



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

# AGENDA

CITY COUNCIL 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 14, 2020**

6:00 PM Regular Meeting

---

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference/electronically and there will be no in-person public access to the meeting location.

- Public comments may be received **either via email, or telephonically, or via Zoom** with a limit of **250 words, or three minutes**:
  - a) 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.
  - b) **Or**, you may leave a message at **(760)-262-6240 before 5:30 p.m.** on the day of the meeting to be added to the public comment queue and requesting a Zoom link to the meeting. **If speaking via Zoom, you must dial in by 5:45 p.m.**
- 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.
- **Spanish:** Para escuchar en **español**, siga los pasos anteriores para ver la transmisión en vivo, haga clic en el botón "Live", apague el audio de su computadora y escuche por teléfono llamando al (667) 776-9077.

## CALL TO ORDER:

## 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”

## PLEDGE OF ALLEGIANCE:

**APPROVAL OF MINUTES:**

1. Regular Meeting Minutes of September 9, 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.

**PROCLAMATIONS/PRESENTATIONS:**

2. Presentation on Coronavirus (COVID-19) Response Efforts
3. Recognizing Fire Prevention Week™ theme, "Serve Up Fire Safety in the Kitchen"
4. Grapefruit Boulevard Urban Greening + Connectivity Project Update

**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.)

5. Voucher Listings — EFT's/Utility Billing Refunds/FY 2019-20 and 2020-21 Expenditures as of October 14, 2020, \$2,533,107.61.
6. Ordinance No. 1168 Amending Change of Zone No. 18-10 by adding a minimum residential density of 20 units per acre in the RM (General) and RM (Urban) zoning district designators for approximately 72.6 acres of vacant agricultural land generally located south of Avenue 50, west of Tyler Street, approximately ¼ mile north of Avenue 52. City-Initiated. (*Second Reading*)
7. Resolution No. 2020-57 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. 32 (Coachella Valley Apartments - Parcel Map No. 37833).
8. Adopt Resolution No. 2020-58 providing grant funding clarifications requested by the California Department of Housing and Community Development to approve Contract No. 19-IIG-14404 for the Pueblo Viejo Villas Housing Project.
9. Adopt Resolution No. 2020-59 Authorizing the City of Coachella's Participation in the County of Riverside Urban County Program for Fiscal Years 2021-22, 2022-23, and 2023-24
10. Adopt Resolution No. 2020-60 to Approve a Supplemental Agreement with the County of Riverside and Authorize the City Manager to Execute the Supplemental Agreement for the Use of Fiscal Year 2020-21 Community Development Block Grant (CDBG) Entitlement Funds in the Amount of \$363,223.00 for Bagdouma Park Basketball Courts Rehabilitation Project
11. Resolution No. 2020-61, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 37833

12. Resolution No. 2020-63, a Resolution of the City Council of the City of Coachella, California, Releasing Subdivision Improvement Bonds for Tract 31376
13. Professional Services Amendment and Funding Strategy for the SR-86/Avenue 50 New Interchange Project (ST-81). Partner with Cabazon Band of Mission Indians to apply for the Fiscal Year 2020 – Nationally Significant Federal Lands and Tribal Projects Program (NSFLTP).
14. Amendment to the Professional Services Agreement with Angenious Engineering Services, Inc. in an amount of \$62,896.44 to provide Professional Engineering Services for the Dillon Road Bridge over Coachella Valley Stormwater Channel (CVSC) Project, Project # 2019-ST-109.
15. Amendment to the Professional Service Agreement with Cannon Design in an amount of \$166,850 and to extend the contract term to May 27, 2021 to provide Professional Consulting Services for the Fire Station #79 Rehabilitation and Expansion, City Project No. F-7.
16. Adopt Resolution No. 2020-66 Authorizing the Submission of an Application to the California Department of Parks and Recreation Office of Grants and Local Services for the Per Capita Program in the Amount of \$206,281.00 for the Renovation of Bagdouma Park Community Pool

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

17. Adopt Resolution 2020-64 approving the form and authorizing the execution of an Official Statement and Continuing Disclosure Agreement relating to the issuance of Pension Obligation Bonds and approving additional actions related thereto
18. Resolution No. 2020-65 Authorizing the Coronavirus Relief Fund Request for Proposals for Additional Small Business Assistance
19. 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 \$96,050.00 and authorize a re-allocation of LEAP Grant funding and SB-2 Grant funding for this Agreement and Housing-Related Tasks.
20. Approve Lease Agreement with Culturas Music & Arts, for property located at 510 Vine Street/1670 Second Street, Coachella; authorize non-substantive changes as authorized by City Attorney.
21. Approve the Cost Share to Prepare the First Five-Year Update of the Alternative Plan for the Indio Subbasin in Compliance with the Sustainable Groundwater Management Act
22. Authorize award of a construction agreement to Foam Experts Roofing, Inc., for City Facilities Re-Roof Project No. 091520, in the amount not to exceed \$172,188.35; authorize an appropriation of: 1) \$112,705.75 from unallocated General Fund reserves and 2) \$59,482.60 from unallocated Coachella Water Authority reserves.
23. Staff recommends that the City Council consider approving the execution of a lease agreement between the City of Coachella and Coachella Bar for space in the Old Water Billing Building.

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

24. 7-Eleven Service Station / Multi-Tenant Retail/Drive-Thru Coffee Shop Project

- Resolution No. 2020-55 approving Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03 to allow the development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land on partially-developed land in the C-G (General Commercial) zone located at the northeast corner of Cesar Chavez Street and First Street.
- Resolution No. 2020-56 approving Tentative Parcel Map No. 37940 to subdivide 8.25 acres (APN 778-020-007 & 778-010-017) into seven parcels for financing and development phasing purposes on property located on the Northeast corner of First Street and Cesar Chavez Street. *Coachella Retail Realty Associates, LP, Applicant.*

25. Appeal of Planning Commission’s Revocation of Conditional Use Permit (CUP 312) that allowed a 3,250 sq. ft. Retail Cannabis Microbusiness on 20,000 square feet of land located at 84-161 Avenue 48 for “The Coachella Lighthouse, LLC”. City- Initiated Revocation.

26. Ordinance No. 1154 amending Sections 5.04.380, 8.040.010, and 12.04.030 of the Coachella Municipal Code and adding Chapter 12.50 to the Coachella Municipal Code, imposing regulations on sidewalk vending in compliance with Senate Bill 946 and amending the enforcement authority regarding the City’s Environmental Health Code. *(First Reading)*

**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 on the  
City’s website [www.coachella.org](http://www.coachella.org).

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES