



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

**November 10, 2021**

5:00 PM Closed Session

6:00 PM Regular Meeting

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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><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a> Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 884 5727 1898</b> <b>Passcode: 606140</b></p> <p><b>Spanish:</b> 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](mailto: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](http://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 LEGAL COUNSEL – EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
In re: Glenroy Coachella LLC, Debtor  
US Bankruptcy Court, Central District – Los Angeles Division  
Case No. 2:21-bk-11188-BB
2. 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
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)  
One (1) potential case
4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
*Castillo v. City of Coachella*  
Riverside Superior Court, Case No. RIC2002393
5. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
In re: National Prescription Opiate Litigation  
U.S. District Court, Case No. 1:17-CV-2804

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

**PLEDGE OF ALLEGIANCE:**

**CLOSED SESSION ANNOUNCEMENTS:**

**APPROVAL OF MINUTES:**

6. Regular Meeting Minutes of October 13, 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.
7. Special Meeting Minutes of a Coachella City Council Study Session held on September 18, 2021.

**PROCLAMATIONS/PRESENTATIONS:**

8. Presentation on Coronavirus (COVID-19) Response Efforts
9. Informational Presentation by the Coachella Valley Mosquito & Vector Control District regarding results from the Neighborhood Mosquito Control Treatments from the summer 2021 Application Series in Coachella

**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.)

10. Voucher Listings — EFT's/Utility Billing Refunds/FY 2021-22 Expenditures as of November 10, 2021, \$1,836,566.84.
11. Ordinance No. 1185 Regarding Labor Peace Agreement Requirements for Cannabis Businesses (*Second Reading*)
12. Avenue 53 Re-zone Project  
  
Ordinance No. 1187 (Change of Zone 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). City-Initiated. (*Second Reading*)
13. Resolution No. 2021-64 Approving the Creation and Funding for a Full-Time Finance Manager position
14. Resolution 2021-65 Approving the Creation and Funding for a Full-Time Information Technology (IT) Technician
15. Resolution No. 2021-66, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 38084
16. Resolution No. 2021-67, a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

17. Second Amendment to Professional Services Agreement with Lisa Wise Consulting, Inc. to prepare the City of Coachella - 6<sup>th</sup> Cycle Housing Element Update to the General Plan, in the amount of \$13,000.00 and authorize a re-allocation of SB-2 Grant funding for this Agreement as part of approved Housing-Related Tasks.
18. Authorize award of a Professional Services Agreement with Southwest Protective Services, Inc. for Security Guard Services Project No. 081221.
19. Amendment No. 1 to the Professional Services Agreement with KOA Corporations, Inc. for an amount of \$71,680.00 to provide PS&E and Right of Way Services for the improvements of Avenue 50 from Calhoun Street to Cesar Chavez Street – City Project ST-93.
20. Quarterly Reports - First Quarter FY 2021-2022
21. Investment Report – August 2021
22. Investment Report – September 2021
23. Resolution No. 2021-70, a Resolution of the City Council of the City of Coachella adopting Caltrans Local Assistance Procedures Manual Chapter 10: Consultant Selection
24. Resolution No. 2021-71, a Resolution of the City of Coachella City Council Authorizing the Purchase of Real Property from RMM Inv Capital for a Sales Price of \$369,000 Consisting of One Parcel Located at the Southwest Corner of Avenue 50 and Balboa Street for the Avenue 50 Widening Project (APN:768-160-001).
25. Authorize Youth Commission Application deadline be extended until filled.
26. Authorize City Manager to execute a Memorandum of Understanding between the City of Coachella, West Coast Arborists, Inc., and California Urban Forests Council for the Circle 4 Amplify the Urban Forest Project and all corresponding documents.

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

27. Provide staff direction for 2021 Hometown Heroes Honorees.
28. Approve 2021 Coachella Holiday Parade theme and authorize appropriation from Undesignated General Fund Reserves for the Coachella Holiday Parade Event, in the amount of \$45,000.
29. Purchase of Replacement Servers
30. Adopt Resolution No. 2021-72 approving the 2021 City of Coachella Emergency Operations Plan.

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

31. 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 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. *(Continued from October 13, 2021)*
32. Adopt Resolution No. 2021-69 Authorizing the City Manager to Submit an Application to the County of Riverside for the Fiscal Year 2022-23 Community Development Block Grant Program Entitlement Funds in the Amount of \$364,000.00 for the Bagdouma Park Phase III Rehabilitation Project
33. Ordinance No. 1188 (Zoning Ordinance Amendment 21-04) amending the Coachella Municipal Code regarding Interim Outdoor Cannabis Cultivation. City-Initiated *(First Reading)*.
34. American Desert LLC Multi-tenant Microbusiness Project
  - a) Resolution No. 2021-73, Conditional Use Permit 342 proposes to convert an existing 18,960 square foot multi-tenant (12 units) industrial building into multi-tenant microbusiness at 86695 Avenue 54. (APN 764-280-011)
  - b) Ordinance No. 1189, Change of Zone No. 21-03 proposes to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.29 acre developed parcel located at 86695 Avenue 54. *(First Reading)*
  - c) Variance No. 21-04 to allow the proposed Industrial Park Overlay Zone on a project area less than a 10 acres, individual lot less than 5 acres, and a lot depth less than 220 feet.
35. Ordinance No. 1190 (Zoning Ordinance Amendment 21-03) amending Sections 17.72.010 and 17.74.050 of Title 17 (ZONING) of the Coachella Municipal Code to regulate time extension requests for Architectural Review and Conditional Use Permits *(First Reading)*.

**SUCCESSOR AGENCY:**

36. Resolution Nos. SA-2021-02, and SA-2021-03, Update Authorized Signers on the Agency’s LAIF Accounts due to Changes in Agency Staff
37. Approval of Resolution No. SA-2021-04, Approving and Authorizing the Conveyance to the City by Grant Deed the Successor Agency’s Interest in 86-351 Avenue 52 Property

**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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES