



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

**May 13, 2020**

5:00 PM Closed Session

6:00 PM Regular Meeting

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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**, WITH A LIMIT OF **250 WORDS, OR THREE MINUTES**.

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.

**OR**, YOU MAY PROVIDE TELEPHONIC COMMENTS BY LEAVING A MESSAGE AT **(760)-262-6240 BEFORE 6:00 P.M.** TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE CITY COUNCIL.

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.

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

**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”

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

**ADJOURN TO CLOSED SESSION:**

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.**

**PLEDGE OF ALLEGIANCE:**

**CLOSED SESSION ANNOUNCEMENTS:**

**APPROVAL OF MINUTES:**

Regular Meeting Minutes of April 22, 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:**

Presentation on Coronavirus (COVID-19) Public Safety Response Efforts

**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.)

Voucher Listings — Manual Checks/Utility Billing Refunds/FY 2019-20 Expenditures as of May 13, 2020, \$2,405,434.81.

Resolution No. 2020-23 Establishing Revised Selection Criteria and Related Policies to be used during the review of Conditional Use Permits for Cannabis Retailers and Retail Microbusinesses (Round #2) within Subzone #1 (Pueblo Viejo), #3 (Dillon Road), #4 (Wrecking Yard), or #5 (Industrial Park) of the City.

Annual Investment Policy Update:

- a) Resolution No. 2020-25 a Resolution of the City Council of the City of Coachella
- b) Resolution No. WA-2020-05, a Resolution of the Coachella Water Authority
- c) Resolution No. SD-2020-02, a Resolution of the Coachella Sanitary District
- d) Resolution No. FD-2020-01, a Resolution of the Coachella Fire Protection District
- e) Resolution No. CBL-2020-01, a Resolution of the Coachella Education and Government Access Cable Channel Corporation

Adopt Resolution 2020-26 to set a July 8, 2020 public hearing for Municipal Solid Waste Rates for fiscal year 2020/2021.

Resolution No. 2020-28 Approving the Creation and Funding for a Part-Time Cannabis Compliance Liaison Position

Partial Assignment of Phasing Plan Agreement between Pathfinder Coachella Lots, LLC and Pulte Home Company, LLC (Valencia Community).

Investment Report – February 2020

Consulting Agreement with CannaBiz Consulting Group, LLC for 2020 Cannabis Consulting Services in the amount of \$25,000.

Notice of Completion – ProWest Constructors for the Senior Center Expansion, City Project F-31

Approve Lease Agreement with LGBT Community Center of the Desert, for property located at 1515 Sixth Street, Coachella.

Authorize rejection of all bids for Bagdouma Pool Rehabilitation Project No. 030520.

Professional Services Agreement with Arivitas Partners, LLC for 2020 HCD Planning Services in the amount of \$30,000.

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

Resolution No. 2020-29 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. 31 (Pueblo Viejo Villas - Parcel 2 of Lot Line Adjustment No. 2018-02).

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

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.

Appeal of the Planning Commission's revocation of Conditional Use Permit (CUP 312) to allow a Retail Cannabis Microbusiness on 20,000 square feet of land located at 84-161 Avenue 48. The Coachella Lighthouse, LLC, Appellant.

Non-Storefront Retail Cannabis Code Amendments

- a. Ordinance No. 1161 amending various sections of Title 17 (Zoning) of the Coachella Municipal Code to update and clarify provisions regarding retail cannabis businesses, specifically with regards to non-storefront retailers, non-storefront retail microbusinesses, storefront retail microbusinesses, and non-retail microbusinesses. (*First Reading*)
- b. Ordinance No. 1162 amending Coachella Municipal Code Chapters 5.68 and 5.69 regarding cannabis cultivation, manufacturing, testing, distribution, and retail regulatory permits, specifically with regards to non-storefront retailers, non-storefront retail microbusinesses, storefront retail microbusinesses, and non-retail microbusinesses. (*First Reading*)

Vista Del Agua Specific Plan and Environmental Impact Report

- a) Resolution No. WA-2020-03 a Resolution of the Board of Directors of the Coachella Water Authority approving the Water Supply Assessment dated November 2017 for the Vista Del Agua Project.
- b) Resolution No. 2020-02, a Resolution of the City Council of the City of Coachella certifying Environmental Impact Report (SCH # 2015031003) prepared for the Vista Del Agua Specific Plan; the adoption of environmental findings and a mitigation monitoring and reporting program pursuant to the California Environmental Quality Act and approving the Vista Del Agua Specific Plan Project.
- c) Resolution No. 2020-03 a Resolution of the City Council of the City of Coachella approving General Plan Amendment 14-01 on approximately 275 acres (Vista Del Agua Specific Plan) generally located on the south side of Interstate 10 and Vista Del Sur, north of Avenue 48; east of Tyler Street and west of Polk Street. General Plan Amendment 14-01 proposes to amend the General Plan from General Neighborhood, Urban Neighborhood, Suburban Neighborhood, Suburban Retail and Neighborhood Center to Specific Plan.
- d) Resolution No. 2020-04, a Resolution of the City Council of the City of Coachella approving Tentative Parcel Map 36872 to subdivide 275 acres into 6 numbered lots and 1 lettered lot for finance and conveyance purposes only.
- e) Ordinance No. 1156 an Ordinance of the of the City of Coachella approving Change of Zone 14-01 that changes the existing General Commercial (C-G), Residential Single Family (R-S), Manufacturing –Service (M-S) zoning to a Specific Plan zone.
- f) Ordinance No. 1157, an Ordinance of the City of Coachella approving the Vista Del Agua Specific Plan 14-01 that proposes residential, commercial, open space and park land uses along with development standards and design guidelines for the development of approximately 275 acres.

**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 for public inspection at the  
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES