



AGENDA

OF A REGULAR MEETING
OF THE

CITY OF COACHELLA

ECONOMIC DEVELOPMENT | PLANNING SUB-COMMITTEE

October 27, 2022
5:00 PM

Pursuant Assembly Bill 361,
along with the Governor's State of Emergency Declaration issued on March 4, 2020,
this meeting may be conducted via teleconference.

This meeting will be conducted via Zoom, with no in-person attendance.

If you would like to attend the meeting **via Zoom**, here is the link:

<https://us02web.zoom.us/j/88007186882?pwd=MGtYOU00RnJuSHN5Wm9iUzAyU3I1QT09>

Or One tap mobile :

US: +16694449171,,88007186882#,,, *998777#

Or Telephone:

US: +1 669 900 6833

Webinar ID: 880 0718 6882

Passcode: 998777

- Public comments may be received **via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes**:
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the Committee electronically via email to acarranza@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the Committee and entered into the record.
- **If you wish**, you may leave a message at **(760) 398-3502, extension 102, before 4:00 p.m.** on the day of the meeting.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Committee may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Regular Meeting Minutes of March 10, 2022, of the Coachella Economic Development | Planning Sub-Committee.

PRESENTATIONS:

2. Urban Employment Center Proposed Project – APN: 763-260-001 (38.8 Acres)
3. Hidden Harvest Building
4. Hotel Feasibility Study

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Committee on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

ADJOURNMENT:

Complete Agenda Packets are available for public inspection on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



MINUTES
OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
ECONOMIC DEVELOPMENT | PLANNING SUB-COMMITTEE

March 10, 2022
5:00 PM

CALL TO ORDER:

The Regular Meeting of the Economic Development | Planning Sub-Committee of the City of Coachella was called to order at 5:04 p.m. by Chair Hernandez.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Present: Committee Member Delgado and Chair Hernandez.

Absent: None.

Pursuant Assembly Bill 361, along with the Governor’s State of Emergency Declaration issued on March 4, 2020, this meeting was conducted via teleconference.

APPROVAL OF AGENDA:

There were no modifications to the agenda.

Motion: To approve the agenda as presented

Made by: Committee Member Delgado

Seconded by: Chair Hernandez

Approved: 2-0, by a unanimous voice vote

APPROVAL OF THE MINUTES:

1. Regular Meeting Minutes of September 2, 2021, of the Coachella Economic Development | Planning Sub-Committee.

Motion: To approve the minutes as presented

Made by: Committee Member Delgado

Seconded by: Chair Hernandez

Approved: 2-0, by a unanimous voice vote

PRESENTATIONS:

Committee Member Delgado recused herself from discussion on the following:

2. Economic Development Incentive for a Water/Sewer Deferment Program for the project formerly known as Red Moon RV Project. The 78.3 acres is located at 44-790 Dillon Road, and has been rebranded to “Coachella Lakes RV Resort.” The developer is requesting a proposed DIF deferral agreement of \$1,000,000 for sewer and water. Proposed deferral payment plan will provide five annual installments of \$200,000. A proposed agreement will next come to the City Council for vote.

Public Comment: John Rodriguez

Committee member Delgado returned to the meeting, and Chair Hernandez left the meeting during the following discussion:

3. KDI Presentation from Christian Rodriguez, Jerome Chou, and Chelina Odbert, a proposal for a Coachella Community Center to be located at the current City Hall, 1515 Sixth Street. Results from survey of programs selected by community members include:
 - Health + Wellness Programs
 - Arts + Culture Programs
 - Resources + Services

Phase I is estimated at \$246,000 and includes Project Management, Site Activations, Advance Three Catalyst Projects, Operations and Management, Finance, and Phasing. Next step is to come to the City Council for a vote.

Chair Hernandez returned to the meeting at this time:

4. The Holt Group, Inc. (THG) on their Avenue 50 and Polk Street Cultivation Project regarding the Coachella Interim Outdoor Cannabis Cultivation (Ordinance No. 1171). Requesting the City Council extending the CUP term to 12 years, with additional four-year extensions so long as no new residential development is built next to the site. Direction to be consistent with the ordinance. In addition, for staff to review any streamline changes needed and then take to Planning Commission and then to City Council to review an ordinance update.

Public Comment: Lindsay Holt, applicant
 Moe Essa, applicant

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

None.

ADJOURNMENT:

There being no further business to come before the Committee, Chair Hernandez adjourned the meeting at 6:38 p.m.

Respectfully Submitted,



Andrea J. Carranza, MMC
Deputy City Clerk