



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

# MINUTES

OF A REGULAR MEETING  
OF THE

CITY COUNCIL 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 12, 2018**  
6:00 p.m.

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**1. CALL TO ORDER:**

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:00 p.m. in the Council Chamber at City Hall by Mayor Hernandez.

**2. ROLL CALL:**

Present: Councilmember Bautista, Councilmember Brown, Councilmember Martinez, and Mayor Hernandez.

Absent: Mayor Pro Tem Sanchez.

**3. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Councilmember Brown.

**4. APPROVAL OF AGENDA:**

City Manager Pattison asked Council to remove from the agenda Public Hearing Item 13.b., due to a noticing deficiency. This item will be sent back to the Planning Commission. There were no further modifications to the agenda.

Motion: To approve agenda as **modified**.

Made by: Councilmember Martinez

Seconded by: Councilmember Brown

Approved: 4-0, by a unanimous voice vote.

**5. APPROVAL OF THE MINUTES:**

- a. Regular Meeting of November 14, 2018, 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.
- b. Special Meeting of December 5, 2018, 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: Councilmember Brown

Seconded by: Councilmember Bautista

Approved: 4-0, by a unanimous voice vote.

**6. CANVASS OF BALLOTS:**

- a. Resolution No. 2018-75, a Resolution of the City Council of the City of Coachella, California, Reciting the Fact of the General Municipal Election Held in Said City of Coachella on the 6th day of November 2018, Declaring the Result Thereof and Such Other Matters as are Provided by Law

Motion: To approve.

Made by: Councilmember Martinez

Seconded by: Councilmember Bautista

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Bautista, Councilmember Brown, Councilmember Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Sanchez.

**7. OATH OF OFFICE:**

- a. Administration of Official Oath of Office to Newly Elected Officials:

- Councilmember Josephine “Josie” Gonzalez, performed by City Attorney Carlos Campos
- Councilmember Megan Beaman Jacinto, ceremoniously performed by Elizabeth Romero
- Mayor Steven A. Hernandez, performed by City Attorney Carlos Campos

**8. ORGANIZATION:**

- a. Nomination for the Position of Mayor Pro Tem

Motion: To nominate **Emmanuel Martinez** as **Mayor Pro Tem**.

Made by: Mayor Hernandez

Seconded by: Councilmember Bautista

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**9. PROCLAMATIONS/PRESENTATIONS:**

- a. Certificate of Recognition to the Coachella Valley Housing Coalition for Helping Families Achieve Homeownership, and for the Provision of Safe, Decent and Affordable Rental Housing in the City of Coachella.
- b. Presentation on the Coachella Feasibility Study for a Wellness Center and Public Space Project

**10. WRITTEN COMMUNICATIONS:**

None.

**11. CONSENT CALENDAR:**

- a. Voucher Listings — Manual Checks/Utility Billing Refunds/FY 2018-19 Expenditures as of December 12, 2018, \$4,256,817.95.
- b. Ordinance No. 1129 approving Change of Zone No. 18-08 from C-G (General Commercial) to RM (Multiple Family Residential) on 4.51 acres of vacant land on the south side of Avenue 48 west of Van Buren Street. (*Second Reading*)
- c. Resolution No. 2018-76, a Resolution Approving and Adopting an Amended Conflict of Interest Code Pursuant to the Political Reform Act of 1974.

- d. Resolution 2018-80 in Support of the Memorandum of Understanding Between the County of Imperial and the County of Riverside on the Salton Sea.

Public Comments: Brian Nestande  
Riverside County Supervisor V. Manuel Perez

- e. Resolution No. 2018-82 establishing a User Fee for the Coachella Library and adopting a policy for Coachella Library Rentals of Conference Room 1 & 2.

**Action: Continued**

- f. Authorization for the execution of Restated and Amended Memorandum of Understanding between the City of Coachella and Sports Leagues and recommend award of a short-form construction agreement to BRC Construction, in the amount of \$3,800.00.
- g. Receive and file sports league financial examination report for Coachella Youth Baseball and Softball Association (CYBSA), and Coachella Little Arabs Youth Football (CLAYF) and re-audit CLAYF in Spring 2019.
- h. Authorization for the execution the attached revised Mitigation Agreement between County of Riverside, City of Coachella, City of Indio and Burrtec Waste Industries, Inc. for mitigation funds of vehicle trips to Coachella Valley Compost facility.
- i. Construction Contract with AVIR Lifestyle Technology Solutions in an amount not to exceed \$30,000.00 for complete wiring system, non-structured wiring, trim, finish parts, installation, programming, engineering and management labor for the Permit Center project F-28.
- j. Reimbursement Agreement between City of Coachella and KPC Development Company, LLC for procurement of city consultants, in the amount of \$73,000.00 for the Desert Lakes Specific Plan and Environmental Impact Report.
- k. Amendment to the Professional Service Agreement with Michael Baker International, Inc. in an amount of \$167,606.00 to provide Professional Engineering Services for the I-10/Avenue 50 New Interchange, City Project No. ST-67
- l. Amendment to the Professional Service Agreement with Michael Baker International, Inc. in an amount of \$79,800.00 to provide Professional Engineering Services for the Avenue 50 Extension, City Project No. ST-98
- m. Professional Service Agreement with Q3 Consulting to provide Professional Engineering Services to prepare a Storm Water Master Plan for the City of Coachella in an amount not to exceed \$222,652.00.

- n. Amendment to the Professional Service Agreement with Transpo Group USA, Inc. for the City of Coachella's Active Transportation Plan in an amount of \$8,000.00.

Motion: To approve per staff recommendation, Consent Calendar Items 11.a. through 11.n. with the exception of Item 11.e., which was continued.

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by the following roll call vote:

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

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

- a. Ordinance No. 1131 amending Chapter 5.64 of the Coachella Municipal Code (Title 5 - Business Licenses & Regulations) to adopt Riverside County Ordinance No. 838 (as amended by Ordinance No. 838.2) of the Riverside County Board of Supervisors relating to tobacco businesses (*First Reading*).

Motion: To approve per staff recommendation.

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

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

- b. Resolution No. 2018-81:

- Authorizing the City Manager to Submit an Application for the Affordable Housing and Sustainable Communities (AHSC) Program on behalf of the City of Coachella;
- Enter into a Purchase Option Agreement with R.B. Johnson Investments, LLC., and
- Enter into an Affordable Housing Loan Agreement with Chelsea Investment Corporation for the Purposes of Submitting an Application to the AHSC Program.

Public Comment: Colleen Edwards

(Continued)

*(Item 12.b. Resolution No. 2018-81, continued from previous page)*

Motion: To approve per staff recommendation.

Made by: Councilmember Bautista

Seconded by: Mayor Pro Tem Martinez

Approved: 5-0, by the following roll call vote:

*(Mayor Pro Tem Martinez stepped away from the dais at 8:13 p.m.)*

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

*(Mayor Pro Tem Martinez returned to the dais at 8:15 p.m.)*

- c. Mayor's Appointments to Various Council Subcommittees, Coachella Valley Association of Government (CVAG) Committees, Other Agencies, etc.

Motion: To approve with amendments as noted.

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Bautista

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

*(Councilmember Bautista stepped away from the dais from 8:37 p.m. – 8:39 pm.)*

- d. Appointment of **Kimberly Miranda** to fill the vacancy and serve on the Coachella Planning Commission with a term ending **December 31, 2019**.

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Gonzalez

Approved: 5-0, by the following roll call vote:

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

- e. Authorization for the City Manager to execute a Library Facilities Use Agreement with the College of the Desert.

Motion: To approve per staff recommendation.

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

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

- f. Authorization for the City Manager to execute a Construction Contract with Granite Construction Company for Van Buren Street Improvements (along the west side of Van Buren from Avenue 48 south approximately 800 feet) in the amount of \$406,997.00.

Motion: To approve per staff recommendation.

Made by: Councilmember Bautista  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by the following roll call vote:

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

g. Coachella Food Truck Park Event:

- Approval of a Lease Agreement between the City of Coachella and Erick Becerril (Operator) to lease out City-owned vacant property on the northwest corner of Vine Avenue and Fourth Street (APN: 778-042-009 & 778-042-010) in Coachella for a Special Events Permit for the Coachella Food Truck Park Event; and
- Approval for the Operation of a Beer Garden for the Coachella Food Truck Park Event by Erick Becerril.

Public Comment: Erick Becerra

Motion: To approve per staff recommendation.

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Bautista

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

a. Denying the Appeal Requests and Upholding the Planning Commission's Decision — Avenue 54 and Polk Commercial Cannabis Cultivation Campus with Motion Capture Film Studio:

- 1) Resolution No. 2018-77 denying the appeal requests, upholding the Planning Commission Action and adopting a Mitigated Negative Declaration and Mitigation Monitoring Program (EA 18-02) for the Avenue 54 and Polk Street Project, located at the northeast corner of Avenue 54 and Polk Street in accordance with the California Environmental Quality Act (CEQA) Guidelines.
- 2) Ordinance No. 1130 adopting Change of Zone No. 18-09 that proposes to change the zone from Heavy Industrial (M-H) to Manufacturing Service-Industrial Park Overlay (MS-IP) on 10 acres located at the northeast corner of Avenue 54 and Polk Street (*First Reading*).
- 3) Resolution No. 2018-78 denying the appeal requests, upholding the Planning Commission Action and approving Conditional Use Permit No. 307 to allow a 174,500 square foot commercial cannabis cultivation, manufacturing and distribution facility and a motion capture film studio that proposes 5 buildings that will be constructed over 4 phases over an 8-10 year time span and associated facilities including common, parking and landscaped areas on a total of 10 acres of land. Architectural Review 18-07 is proposed for interior and exterior modifications to the existing building and for building 1 within the proposed project.



*(Continued)*

*(Item 13.a. Avenue 54 and Polk Commercial Cannabis Cultivation Campus with Motion Capture Film Studio — Resolution Nos. 2018-77, 2018-78 and Ordinance No. 1130 (first reading), continued from previous page):*

- 4) Resolution No. 2018-79 denying the appeal requests, upholding the Planning Commission Action and approving Variance 18-04, a variance that proposes to reduce the 30-acre requirement for commercial cannabis operations within the Manufacturing Service-Industrial Park Overlay (MS-IP) zone, located at the northeast corner of Avenue 54 and Polk Street.

Mayor Hernandez opened the Public Hearing for Item 13.a. at 9:45 p.m.

Public Comment:     Gurjit Singh  
                           Peter Solomon  
                           Ron Quarshi

Mayor Hernandez closed the Public Hearing for Item 13.a. at 9:58 p.m.

Motion:                To approve per Planning Commission recommendation.

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

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

NOES:                 None.

ABSTAIN:             Councilmember Gonzalez.

ABSENT:              None.

*Item 13.b. was removed from the agenda during the approval of the agenda portion of the meeting.*

**14. PUBLIC COMMENTS (NON-AGENDA ITEMS):**

- a.     Clementine Olloque
- b.     Nick Mesa
- c.     Chris Martinez
- d.     Deborah McGarrey

**15. REPORTS AND REQUESTS:**

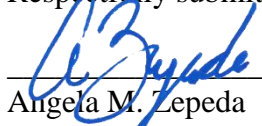
- a.     Council Comments/Report of Miscellaneous Committees.

- b. City Manager's Comments.
  - 1. 2019 Special Event Calendar

**16. ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 11:14 p.m.

Respectfully submitted,



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Angela M. Lepeda  
City Clerk