditions.

Made by: Mayor Hernandez

Seconded by: Councilmember Virgen

Approved: 4-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Virgen Councilmember Delgado, and Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Galarza

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

The public may address the City Council/Board/Corporation/ Authority on any item of interest to the public that is not on the agenda but is in the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.

Public Comments opened at 6:17 p.m.

David from Pulte Home provided history of the company to the Coachella Valley

**REPORTS AND REQUESTS:**

Council Comments/Report of Miscellaneous Committees.

Councilmember Virgen comments on how the staff is working on a policy for short-term rentals and that the family can live here full time.

Mayor Hernandez comments they should add an ordinance on leaving the short-term rental and it should be up to the Councilmember. Also commented on controlling short-term members and letting first-time homeowners buy a new home.

Councilmember Delgado comments on why staff opposes the short-term rental and why they cannot enforce it.

Councilmember Virgen inquired about IID issues regarding solar panel help.

City Manager's Comments.

None

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 6:58 p.m.

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Angela Zepeda  
City Clerk