



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 13, 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 5:05 p.m. by Mayor Hernandez.

### **ROLL CALL:**

**Present:** Councilmember Bautista, Councilmember Beaman Jacinto. Councilmember Gonzalez, Mayor Pro Tem Martinez and Mayor Hernandez.

**Absent:** None.

**Pursuant to Executive Order N-29-20 pertaining to the coronavirus/COVID-19, this meeting was conducted entirely by teleconference/electronically with no in-person public access to the meeting location.**

### **APPROVAL OF AGENDA:**

Request from City Manager Pattison to pull Item 15 from the agenda, and to add two emergency items to the agenda as New Business Items 16b and 16c.

**Motion:** **Approve agenda as modified.**

**Made by:** Councilmember Gonzalez

**Seconded by:** Councilmember Beaman Jacinto

**Approved:** 5-0, by a unanimous roll call vote:

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

**NOES:** None.

**ABSTAIN:** None.

**ABSENT:** None.

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

None.

**ADJOURN TO CLOSED SESSION:**

The City Council convened into Closed Session at 5:13 p.m. to discuss the following item:

1. 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

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

The City Council reconvened into open session at 6:02 p.m.

**PLEDGE OF ALLEGIANCE:**

**CLOSED SESSION ANNOUNCEMENTS:**

City Attorney Campos stated that the City Council convened into Closed Session on one item as described on the agenda and received direction, but no reportable action was taken.

**APPROVAL OF MINUTES:**

2. Regular Meeting Minutes of April 22, 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: Mayor Pro Tem Martinez

Seconded by: Councilmember Gonzalez

Approved: 4-0-1, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: Councilmember Beaman Jacinto.

ABSENT: None.

**PROCLAMATIONS/PRESENTATIONS:**

3. Presentation on Coronavirus (COVID-19) Public Safety Response Efforts

**WRITTEN COMMUNICATIONS:**

City Clerk Zepeda noted we received written communication on Item 11 from the cannabis consultant Christopher Martinez stating if we have any questions we can call him; on Item 17 we received written communication from Nazani N Temourian with Palmieri Hennessey & Leifer, LLP asking to add their letter to the record stating that they agree with the continuance; for Item 20, we received three email communications within the 250 word limit, plus a comment letter from Shadow View owners and this letter was forward to Council on May 12, 2020; and, also for Item 20, SWRCC withdraws its comment letter and asks that the City Council approve this project. This last letter was also forwarded to Council.

**CONSENT CALENDAR:**

4. Voucher Listings — Manual Checks/Utility Billing Refunds/FY 2019-20 Expenditures as of May 13, 2020, \$2,405,434.81.
5. Resolution No. 2020-23 Establishing Revised Selection Criteria and Related Policies to be used during the review of Conditional Use Permits for Cannabis Retailers and Retail Microbusinesses (Round #2) within Subzone #1 (Pueblo Viejo), #3 (Dillon Road), #4 (Wrecking Yard), or #5 (Industrial Park) of the City. (*Continued to next regular meeting*)
6. Annual Investment Policy Update:
  - a) Resolution No. 2020-25 a Resolution of the City Council of the City of Coachella
  - b) Resolution No. WA-2020-05, a Resolution of the Coachella Water Authority
  - c) Resolution No. SD-2020-02, a Resolution of the Coachella Sanitary District
  - d) Resolution No. FD-2020-01, a Resolution of the Coachella Fire Protection District
  - e) Resolution No. CBL-2020-01, a Resolution of the Coachella Education and Government Access Cable Channel Corporation
7. Adopt Resolution No. 2020-26 to set a July 8, 2020 public hearing for Municipal Solid Waste Rates for fiscal year 2020/2021.
8. Resolution No. 2020-28 Approving the Creation and Funding for a Part-Time Cannabis Compliance Liaison Position
9. Partial Assignment of Phasing Plan Agreement between Pathfinder Coachella Lots, LLC and Pulte Home Company, LLC (Valencia Community).
10. Investment Report – February 2020
11. Consulting Agreement with CannaBiz Consulting Group, LLC for 2020 Cannabis Consulting Services in the amount of \$25,000. (*Written communication was received from Christopher Martinez on this item.*)
12. Notice of Completion – ProWest Constructors for the Senior Center Expansion, City Project F-31

13. Approve Lease Agreement with LGBT Community Center of the Desert, for property located at 1515 Sixth Street, Coachella.

14. Authorize rejection of all bids for Bagdouma Pool Rehabilitation Project No. 030520.

Motion: To approve per staff recommendation, Consent Calendar Items 4 through 14, with the **exception of Item 5, to be continued** to the next regular meeting.

Made by: Councilmember Beaman Jacinto  
Seconded by: Councilmember Gonzalez  
Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

*(Item 15 was removed from the agenda during the agenda approval process.)*

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

16. Resolution No. 2020-29 Stating the Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and Authorize the Levy of a Special Tax Within Annexation Area No. 31 (Pueblo Viejo Villas - Parcel 2 of Lot Line Adjustment No. 2018-02).

Public Hearing date corrected on page 2, Section 3, to read June 10, 2020.

Motion: To approve per staff recommendation.

Made by: Mayor Hernandez  
Seconded by: Councilmember Bautista  
Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

- 16b. Adopt Resolution 2020-31 Ratifying the Director of Emergency Services' Local Emergency Supplemental Order Requiring the use of Face Coverings in the City of Coachella.

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Gonzalez

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

- 16c. Riverside County Board of Supervisors seek support from Cities to sign on to a Letter to California Governor Gavin Newsom

Motion: To **not** support a City sign on to the County letter to Governor Newsom

Made by: Councilmember Beaman Jacinto

Seconded by: Mayor Pro Tem Martinez

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

*(The vote on this item took place after Public Comments and before Item 18.)*

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

17. Coachella Travel Center Project

- a) Environmental Assessment (EA 18-05) adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the development of the Coachella Travel Centre project.
- b) Ordinance No. 1148 approving Change of Zone (CZ 18-11) from A-R (Agricultural Reserve) to C-G (General Commercial).
- c) Conditional Use Permits (CUP 310 and 311) for drive-thru restaurant, car wash and truck wash facilities.
- d) Variance (VAR 18-09) to allow a four-story hotel building in excess of 50 feet in height, in the C-G (General Commercial) zone.

*(Continued on next page)*

*(Public Hearing Item 17, Coachella Travel Center Project, continued from previous page.)*

- e) Architectural Review (AR 18-09) to allow a new 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway.

Written communication was received from Nazani N Temourian with Palmieri Hennesey & Leifer, LLP asking to add their letter to the record stating that they agree with the continuance.

Mayor Hernandez re-opened the Public Hearing for Item 17 at 8:10 p.m.

Public Comment:       None.

Motion:                To **continue** item to July 8, 2020

Made by:               Councilmember Bautista  
Seconded by:       Mayor Pro Tem Martinez  
Approved:             5-0, by a unanimous roll call vote:

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

NOES:                 None.

ABSTAIN:             None.

ABSENT:               None.

***Public Comments*** were moved up to this portion of the meeting:

- a. Maribel Nunez

*(After Public Comments, the City Council returned to Item 16c for the vote, then resumed with the regular agenda at this point.)*

- 18. Appeal of the Planning Commission's revocation of Conditional Use Permit (CUP 312) to allow a Retail Cannabis Microbusiness on 20,000 square feet of land located at 84-161 Avenue 48. The Coachella Lighthouse, LLC, Appellant.

Mayor Hernandez opened the Public Hearing for Item 18 at 8:19 p.m.

Public Comment:       None.

Motion:                To continue item to July 8, 2020

Made by:               Councilmember Beaman Jacinto  
Seconded by:       Mayor Hernandez  
Approved:             5-0, by a unanimous roll call vote:

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

19. Non-Storefront Retail Cannabis Code Amendments

- a) Ordinance No. 1161 amending various sections of Title 17 (Zoning) of the Coachella Municipal Code to update and clarify provisions regarding retail cannabis businesses, specifically with regards to non-storefront retailers, non-storefront retail microbusinesses, storefront retail microbusinesses, and non-retail microbusinesses. (*First Reading*)
- b) Ordinance No. 1162 amending Coachella Municipal Code Chapters 5.68 and 5.69 regarding cannabis cultivation, manufacturing, testing, distribution, and retail regulatory permits, specifically with regards to non-storefront retailers, non-storefront retail microbusinesses, storefront retail microbusinesses, and non-retail microbusinesses. (*First Reading*)

Mayor Hernandez opened the Public Hearing for Item 19 at 8:34 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 19 at 8:35 p.m.

Motion: Motion to approve with change to Ordinance No. 1161 for Coachella Municipal Code, making an amendment to the Code with respect to non-storefront delivery that does not include the cultivation, etc., we will remove the 100 foot requirement, all others will be 100 foot requirement; and to introduce by title only and pass to second reading.

Made by: Mayor Hernandez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by a unanimous roll call vote:

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

20. Vista Del Agua Specific Plan and Environmental Impact Report

- 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.

(Continued on next page)

*(Public Hearing Item 20, Vista Del Agua, continued from previous page.)*

- 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) 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 6 numbered lots and 1 lettered lot for finance and conveyance purposes only.
- e) 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)*
- f) 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)*

*Mayor Hernandez announced he was absent at the City Council Meeting of February 26, 2020, when this Public Hearing item was first presented; therefore, he removed himself from discussion and abstained from the vote.*

Mayor Pro Tem Martinez re-opened the Public Hearing for Item 20 at 8:46 p.m.

Written communication was received from M. Katherine Jenson with Rutan & Tucker, LLP representing DiMare/Shadow View T.I.C. and Shadow View Land and Farming, LLC.; and Leon Ramsey Jr. from Mitchell M Tsai Attorney at Law. Both letters were distributed to the City Council via email.

Public Comment:        Jack Huggins *(via email on 5/13/2020 at 5:11 p.m.)*  
                                  Heriberto Mejia *(via email on 5/13/2020 at 4:55 p.m.)*  
                                  Isaias Amezcuita *(via email on 5/13/2020 at 2:53 p.m.)*

Mayor Pro Tem Martinez closed the Public Hearing for Item 20 at 8:51 p.m.

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

Made by:                   Councilmember Beaman Jacinto  
Seconded by:            Councilmember Bautista  
Approved:                4-0-1, by the following roll call vote:



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

**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 6). There were no further comments at this time.*

**REPORTS AND REQUESTS:**

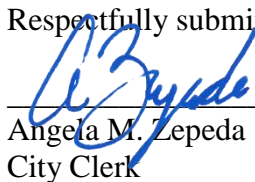
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 9:22 p.m.

Respectfully submitted,

  
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Angela M. Lepeda  
City Clerk