



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

AGENDA

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

October 13, 2021

5:00 PM Closed Session

6:00 PM Regular Meeting

Pursuant to Assembly Bill 361,
along with the Governor's State of Emergency Declaration issued on March 4, 2020,
this meeting may be conducted via teleconference.

This meeting's options will be either in-person or via Zoom:

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09 Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140</p> <p>Spanish: 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. 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, and clicking on the "Watch Council Meetings" tab located on the home page, and then clicking on the "live" button.

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

ROLL CALL:

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”

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 1293 6th St.
City Negotiator: City Manager and City Engineer
Negotiating Parties: Delshuham Investments, LLC
Under Negotiation: Price and Terms
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 50021 Balboa St.
City Negotiator: City Manager and Finance Director
Negotiating Parties: RMM Inv. Capital
Under Negotiation: Price and Terms
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
4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)
One (1) Potential Case

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

APPROVAL OF MINUTES:

5. Regular Meeting Minutes of September 8, 2021, 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

PROCLAMATIONS/PRESENTATIONS:

6. Presentation on Coronavirus (COVID-19) Response Efforts
7. Capital Improvement Projects Update
8. Fire Prevention Presentation, "Learn the Sounds of Fire Safety"
9. Code Enforcement Officer Appreciation Week
10. Update on City of Coachella Housing Element

WRITTEN COMMUNICATIONS:

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.)

11. Voucher Listing — EFT's/Replacement Checks/Permit Refunds/Utility Billing Refunds/FY 2021-22 Expenditures as of October 13, 2021, \$4,894,265.53.
12. B-4 Ranch Change of Zone Project

Ordinance No. 1183 (Change of Zone 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated. (*Second Reading*)
13. Resolution No. 2021-59, 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.
14. Adopt Resolution No. 2021-63 approving an inflation adjustment for the Transportation Unified Mitigation Fee for 2021.
15. Approve an Art in Public Places Proposal for a Glazed Tile Mural by Marnie L. Navarro Depicting the Bond Between Parents and their Children in the Amount of \$20,000
16. Authorize the Development Services Department to advertise a Request for Qualifications (RFQ) for Professional Planning Consultant Services.
17. Investment Report – June 2021
18. Investment Report – July 2021
19. Authorize City Manager to execute a Lease Agreement with Desert Recreation District for use of office space at City Hall.

20. Authorize the City Manager to execute Grapefruit Blvd Urban Greening and Connectivity Project Change Order #29, City Project ST-123.
21. Authorize appropriation from Undesignated General Fund Reserves for the Veterans' Pancake Breakfast, in the amount of \$12,000.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

22. Resolution No. 2021-62 approving a job title change for Streets Superintendent/Emergency Services Coordinator to Streets Supervisor and approving the salary scale for both the Parks Supervisor and Streets Supervisor at Grade 34.
23. Provide staff direction for 2021 Hometown Heroes Honorees.
24. Art in Public Places - Proposal for a Vietnam War Memorial Art Mural by Artist Autumn Martino and Artistic Director Pedro Salcido
25. Art in Public Places - Proposal for a Mural of Dolores Huerta by Michael Angelo Hernandez

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

26. Avenue 53 Re-zone Project
 - a) Resolution No. 2021-60, Environmental Assessment (EA 21-02) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
 - b) Ordinance No. 1187, Change of Zone (CZ 21-02) to change the zone of approximately 50.6 acres of a 118-acre site from Manufacturing Service (M-S) to R-M Urban (20-38 du/ac). The site is located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007) - (*First Reading*)
27. Kismet Coachella Dispensary – A request to consider an appeal of Planning Commission's decision to deny a 12-month Time Extension for 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 6th 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 6th Street.

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.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES