



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

**May 11, 2022**

5:00 PM Closed Session

6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:10 p.m. by Mayor Hernandez.

### **ROLL CALL:**

**Present:** Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

City Treasurer Aviles, and City Clerk Zepeda

**Absent:** Councilmember Beaman Jacinto.

### **VIRTUAL PUBLIC MEETINGS:**

1. Resolution No. 2022-44 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

**Motion:** To approve per staff recommendation

**Made by:** Councilmember Delgado

**Seconded by:** Mayor Pro Tem Gonzalez

**Approved:** 4-0, by a unanimous voice vote

### **APPROVAL OF AGENDA:**

City Manager Martin asked the City Council to move Presentation Item 6 to the next meeting.

**Motion:** To approve the agenda as amended

**Made by:** Councilmember Delgado

**Seconded by:** Mayor Pro Tem Gonzalez

**Approved:** 4-0, by a unanimous voice vote

**PUBLIC COMMENTS (CLOSED SESSION ITEMS):**

None.

**ADJOURN TO CLOSED SESSION:**

Council adjourned into Closed Session at 5:11 p.m. to discuss the following items:

2. 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 Dist. of California, Case No. 2:21-bk-11188-BB
3. 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

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

The City Council reconvened into open session at 6:14 p.m.

**PLEDGE OF ALLEGIANCE:**

Coachella Valley Unified School District Trustee Trinidad Arredondo led the 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.

*(City Clerk Zepeda left the meeting at 6:15 p.m.)*

**PROCLAMATIONS/PRESENTATIONS:**

4. Presentation by Assistant Chief of Police Lt. Randy Vasquez regarding Motorcycle Enforcement Deputy/Traffic Enforcement
5. Presentation on the new interactive online Coachella Development Projects Map
6. *This item was continued to the next meeting during the agenda approval.*
7. Landscape and Lighting Maintenance Districts (LLMD) Outreach Update for Districts 10, 13 and 14

**WRITTEN COMMUNICATIONS:**

An email was received on May 10, 2022, at 10:43 a.m. from Colleen Edwards with Chelsea Investment Corporation, regarding Item 14. This email was forwarded to Council and exceeded 250 words.

**CONSENT CALENDAR:**

8. Regular Meeting Minutes of April 27, 2022, 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.
9. Voucher Listing — EFT's/Utility Billing Refunds/Permit Refunds/FY 2021-22 Expenditures as of May 11, 2022, \$3,738,093.96.
10. Investment Report – March 2022
11. Development Status Report  
(*Receive and File*)
12. Authorize the Purchase of 1,000 ¾” Master Meters for an Amount not to Exceed \$198,698.00

Motion: To approve per staff recommendation, Consent Calendar Items 8 through 12.

Made by: Mayor Pro Tem Gonzalez  
Seconded by: Councilmember Delgado  
Approved: 4-0, by a unanimous voice vote

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

13. Approve cooperative agreement for El Grito Event between: the City of Coachella, Greater Coachella Valley Chamber of Commerce (Chamber), Telemundo and Mexican Consulate in San Bernardino and approve operation of a beer garden by the Chamber for the 2022 El Grito Event.

Motion: To approve per staff recommendation with an amendment to ensure that at least 60% of the vendors for the event are from Coachella

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

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto.

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

14. Tripoli Mixed-Use Project

Ordinance No. 1193 and Resolution No. 2022-48 approving Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD

(Continued)

*(Item 14, Ordinance No. 1193 and Resolution No. 2022-48, continued from previous page)*

(Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation *(First Reading)*

Mayor Hernandez opened the Public Hearing for Item 14 at 7:24 p.m.

Public Comment: Colleen Edwards, Applicant, in-person.

Mayor Hernandez closed the Public Hearing for Item 14 at 7:28 p.m.

*(City Clerk Zepeda returned to the meeting at 7:42 p.m.)*

Motion: To read title only and pass to second reading; with noted amendments to reaffirm Planning Commission’s decision to allow staff flexibility in the architectural rendering with the window treatments, as well as addressing consistency with the elm trees on Sixth Street. And, the applicant shall work with staff to accommodate an elevator for “Building A” and allow the flexibility for the applicant to adjust their plans accordingly.

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

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto.

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

None.

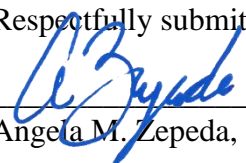
**REPORTS AND REQUESTS:**

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, Mayor Hernandez adjourned the meeting at 8:05 p.m.

Respectfully submitted,

  
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Angela M. Zepeda, City Clerk