



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

**February 26, 2020**

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 5:07 p.m. in the Council Chamber at City Hall by Mayor Pro Tem Martinez.

#### **ROLL CALL:**

**Present:** Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto  
(Arrived at 5:32 p.m.), Mayor Pro Tem Martinez.

**Absent:** Mayor Hernandez.

*(It was announced that Mayor Hernandez notified staff that he would be absent, and Councilmember Beaman Jacinto would be arriving late.)*

#### **APPROVAL OF AGENDA:**

To add to the agenda one item under presentations as 7b, and to add to the agenda by four-fifths vote one item under Closed Session as Item 1b. City Attorney Campos noted the item was brought to our attention today regarding one of the items on this agenda.

**Motion:** To add to the agenda by 4/5 vote Item 1b.  
**Made by:** Councilmember Bautista  
**Seconded by:** Councilmember Gonzalez  
**Approved:** 3-0, by a unanimous voice vote

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There were no further modifications to the agenda.

**Motion:** To approve agenda as modified.  
**Made by:** Councilmember Bautista  
**Seconded by:** Councilmember Gonzalez  
**Approved:** 3-0, a unanimous voice vote

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

None.

**ADJOURN TO CLOSED SESSION:**

The City Council convened into Closed Session at 5:09 p.m. to discuss the following item:

- 1a. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)  
City of Coachella v. Gunther  
Superior Ct. of California, County of Riverside, Palm Springs Division  
Case No. PSC1805137
  
- 2b CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)  
One (1) potential case

*(Councilmember Beaman Jacinto arrived at 5:32 p.m. during Closed Session.)*

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

The City Council reconvened into open session at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

Consultant Ron Goldman led the Pledge of Allegiance.

**CLOSED SESSION ANNOUNCEMENTS:**

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

**APPROVAL OF MINUTES:**

2. Special Meeting Minutes of February 10, 2020, 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.

Motion: To approve the minutes as presented.

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Gonzalez

Approved: 4-0, by a unanimous voice vote

3. Regular Meeting Minutes of February 12, 2020, 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.

Motion: To approve the minutes as presented.

Made by: Councilmember Bautista

Seconded by: Councilmember Gonzalez

Approved: 4-0, by a unanimous voice vote

**PROCLAMATIONS/PRESENTATIONS:**

4. Recognition of Greater Coachella Valley Chamber of Commerce (GCVCC) President and CEO Joshua Bonner having been named the Executive of the Year for 2019 by the Western Association of Chamber Executives (WACE)
5. Census 2020: City of Coachella Complete Count Committee Outreach Strategy
6. Grapefruit Boulevard Urban Greening Project Update Presentation
- 7a. Mural Installation - Shady Lane Park
- 7b. 2020 Legislative Update by Ollin Strategies

**WRITTEN COMMUNICATIONS:**

City Clerk Zepeda noted communication was received from Rutan & Tucker and DiMare/Shadow View T.I.C. (collectively) pertaining to Item 21 that was distributed to the Council earlier in the day.

**CONSENT CALENDAR:**

8. Voucher Listings — Manual Checks/FY 2019-20 Expenditures as of February 26, 2020, \$1,980,296.20.
9. Ordinance No. 1155 approving the La Entrada Development Agreement (First Amendment) to allow additional time to commence construction activities and amend the provisions for affordable housing for the La Entrada Project. PSAV, LLC and LLSE Holdings LLC, Co-Applicants. (*Second Reading*)
10. Resolution No. 2020-15 granting the first five-year term extension to the La Entrada Development Agreement, pursuant to Section 8.3 of the Agreement which allows the owner to request up to three five-year term extensions, provided the owners are not in default of the Agreement.
11. Approve operation of a Beer Garden for the Coachella Mariachi Festival on Saturday, March 28, 2020, from 5:00 p.m. – 9:00 p.m. at Veterans' Memorial Park.

12. Authorization for the City Manager to execute a Letter Agreement to Zambelli Fireworks Manufacturing Co. for special event pyrotechnic programming, for the City's 2020 Fourth of July Event, in the amount of \$34,000.
13. Approval of a Community Based Grant to El Sol Neighborhood Educational Center in the Amount of \$1,000 to Support a Cultural and Educational Workshop Offered by Culturas Music-Arts
14. Approval of a Community Based Grant to the Coachella Valley Softball Team at Coachella Valley High School in the Amount of \$1,000.00 to Help Offset Travel Expenses Associated with a Softball Competition in Hawaii
15. Investment Report — October, November, and December 2019
16. Approval to Execute First Amendment to the Purchase Option Agreement with R.B. Johnson Investments, LLC., for the Affordable Housing and Sustainable Communities (AHSC) Program

Motion: To approve per staff recommendation, Consent Calendar Items 8 through 16.

Made by: Councilmember Bautista  
Seconded by: Councilmember Beaman Jacinto  
Approved: 4-0, by a unanimous roll call vote:

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

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

17. Resolution No. 2020-16 reducing the Adult Memorandum of Understanding (MOU) Park User Fees to mirror Youth MOU Park User Fees and extending Reduced Park Use Fee Schedule through June 30, 2021.

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 4-0, by a unanimous roll call vote:

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

18. Approval for the City to host/sponsor the City of Coachella's SoCal Cannabis Summit in the Fall of 2020 with funding not to exceed \$30,000.

Motion: To approve per staff recommendation

Made by: Councilmember Bautista

Seconded by: Councilmember Beaman Jacinto

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

19. Date Harvest Festival 2020 Sponsorship:

Motion: To approve the special event permit with a modified 2020 in-kind as described:

- The full in-kind;
  - Plus the cost of the Ferris wheel
- Approximate value \$20,000.00

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Bautista

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

*Public Comments were moved up to this portion of the meeting at 8:00 p.m.:*

- a. Humberto Ruiz
- b. Joshua Bonner

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

20. Kismet Coachella Dispensary

- a) Ordinance No. 1146 approving Change of Zone No. 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6<sup>th</sup> Street. *(First Reading)*

*(Continued)*

*(Item 20, Ordinance No. 1146 and Resolution No. 2020-09 continued from previous page. The two items were voted upon separately, while the public hearing on the two items remained opened during the votes.)*

Mayor Pro Tem Martinez opened the Public Hearing for Item 20 at 8:19 p.m.

Public Comment: Cheryl Thomas

Motion: To introduce by title only and pass to second reading.

Made by: Councilmember Bautista  
Seconded by: Councilmember Beaman Jacinto  
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

b) Resolution No. 2020-09 approving 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 6<sup>th</sup> 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 6<sup>th</sup> Street.

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto  
Seconded by: Councilmember Bautista  
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

Mayor Pro Tem Martinez closed the Public Hearing for Item 20 at 8:30 p.m.

## 21. Vista Del Agua Specific Plan and EIR

*On the following item, the department director received after the start of the meeting written communication from Mitchell M. Tsai, Attorney at Law, on behalf of Southwest Regional Council Carpenters and forwarded it to the City Attorney for his consideration. As noted during Written Communication (Page 3), the City Council received a letter from Rutan & Tucker and DiMare/Shadow View T.I.C. (collectively).*

Vista Del Agua Specific Plan and EIR (*Continued from previous page.*)

- a) Resolution No. WA-2020-03 a Resolution of the Board of Directors of the Coachella Water Authority approving the Water Supply Assessment dated November 2017 for the Vista Del Agua Project.
- b) Resolution No. 2020-02, a Resolution of the City Council of the City of Coachella certifying Environmental Impact Report (SCH # 2015031003) prepared for the Vista Del Agua Specific Plan; the adoption of environmental findings and a mitigation monitoring and reporting program pursuant to the California Environmental Quality Act and approving the Vista Del Agua Specific Plan Project.
- c) Resolution No. 2020-03 a Resolution of the City Council of the City of Coachella approving General Plan Amendment 14-01 on approximately 275 acres (Vista Del Agua Specific Plan) generally located on the south side of Interstate 10 and Vista Del Sur, north of Avenue 48; east of Tyler Street and west of Polk Street. General Plan Amendment 14-01 proposes to amend the General Plan from General Neighborhood, Urban Neighborhood, Suburban Neighborhood, Suburban Retail and Neighborhood Center to Specific Plan.
- d) Ordinance No. 1156 an Ordinance of the of the City of Coachella approving Change of Zone 14-01 that changes the existing General Commercial (C-G), Residential Single Family (R-S), Manufacturing – Service (M-S) zoning to a Specific Plan zone. (*First Reading*)
- e) Ordinance No. 1157, an Ordinance of the City of Coachella approving the Vista Del Agua Specific Plan 14-01 that proposes residential, commercial, open space and park land uses along with development standards and design guidelines for the development of approximately 275 acres. (*First Reading*)
- f) Resolution No. 2020-04, a Resolution of the City Council of the City of Coachella approving Tentative Parcel Map 36872 to subdivide 275 acres into six numbered lots and one lettered lot for financing and conveyance purposes only.

Mayor Pro Tem Martinez opened the Public Hearing for Item 21 at 8:53 p.m.

Public Comment: Rita Kashkari  
Gary Scarborough

Motion: To **continue** item to April 8, 2020.

Made by: Councilmember Bautista  
Seconded by: Councilmember Beaman Jacinto  
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

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

*At 8:00 p.m., per Resolution No. 2019-34, Public Comments were moved up (see Page 5). There were no further comments at this time.*

**REPORTS AND REQUESTS:**

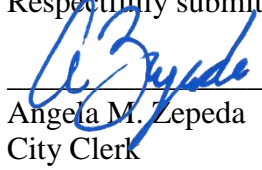
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Pro Tem Martinez adjourned the meeting at 9:07 p.m.

Respectfully submitted,



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Angela M. Zepeda  
City Clerk