



City Hall Council Chamber
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ 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

October 13, 2021

5:00 PM Closed Session

6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:07 p.m. by Mayor Hernandez in the Council Chamber at City Hall located at 1515 Sixth Street, Coachella.

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.

Pursuant to Assembly Bill 361, along with the Governor's State of Emergency Declaration issued on March 4, 2020, this meeting was conducted both in-person and via teleconference/electronically.

APPROVAL OF AGENDA:

There were no modifications to the agenda.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

Council adjourned into Closed Session at 5:07 p.m. to discuss the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 1293 6th St.
City Negotiator: City Manager and City Engineer
Negotiating Parties: Delshuham Investments, LLC
Under Negotiation: Price and Terms
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 50021 Balboa St.
City Negotiator: City Manager and Finance Director
Negotiating Parties: RMM Inv. Capital
Under Negotiation: Price and Terms
3. 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
4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)
One (1) Potential Case

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

The City Council reconvened into open session at 6:33 p.m.

PLEDGE OF ALLEGIANCE:

City Manager Martin led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

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

APPROVAL OF MINUTES:

5. Regular Meeting Minutes of September 8, 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 a unanimous voice vote.

PROCLAMATIONS/PRESENTATIONS:

6. Presentation on Coronavirus (COVID-19) Response Efforts

(The two proclamations were taken out of order and given before the presentations.)

8. Fire Prevention Proclamation, "Learn the Sounds of Fire Safety"

9. Proclaiming Code Enforcement Officer Appreciation Week

Council resumed with the remaining presentations at this time.

7. Capital Improvement Projects Update

10. Update on City of Coachella Housing Element

WRITTEN COMMUNICATIONS:

Written communication received were announced as the items came forward for discussion.

CONSENT CALENDAR:

11. Voucher Listing — EFT's/Replacement Checks/Permit Refunds/Utility Billing Refunds/FY 2021-22 Expenditures as of October 13, 2021, \$4,894,265.53.

12. B-4 Ranch Change of Zone Project:

Ordinance No. 1183 (Change of Zone 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated. *(Second Reading)*

13. Resolution No. 2021-59, Acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding compliance with the annual inspection of certain occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.

14. Resolution No. 2021-63 approving an inflation adjustment for the Transportation Unified Mitigation Fee for 2021.

15. Approval of Art in Public Places Glazed Tile Mural by Marnie L. Navarro in the amount of \$20,000. Mural to depict the bond between parents and their children, and will be placed on the exterior wall space located on the corner of Vine Street and Seventh Street.

Written Communication: James R., via email 10/13/2021 3:25 PM – Opposed

16. Authorize the Development Services Department to advertise a Request for Qualifications (RFQ) for Professional Planning Consultant Services.

17. Investment Report – June 2021

18. Investment Report – July 2021

19. Authorize the City Manager to execute a Lease Agreement with Desert Recreation District for use of office space at City Hall.
20. Authorize the City Manager to execute Change Order #29 in an amount of \$171,777.27 by and between the City of Coachella and C.S. Legacy to install a polymer enhanced colored concrete crosswalks for the Grapefruit Blvd Urban Greening and Connectivity Project, City Project ST-123.

Written Communication: James R., via email 10/13/2021 3:25 PM – Opposed

21. Authorize appropriation from Undesignated General Fund Reserves for the Veterans’ Pancake Breakfast, in the amount of \$12,000, for an event to be held on Saturday, November 6, 2021, at Veterans’ Memorial Park.

Written Communication: James R., via email 10/13/2021 3:25 PM – Opposed

Motion: To approve per staff recommendation, Consent Calendar Items 11 through 21,

Made by: Councilmember Galarza
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.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

22. Resolution No. 2021-62 approving a job title change for Streets Superintendent/Emergency Services Coordinator to Streets Supervisor and approving the salary scale for both the Parks Supervisor and Streets Supervisor at Grade 34.

Written Communication: James R., via email 10/13/2021 3:25 PM – Opposed

Motion: To approve per staff recommendation

Made by: Councilmember Galarza
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. Provide staff direction for 2021 Hometown Heroes Honorees.

Direction provided. Item to be brought back to the next meeting for a vote.

24. Approval of Art in Public Places Vietnam War Memorial Art Mural, to be installed at Veterans' Memorial Park, by Artist Autumn Martino (Artist - \$13,000) and Pedro Salcido (Artistic Director - \$1,000) for a Total Amount of \$14,000.

Public Comments: Susie del Toro, in-person – In Support
Mike Pierson, in person – In Support
Richard, in person – In Support
Rudy Gutierrez, in person – In Support (*along with 13 letters of support, see below*)
Yurema Arvizu, via Zoom – Opposed
Lesly Figueroa, via Zoom – Opposed
James R., via Zoom – Opposed

Written Communication: James R., via email 10/13/2021 3:25 PM – Opposed (*email forwarded to the Council, but not read aloud due to the author speaking in addition to submitting an email.*)
Roberto Diaz, via email 10/13/2021 5:26 PM – In Support
María De Anda, via email 10/13/2021 4:49 PM – In Support
Oralia Yaya Ortiz/Culturas Music & Arts, via email 10/13/2021 4:40 PM – In Support (*forwarded to the Council, but not read aloud (over 250 word count)*)
Julio Ramirez, via email - 10/13/2021 1:04 PM – Opposed

Letters of Support: Santos Castillo
Javier Villarreal
Charles Holland
Robert Briney
Roy Lagpacan
Manuel L. Alvarado
Janice Bowman
Vickie Paul
Veronica Brack
Richard Espinoza
Ameena Hosein
Randall Saucedo
John S. Rowman

Motion: To approve the latest version as recommended by the Coachella Valley Veterans

Made by: Councilmember Galarza
Seconded by: Mayor Pro Tem Gonzalez
Approved: 3-0-2, by the following roll call vote:

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

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

1. James R. via Zoom

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

25. Approval of Art in Public Places Mural of Dolores Huerta, Co-Founder of the United Farm Workers Association, by Michael Angelo Hernandez in the Amount of \$15,000. Mural to be placed on the wall facing Vine Street of Taqueria Jalisco on Sixth Street.

Public Comments: Delores Huerta, via Zoom – In Support
Yurema Arvizu, via Zoom – Opposed
David Damien Figueroa, via Zoom – In Support

Written Communication: James R., via email 10/13/2021 3:25 PM – Opposed
Written Communication: Julio Ramirez, via email - 10/13/2021 1:04 PM – Opposed

Motion: To approve the original submission

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 HEARING CALENDAR (QUASI-JUDICIAL):

26. Avenue 53 Re-zone Project
 - a) Resolution No. 2021-60, Environmental Assessment (EA 21-02) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
 - b) Ordinance No. 1187, Change of Zone (CZ 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) - *(First Reading)*

(Continued)

(Item 26, Resolution No, 2021-60, Ordinance No. 1187, first reading, – continued from previous page.)

Written Communication: James R., via email 10/13/2021 3:25 PM – Opposed

Mayor Hernandez re-opened the Public Hearing for Item 26 at 9:18 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 26 at 9:18 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

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.

27. 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 6th 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 6th Street.

Mayor Hernandez re-opened the Public Hearing for Item 27 at 9:21 p.m.

Public Comment: Cheryl Thomas.

The Public Hearing remains open.

Motion: To **continue** item to October 27, 2021

Made by: Mayor Hernandez

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.

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:

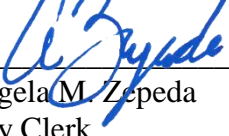
Council Comments/Report of Miscellaneous Committees.

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,



Angela M. Zepeda
City Clerk