



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

# MINUTES

CITY COUNCIL 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 09, 2022**  
6:00 PM Regular Meeting

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## **CALL TO ORDER:**

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:16 p.m. by Councilmember Beaman Jacinto.

## **ROLL CALL:**

Present: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez (*arrived at 6:34 p.m.*).

City Treasurer Aviles, and City Clerk Zepeda

Absent: Mayor Pro Tem Gonzalez.

**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.**

## **VIRTUAL PUBLIC MEETINGS:**

1. Resolution No. 2022-93 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)  
Motion: To approve per staff recommendation  
  
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.

**APPROVAL OF AGENDA:**

City Manager Martin asked Council to add to the agenda one item requiring immediate action that came to our attention after the posting of the agenda.

Motion: To **add** to the agenda by 4/5 vote as **Item 24b**.

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

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.

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City Manager Martin asked Council to **move Item 21** from New Business to **Public Hearing**. There were no further modifications to the agenda.

Motion: To approve the agenda as **modified**.

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

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.

**PLEDGE OF ALLEGIANCE:**

**PROCLAMATIONS/PRESENTATIONS:**

*Mayor Hernandez arrived to the meeting at 6:34 p.m. during the Fall Sports team proclamations.*

2. Recognition of Coachella Valley High School Fall Sports:

- Cross Country
- Football
- Girls Golf
- Girls Tennis
- Girls Volleyball

3. Proclamation Recognizing Code Enforcement Officer Appreciation Week

4. Imperial Irrigation District (IID) Energy Assistance Programs

5. Presentation from College of the Desert, PaCE: Free CVAG and CVWD Online Landscaping Certification Training for Landscapers Applying for or Renewing a Business License
6. Landscape and Lighting Maintenance Districts (LLMD) 33 Pocket Park Design
7. Frontier Fiber Project

**WRITTEN COMMUNICATIONS:**

Written communication received will be announced as the item comes forward for discussion.

**CONSENT CALENDAR:**

8. Regular Meeting Minutes of October 12, 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/FY 2022-23 Expenditures as of November 9, 2022, \$3,892,472.80.
10. Resolution No. 2022-83 creating and/or updating job positions in the management analyst job position series.
11. Resolution No. 2022-94, acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding compliance with the annual inspection of certain occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.
12. Resolution No. 2022-95 Approving and Adopting an Amended Conflict of Interest Code Pursuant to the Political Reform Act of 1974
13. Resolution No. 2022-98 Authorizing State of California Cannabis Equity Act Grant Funding
14. Resolution No. WA-2022-06 Authorizing Resolution for the Urban Drought 2022 Coachella Water Authority Proposal
15. Quarterly Reports
16. Investment Report – August 2022
17. Lease Agreement with Alianza Coachella Valley, for property located at 1515 Sixth Street, Coachella.
18. Approve execution of Lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.
19. Approve Professional Services Agreement between City of Coachella and the Greater Coachella Valley Chamber of Commerce for fiscal year 2022-2023.

20. Authorize the City Manager to execute Professional Services Agreements with City Advisors for On-Call Professional Planning Consultant Services and add City Advisors to the Official list of On-Call Professional Planning Consultants.

Motion: To approve per staff recommendation, Consent Calendar Items 8 through 20.

Made by: Councilmember Galarza  
Seconded by: Councilmember Beaman Jacinto  
Approved: 4-0, by the following roll call vote, with the exception of 3-0-1 with \*Mayor Hernandez abstaining on Items 17 and 18.

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

NOES: None.

ABSTAIN: Mayor Hernandez on Items 17 and 18.

ABSENT: Mayor Pro Tem Gonzalez.

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

*Item 21 was moved to Public Hearing during Approval of the Agenda.*

22. Introduce Ordinance No. 1200, first reading, revising Municipal Code Title 15, Chapter 15.24 for the purpose of adopting the 2022 California State Fire Code.

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

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.

23. Introduce Ordinance No. 1201, First Reading, revising Municipal Code Title 15 for the purpose of adopting the 2022 California State Building Codes

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

Made by: Mayor Hernandez  
Seconded by: Councilmember Galarza  
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.

24. Provide staff direction for 2022 Hometown Heroes Honorees.

Action: No action taken; direction provided on the following individuals:  
  
Bonifacio De La Cruz Emmanuel Martinez  
Eduardo Garcia Sebastian Fundora

*Mayor Hernandez recused himself from the following item and left the dais.*

24b. Adopt Resolution No. 2022-99 Authorizing the Grant Application, Acceptance, and Execution of the Grant Funds from the State of California Budget Act of 2021 (SB 129)

Motion: To approve per staff recommendation.

Made by: Councilmember Galarza  
Seconded by: Councilmember Delgado  
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.

*Mayor Hernandez returned to the dais after the previous vote.*

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

*The following item was moved to Public Hearing during Approval of the Agenda.*

21. Introduce Ordinance No. 1199 for first reading amending Chapter 4.40 of the Coachella Municipal Code pertaining to the collection of Transportation Uniform Mitigation Fees (TUMF).

Mayor Hernandez opened the Public Hearing for Item 21 at 7:42 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 21 at 7:42 p.m.

*(Continued)*

*(Item 21, Ordinance No. 1199 – first reading – continued from previous page.)*

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

Made by: Councilmember Galarza

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.

*Council resumed with the agenda at this point.*

25. Tripoli Mixed-Use Project (Proposed Revisions):

Resolution No. 2022-96, Amendments to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and 2 retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

Mayor Hernandez opened the Public Hearing for Item 25 at 8:01 p.m.

Written Communication: Cheri Hoffman, Chelsea Investment Corporation, 11-09-2022.

Public Comment: Alex Earl, applicant  
Colleen Edwards, applicant

Mayor Hernandez closed the Public Hearing for Item 25 at 8:27 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto

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.

26. Resolution No. 2022-97 Authorizing the City Manager to Submit an Application to the County of Riverside for the Fiscal Year 2023-24 Community Development Block Grant Program Entitlement Funds in the Amount of \$369,000.00 for the City of Coachella Home Enhancement Program

Mayor Hernandez opened the Public Hearing for Item 26 at 8:32 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 26 at 8:32 p.m.

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 COMMENTS (NON-AGENDA ITEMS):**

None.

**REPORTS AND REQUESTS:**

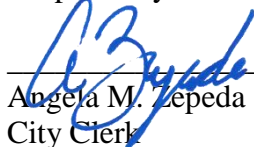
Council Comments/Report of Miscellaneous Committees.

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 8:50 p.m.

Respectfully submitted,

  
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Angela M. Zepeda  
City Clerk