



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

December 11, 2019
5:00 PM Closed Session
6:00 PM Regular Meeting

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)
Citizens for Responsible Cannabis Development v. City of Coachella, et al,
Superior Ct. of California, County of Riverside, Case No. RIC 1900596
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)
Better Neighborhoods, Inc. v. City of Coachella, et al,
Superior Ct. of California, County of Riverside, Case No. RIC 1901583
3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)
In The Matter of the Abate of Nuisance At: 53084 Calle Camacho, Coachella, CA
APN No. 768-422-005
Superior Court of California, County of Riverside, Case No PSC 1908632

4. 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.

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

APPROVAL OF THE MINUTES:

5. Regular Meeting Minutes of November 13, 2019, 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.
6. Special Meeting Minutes of a Coachella City Council Study Session held on November 13, 2019.
7. Special Meeting Minutes of November 20, 2019, 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.

COUNCIL ORGANIZATION:

8. Nomination for the Position of Mayor Pro Tem

PROCLAMATIONS/PRESENTATIONS:

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.)

9. Voucher Listings — Manual Checks/Utility Billing Refunds/FY2019-20 Expenditures as of December 11, 2019, \$3,112,907.31
10. Ordinance No. 1144 approving Change of Zone No. 18-02 to add the RC (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at the northwest corner of Grapefruit Boulevard and 7th Street. Nicholas Meza, Applicant (*Second Reading*).
11. Adopt Resolution No. 2019-72 Authorizing the City of Coachella to Opt-In and Participate in the County of Riverside 2020 Census City Funding Opportunity and Receive its Allocation in the Amount of \$20,444.54 as Part of the California Complete Count 2020 Census Outreach and Awareness Campaign Efforts

12. Resolution No. 2019-73 of the City Council of the City of Coachella, California, Honoring and Recommitting to the Safeguards that have been put in place over the past 25 years as a result of the 1994 California Desert Protection Act.
13. Resolution No. 2019-74 authorizing the City Manager to execute with the State of California a Freeway Agreement for the I-10/Ave 50 IC Project (EA08-45210), City Project ST-67.
14. Resolution No. 2019-75, Acknowledging Receipt of Riverside County Fire Department's Annual Inspection Compliance Report
15. City Council Report Regarding the Measures the City Has Taken to Alleviate Conditions which led to the Adoption of Interim Urgency Ordinance No. 1149, Placing a Temporary Moratorium on City Approvals of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Facilities within the City, to Allow Consideration of Appropriate Amendments to the General Plan or Zoning Code to Address the Impact of these Institutions on the Public Welfare in Accordance with Government Code Section 65858.
16. Authorize a Small Business Assistance Grant in the Amount of \$2,500 to Ricardo Salazar to Help Defray Small Business Startup Costs
17. Authorize the City Manager to enter into an Agreement in an amount not to exceed \$36,288.00 with Mariel Somers to provide Simultaneous Interpreting and Translation Services
18. Consider approval of a contract with Granicus for website redesign and hosting services.
19. Receive and File the Eastern Coachella Valley's Action Plan for Climate Resilience.
20. Investment Report – September 2019

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

21. Mayor's Appointments to Various Council Subcommittees, Coachella Valley Association of Government (CVAG) Committees, Other Agencies, etc.
22. Adopt Resolution No. 2019-71 Authorizing the City Manager to Execute a Fiscal Year 2019-20 Local Equity Grant Program Agreement with the Department of Consumer Affairs and the Bureau of Cannabis Control in the Amount of \$500,000.00
23. Urgency Ordinance, Ordinance No. 1150 of the City of Coachella City Council amending Title 17 (Zoning) of the Coachella Municipal Code relating to Accessory Dwelling Units, and Junior Accessory Dwelling Units, and determining the Ordinance to be Exempt from Environmental Review pursuant to CEQA Guidelines (4/5ths Vote Required).
24. Ordinance No. 1152, Adoption of an Urgency Ordinance Entitled, "An Urgency Ordinance Adding Chapter 5.90 to Title 5 of the Coachella Municipal Code, to Temporarily Prohibit No-Fault Evictions through December 31, 2019, for Residential Real Property Built Prior To January 1, 2005."

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

25. Coachella Travel Centre

- a) Ordinance No. 1148 of the City Council approving Change of Zone 18-11 from A-R (Agricultural Reserve) to C-G (General Commercial) 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.
- b) Resolution No. 2019-66 of the City Council approving Conditional Use Permit No. 310 and 311 to allow a drive-thru restaurant, and auto washing/truck washing facilities on the Coachella Travel Centre site.
- c) Resolution No. 2019-67 of the City Council approving Variance No. 18-09 to allow a 4-story hotel in excess of 50 feet in height for the Coachella Travel Centre site.
- d) Resolution No. 2019-68 of the City Council approving Architectural Review No. 18-09 to allow a new 29,245 sq. ft. highway commercial center with hotel, service station, two restaurants, auto washing, and truck washing facility.
- e) Resolution No. 2019-65 of the City Council adopting a Mitigated Negative Declaration and Mitigation Monitoring Program (EA 18-05) for the Coachella Travel Centre project located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway

26. Ordinance No. 1151, an Interim Urgency Ordinance of the City Of Coachella, California, to Extend by Ten (10) Months and Fifteen (15) Days Ordinance No. 1149, which Established a 45-Day Moratorium on City Approvals of New Applications for the Construction or Operation of Prisons, Jails, Correctional Facilities, and Detention Facilities Within the City, to Allow Consideration of Appropriate Amendments to the General Plan or Zoning Code to Address the Impact of These Institutions on the Public Welfare in Accordance with Government Code Section 65858 (4/5ths Vote Required).

27. Coachella Green Haus – Retail Cannabis Business

- a) Resolution No. 2019-63 approving Conditional Use Permit 303 (CUP 303) proposes a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls. CUP 303 is also proposing an interim use facility to allow a temporary retail cannabis facility that will operate while the project is under construction.
- b) Ordinance No. 1145 approving Change of Zone 18-05 that proposes to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone for the proposed retail cannabis business (*First Reading*).

28. Kismet Coachella Project

- a) Resolution No. 2019-64 approving Conditional Use Permit 305 that proposes to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 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 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 - 1669 6th Street.
- b) Ordinance No. 1146 approving Change of Zone 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 6th Street (*First Reading*).

29. Ordinance No. 1147 amending Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24 and 15.32 of Title 15 (Buildings and Construction) to adopt the 2019 Edition of California Building Code and Appendix J of the California Building Code (Grading), the 2019 Edition of the California Electrical Code, the 2019 Edition of the California Mechanical Code, the 2019 Edition of the California Plumbing Code, the 2019 Edition of the California Fire Code, and adding Chapter 15.53, with certain amendments thereto and conforming amendments. (*First Reading*)

30. Annual AB 1600 Report

Adopt Resolution No. 2019-69 receiving and filing 2019 AB 1600 Report pursuant To Government Code Sections 66000-66008 relating to the Development Impact Fees Annual Report for the fiscal year ended June 30, 2019.

31. Adopt Resolution No. 2019-70 and Conduct a Public Hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") In Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority (the "CMFA"), a Joint Exercise of Powers Authority and Public Entity of the State of California, in an Amount Not to Exceed \$40,000,000, (the "Bonds"), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a 105-unit Multi-Family Rental Housing Project Located at the Northeast Corner of 6th Street & Cesar Chavez Street, Coachella, California (the "Project").

SUCCESSOR AGENCY:

32. Resolution No. SA-2019-03 approving the disposition of Vacant Real Property owned by the Former Coachella Redevelopment Agency, for a sales price of \$80,000, to the City of Coachella, consisting of two (2) parcels totaling 15,246 square feet located at 1609 Fourth Street (APN 778-042-009 and 778-042-010).

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 at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES