



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

**December 11, 2019**

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 5:07 p.m. in the Council Chamber at City Hall by Mayor Steven Hernandez.

#### **ROLL CALL**

**Present:** Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, Mayor Pro Tem Martinez (*arrived at 6:10 p.m.*) and Mayor Hernandez.

**Absent:** None.

It was noted for the record that Mayor Pro Tem Martinez would be arriving late.

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

City Manager Bill Pattison asked the City Council to add an item under presentations. There were no modifications to the agenda.

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

None.

#### **ADJOURN TO CLOSED SESSION:**

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

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 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.**

The City Council reconvened into open session at 6:02 p.m.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by City Manager Bill Pattison.

**CLOSED SESSION ANNOUNCEMENTS:**

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

**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.

Motion: To approve the minutes as presented.

Made by: Councilmember Gonzalez

Seconded by: Councilmember Bautista

Approved: 4-0, by a unanimous voice vote

**COUNCIL ORGANIZATION:**

8. Nomination for the Position of Mayor Pro Tem

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

Made by: Councilmember Bautista

Seconded by: Mayor Hernandez

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

**PROCLAMATIONS/PRESENTATIONS:**

Presentation by Coachella Valley Mosquito and Vector Control District

*(Mayor Pro Tem Martinez arrived at 6:10 p.m., during this portion of the meeting.)*

**WRITTEN COMMUNICATIONS:**

Written communication was received on Item 30. Please see page 10.

**CONSENT CALENDAR:**

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. 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.

Public Comments: Jennifer Prado

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. Authorization of a Small Business Assistance Grant in the Amount of \$2,500 to Ricardo Salazar to Help Defray Small Business Startup Costs.
17. Authorization for 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.

Motion: To approve per staff recommendation, Consent Calendar Items 9 through 20.

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

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

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

Motion: To approve as presented with no amendments

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

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

22. 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.

Motion: To approve per staff recommendation.

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

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

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).

Public Comments: Carmen Manriquez

Motion: To approve the Urgency Ordinance as written

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

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

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.”

Motion: To approve per staff recommendation.

Made by: Councilmember Gonzalez

Seconded by: Councilmember Beaman Jacinto

Approved: 5-0, by a unanimous 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 Gonzalez stepped away from the dais from 7:32 p.m. – 7:41 p.m.)*

**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

Mayor Hernandez opened the Public Hearing for Item 25 at 7:45 p.m.

Public Comment: Alex Mucino  
Mike Leifer

*(This item continues on the following page.)*

*Public Comments were moved up to this portion of the meeting at 8:08 p.m.:*

- a. Claudia Lua Alvarado
- b. Juan Alvarado
- c. Chuck Parker
- d. Bob Terry
- e. Omar Niguella
- f. Victor Alcantara
- g. Pedro Padilla
- h. Eduardo Ortega

*The City Council was in recess from 8:38 p.m. to 8:55 p.m.*

*The Council resumed with the agenda at this point of the meeting, continuing with 25 Coachella Travel Centre, from the previous page.*

Mayor Hernandez closed the Public Hearing for Item 25 at 9:07 p.m.

It was noted for the record that conditions 39, 41 and 42 were incorrect as presented to the City Council as these items were revised by the Planning Commission.

Mayor Hernandez reopened the Public Hearing for Item 25 at 9:10 p.m.

Motion: To **continue** this item to January 22, 2020.

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

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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).

Mayor Hernandez opened the Public Hearing for Item 26 at 9:12 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 26 at 9:13 p.m.

*(Continued on next page.)*

(Item 26, Ordinance No. 1151, continued from previous page.)

Motion: To approve per staff recommendation.

Made by: Councilmember Beaman Jacinto

Seconded by: Mayor Pro Tem Martinez

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

## 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*).

Mayor Hernandez opened the Public Hearing for Item 27 at 9:22 p.m.

Public Comment: Bill Sanchez  
Pedro Padilla

Mayor Hernandez closed the Public Hearing for Item 27 at 9:38 p.m.

Motion: To approve with an **amendment** to the **conditions as stipulated**, and introduce by title only Ordinance No. 1145 and pass to second reading.

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Bautista

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.



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*).

Mayor Hernandez opened the Public Hearing for Item 28 at 9:40 p.m.

Public Comment: None.

Motion: To **continue** to the City Council Meeting of January 22, 2020.

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

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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*)

Mayor Hernandez opened the Public Hearing for Item 29 at 9:44 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 29 at 9:44 p.m.

Motion: To approve per staff recommendation, and introduce by title only Ordinance No. 1147 and pass to second reading.

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

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

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.

It was announced under "Written Communications" earlier in the meeting that a letter was received from Desert Valleys Builders Association.

Mayor Hernandez opened the Public Hearing for Item 30 at 9:47 p.m.

Public Comment: James Browynard

Mayor Hernandez closed the Public Hearing for Item 30 at 9:50 p.m.

Motion: To approve per staff recommendation.

Made by: Mayor Hernandez  
Seconded by: Mayor Pro Tem Martinez  
Approved: 5-0, by a unanimous roll call vote:

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

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").

Mayor Hernandez opened the Public Hearing for Item 31 at 9:54 p.m.

Public Comment: Colleen Edwards  
Travis Cooper

Mayor Hernandez closed the Public Hearing for Item 31 at 9:57 p.m.

*(Continued on next page.)*

*(Item 31, Resolution No. 2019-70, continued from previous page.)*

Motion: To approve per staff recommendation.

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

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

NOES: None.

ABSTAIN: None.

**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).

Motion: To approve per staff recommendation.

Made by: Agency Member Beaman Jacinto  
Seconded by: Agency Member Gonzalez  
Approved: 5-0, by a unanimous roll call vote:

AYES: Agency Member Bautista, Agency Member Beaman Jacinto, Agency Member Gonzalez, Vice Chair Martinez and Chair Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

*At 8:08 p.m., per Resolution No. 2019-34, Public Comments were moved up to page 7. With no further comments at this time.*

**REPORTS AND REQUESTS:**

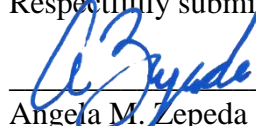
Council Comments/Report of Miscellaneous Committees.

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 10:27 p.m.

Respectfully submitted,



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Angela M. Zepeda  
City Clerk