



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

# MINUTES

## 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

**January 27, 2021**

5:00 PM Closed Session

6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:24 p.m. by Mayor Hernandez.

#### **ROLL CALL:**

Present: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

City Treasurer Aviles and City Clerk Zepeda.

Absent: None.

*(\*Councilmember Galarza was present, but logged into Closed Session at the time the meeting was called to order.)*

**Pursuant to Executive Order N-29-20 pertaining to the coronavirus/COVID-19, this meeting was conducted entirely by teleconference/electronically with no in-person public access to the meeting location.**

#### **APPROVAL OF AGENDA:**

City Manager Bill Pattison asked Council to table the second position included in Item 18, the Public Information Officer, until the next regular meeting of February 10, 2021.

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

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Beaman Jacinto

Approved: 4-0, by a unanimous voice vote. *(\*Councilmember Galarza was logged into Closed Session; therefore, absent for this vote.)*

**PUBLIC COMMENTS (CLOSED SESSION ITEMS):**

None.

**ADJOURN TO CLOSED SESSION:**

Council adjourned into Closed Session at 5:25 p.m.

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)  
Three (3) potential cases
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)  
Two (2) potential cases

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

The City Council reconvened into open session at 6:03 p.m.

**PLEDGE OF ALLEGIANCE:**

Councilmember Beaman Jacinto led the Pledge of Allegiance.

**CLOSED SESSION ANNOUNCEMENTS:**

City Attorney Campos stated that direction was given in Closed Session, but no reportable action was taken.

**APPROVAL OF MINUTES:**

3. Regular Meeting Minutes of January 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.

Motion: To approve the minutes as presented.

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Delgado

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

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**PROCLAMATIONS/PRESENTATIONS:**

4. Proclamation Honoring United States Capitol Police Officer Juan Lopez, from Coachella, for his Heroic Actions

*(The following items were taken out of order and renumbered.)*

5. 2021 Legislative Update by Oracio Gonzalez with Ollin Strategies.
6. Presentation on Coronavirus (COVID-19) Response Efforts by Michael Osur Assistant Director for Public Health of the Riverside University Health System - Public Health.

**WRITTEN COMMUNICATIONS:**

Four emails were received and read as the items came up for discussion.

**CONSENT CALENDAR:**

7. Voucher Listings — EFT's/Utility Billing Refunds/FY 2020-21 Expenditures as of January 27, 2021, \$2,630,175.72.
8. Resolution No. 2021-07 Authorizing the City Manager to Submit a Grant Proposal and Execute the Grant Agreement for the Proposition 64 Public Health and Safety Grant Program Administered by the Board of State and Community Corrections in the Amount of \$882,000.  
Public Comment: Erick Lemus *(via Zoom)*
9. Resolution No. 2021-08 Authorizing the City Manager to Submit a Grant Application to SCAG Under Its Sustainable Communities Program Housing and Sustainable Development Project Type to Prepare and Adopt Objective Design and Development Standards
10. Quarterly Reports
11. Authorization to file a Notice of Completion for City Project ST-119, 2020 Pavement Improvement Project.
12. Approval of Execution of Notice of Completion for City Facilities Re-Roof Project No 091520; accept project as complete and direct City Clerk to record the Notice of Completion.
13. Authorization of Rejection of Bids for On-Call HVAC Services Project No. 110220.
14. Award Maintenance Agreement to BRC Construction for As Needed Miscellaneous Repair Work for the Landscape and Lighting Maintenance Districts Project No. 121720.
15. Award Maintenance Agreement to BRC Construction for As Needed Block Wall and Wrought Iron Fence Repairs for the Landscape and Lighting Maintenance Districts Project No. 121620.
16. Investment Report – November 2020

Motion: To approve per staff recommendation, Consent Calendar Items 7 through 16.

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

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

17. Ordinance No. 1172, an Ordinance Regarding Commission and Committee Appointments (*First Reading*)

Public Comments: Oralia "Yaya" Ortiz (*via email 1/26/2021 9:08 p.m.*)  
Marne McCluskey (*via email 1/27/2021 10:37 a.m.*)  
Joy Silver (*via email 1/27/2021 2:51 p.m.*)  
Irene N. Rodriguez (*via email 1/27/2021 4:23 p.m.*)

Motion: To approve with the exception of Section 4 [*see below Ordinance No. 1173*]; and To read title only and pass to second reading.

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

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

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Ordinance No. 1173, an Ordinance Regarding the Establishment of Cultural and Arts Commission (*First Reading*) – (*City Attorney Campos made a clarification on the staff report on this item that the item was coming forward at the request of Mayor Pro Tem Gonzalez and Councilmember Neftali.*)

(*This item was originally included with Ordinance No. 1172, now split into a separate ordinance. See above.*)

Motion: To approve, and to read title only and pass to second reading.

Made by: Councilmember Galarza  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 3-1-1, by the following roll call vote:

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

*Public Comments were moved up to this portion of the meeting being after the 8:00 hour:*

None

*(After Public Comments, the City Council returned to the regular agenda at this point.)*

18. Resolution No. 2021-02 Approving the Creation and Funding for a Full-Time Assistant Community Development Director Position.

Motion: To approve per staff recommendation

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

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

19. Resolution No. 2021-03 Adopting the City of Coachella 2021 Storm Water Master Plan (SWMP).

Motion: To approve per staff recommendation

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

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

20. Professional Service Agreement with Egan Civil, Inc. to develop final Plans, Specifications & Engineer's Estimates for the Pueblo Viejo Sustainable Transportation Project, City Project ST-130.

Motion: To approve per staff recommendation

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

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

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

21. Ordinance No. 1171 amending various provisions of the Coachella Municipal Code regarding Interim Outdoor Commercial Cannabis Cultivation in the City’s Agricultural Sector. City-Initiated. (*First Reading*)

Public Comment: None.

Motion: To read title only and pass to second reading.

Made by: Councilmember Delgado  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by a unanimous roll call vote:

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

22. Community Facilities District (CFD 2005-01) – Annexation No. 32 CV Apartments by Community Housing Opportunities Corporation (CHOC) located at 84-900 Bagdad Avenue.

- a) Resolution No. 2021-04 Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation No. 32) in the City of Coachella CFD No. 2005-01 (Law Enforcement, Fire and Paramedic Services).
- b) Resolution No. 2021-05 on Behalf of CFD No. 2005-01 Calling a Special Election within Annexation Area No. 32 (Parcel Map 37833).
- c) Resolution No. 2021-06 Canvassing the Results of the Election held within CFD No. 2005-01 (Area No. 32)
- d) Ordinance No.1170 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 32 Annexed to Said District (*First Reading*)

Public Hearing Item Remains Open.

Public Comment: None.

Motion: To **continue** to the City Council Meeting of **February 10, 2021**

Made by: Mayor Hernandez  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 5-0, by the following roll call vote:

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

23. 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.

Public Hearing Item Remains Open.

Public Comment: None.

Motion: To **continue** to the City Council Meeting of **March 10, 2021**

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

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

24. Coachella Travel Center Project

- a) Environmental Assessment (EA 18-05) adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the development of the Coachella Travel Centre project.
- b) Ordinance No. 1148 approving Change of Zone (CZ 18-11) from A-R (Agricultural Reserve) to C-G (General Commercial).
- c) Conditional Use Permits (CUP 310 and 311) for drive-thru restaurant, car wash and truck wash facilities.
- d) Variance (VAR 18-09) to allow a four-story hotel building in excess of 50 feet in height, in the C-G (General Commercial) zone.
- e) Architectural Review (AR 18-09) to allow a new 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure 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

Public Hearing Item Remains Open.

Public Comment: None.

*(Continued)*

*Item 24, Coachella Travel Center Project, continued from previous page.)*

Motion: To **continue** to the City Council Meeting of **March 24, 2021**

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Galarza

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

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

*With the time being after the 8:00 hour and per Resolution No. 2019-34, Public Comments were moved up (see page 6). There were no further comments at this time.*

**REPORTS AND REQUESTS:**

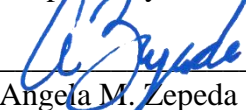
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 9:39 p.m.

Respectfully submitted,

  
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Angela M. Zepeda  
City Clerk