



Cathedral City

## CITY COUNCIL STUDY SESSION MINUTES

CITY COUNCIL CHAMBERS      68-700 AVENIDA LALO GUERRERO      CATHEDRAL CITY, CA 92234

Wednesday, February 22, 2017

STUDY SESSION

4:30 PM

### • CALL TO ORDER

*Mayor Pro Tem Greg Pettis called the February 22, 2017 City Council Study Session Meeting to order at 4:30 p.m.*

### • ROLL CALL

**Present**    4 -    Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar  
**Absent**     1 -    Mayor Stan Henry

**A motion was made by Council Member Kaplan, seconded by Council Member Carnevale, to excuse the absence of Mayor Stan Henry from the February 22, 2017 Study Session Meeting. The motion carried by the following vote:**

**Aye:**            4 -    Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

**Absent:**        1 -    Mayor Henry

### • AGENDA FINALIZATION

### • STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK

#### 1. PUBLIC COMMENT

*Sean O'Brien, Area Vice-President of In-shape, was called to speak. He gave an overview of the time line of things they have done to investigate the noise complaint from the Stone's. They question whether the said noise is coming from their facility or perhaps the Stone's are more sensitive to noise than the average person. No other resident has complained. They have taken multiple steps to help reduce noise coming from their facility. They want to be a good neighbor and resolve the issue.*

*Primo Trujillo, Cathedral City, was called to speak. Reported that they held their second Neighborhood Watch for Ocotillo park. He feels that the park is holding up well and they are working with the Police Department to make sure that it continues to do well. He questioned if the cameras are being used at the park and made some suggestions for alternate locations. He suggested that the vending carts sell healthier snacks at the park because the kids are eating junk and throwing their trash in the park.*

*Valerie Schechter, Cathedral City, was called to speak. She expressed her concern with ICE Officers that are in town and their presence are making families fearful. She suggested that the City do a proclamation to help residents feel safer.*

*Kevin Wittig, Cathedral City, was called to speak. He stated that he is interested in purchasing two lots in town*

*and what he needs to do to accomplish that.*

*Alan Carvalho, Cathedral City, was called to speak. He echoed what Valerie Schechter said. He also feels that the City needs to let the residents know that the City supports the community.*

## **2. STUDY SESSION**

### **2.A. [2017-73](#) Update on the Development of the CDBG Five-Year Consolidated Plan.**

*Vincent Lopez, Engineering Department, introduced a representative from the Ramsay Group, who gave an overview of the process preparing the City's Five-Year Consolidated Plan.*

*Discussion was held on how to proceed with the plan, which come back to the City Council at a future date for approval.*

### **2.B. [2017-75](#) Discuss Adding Cannabis Business's as an Allowed or Conditional Use in the Mixed Use Urban (MUU) District of the North City Specific Plan**

*It was the concensus of the City Council to have the Medical Cannabis Task Force discuss whether or not to add cannabis businesses as an allowed or conditional use in the Mixed Use Urban (MMU) District of the North City Specific Plan or any other area of the City that may be more suitable and to bring a recommendation to the City Council at a later date.*

## **3. CLOSED SESSION**

*City Attorney Eric Vail announced that the City Council will recess to Closed Session to discuss the items listed on the Agenda.*

*The City Council recessed to Closed Session at 5:11 p.m.*

### **3.A. [2017-77](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

**Property Location:** Approximately 12.5 acres at the Northwest Corner of East Palm Canyon Drive and Date Palm Drive.

**Negotiating Parties:** City of Cathedral City as Successor Agency to the former Redevelopment Agency and the City Urban Revitalization Corporation,

**Property Owners:** City Urban Revitalization Corporation

**Under Negotiations:** Price and Terms for potential purchase of real property.

### **3.B. [2017-78](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

**Property Location:** Approximately 1.8 acres at the Northside of Grandview Ave and Elna Way, APN: 686-141-007

**Negotiating Parties:** City of Cathedral City and Timothy Priehs

**Property Owners:** Timothy Priehs

**Under Negotiations:** Price and Terms for potential purchase of real property.

**3.C. [2017-79](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

**Property Location:** Approximately 1.8 acres north on Mission Drive by APN's 677-382-005 through 008

**Negotiating Parties:** City of Cathedral as the Housing Successor Agency and Mario Perez, Inc.

**Property Owner:** City of Cathedral City as Housing Successor Agency

**Under Negotiations:** Price and Terms for potential sale of real property

**3.D. [2017-84](#) Conference with Legal Counsel - Anticipated Litigation Significant exposure to litigation pursuant to paragraphs (d)(2) and (e)(1) of the Government Code.**

**One (1) matter**

*City Attorney Eric Vail announced that the City Council met in Closed Session to discuss the following items:*

*Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8. for the following properties:*

*- Property Location: Approximately 12.5 acres at the Northwest Corner of East Palm Canyon Drive and Date Palm Drive.*

*- Property Location: Approximately 1.8 acres at the Northside of Grandview Ave and Elna Way, APN: 686-141-007*

*- Property Location: Approximately 1.8 acres north on Mission Drive by APN's 677-382-005 through 008*

*and held a Conference with Legal Counsel - Anticipated Litigation Significant exposure to litigation pursuant to paragraphs (d)(2) and (e)(1) of the Government Code regarding one (1) matter.*

*There was no reportable action taken.*

**ADJOURN**

*Mayor Pro Tem Greg Pettis adjourned the Study Session Meeting of February 22, 2017 at 6:30 p.m.*

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STANLEY E. HENRY, Mayor

ATTEST:

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GARY F. HOWELL, City Clerk



Cathedral City

## CITY COUNCIL MINUTES

CITY COUNCIL CHAMBERS      68-700 AVENIDA LALO GUERRERO      CATHEDRAL CITY, CA 92234

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Wednesday, February 22, 2017

REGULAR MEETING

6:30 PM

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### • CALL TO ORDER

*Mayor Pro Tem Pettis called the regular meeting of the City Council to order at 6:30 p.m.*

### • PLEDGE OF ALLEGIANCE

*Council Member Shelley Kaplan led the Pledge of Allegiance.*

### • INVOCATION (MOMENT OF REFLECTION)

*Council Member Mark Carnevale offered the Invocation.*

### • ROLL CALL

**Present:** 4 - Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar

**Absent:** 1 - Mayor Stan Henry

### • AGENDA FINALIZATION

*City Manager Charles McClendon, announced that Item 3A. Appeal of Planning Commission Denial of Conditional Use Permit 16-007 for Sunshine Coast Wellness, 28201 Date Palm Drive, Suite B & C will need to be pulled from the Agenda and continued to March 8, 2017.*

**A motion was made by Council Member Kaplan, seconded by Council Member Aguilar, to continue the Appeal of Planning Commission Denial of Conditional Use Permit 16-007 for Sunshine Coast Wellness, 28201 Date Palm Drive to March 9, 2017. The motion carried by the following vote:**

**Aye:** 4 - Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

**Absent:** 1 - Mayor Henry

### • STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK

#### 1. PUBLIC COMMENT

*Robert Puentes, Cathedral City, was called to speak. He stated that there is an alleyway between Landau and La Paz that all the residents use to get to their apartment. The road is in terrible shape and requested that the road get fixed.*

*Tim Parrott, Cathedral City, was called to speak. He commended the City on the Taste of Jalisco Event. He suggested that the City Council discuss at a future Study Session Meeting on the formation of an Affordable Housing Commission Fair Practices Commission.*

*Kathleen Patterson, Cathedral City, was called to speak. She expressed her concern with the number of cannabis businesses located in the City.*

## **2. CONSENT AGENDA**

**A motion was made by Council Member Aguilar, seconded by Council Member Kaplan, to approve the following Consent Agenda Items. The motion carried by the following vote:**

**Aye:** 4 - Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

**Absent:** 1 - Mayor Henry

### **2.A. [2017-47](#) Purchase Agreement for the Downtown Mixed Use Project**

**This item was approved.**

Enactment No: M.O. 6733

### **2.B. [2017-82](#) Resolution Adopting Council Goals for 2017**

**This item was approved.**

Enactment No: Reso 2017-05

### **2.C. [2017-83](#) Appointment to the Mobile Home Fair Practices Commission**

**This item was approved.**

Enactment No: M.O. 6734

## **3. PUBLIC HEARINGS**

### **3.A. [2017-76](#) Appeal of Planning Commission Denial of Conditional Use Permit 16-007 for Sunshine Coast Wellness, 28201 Date Palm Drive, Suite B&C**

*This Item was continued to March 8, 2017.*

Enactment No: M.O. 6735

## **4. LEGISLATIVE ACTIONS**

### **4.A. [2017-52](#) Council Policy on Mayoral Rotation under the City Charter**

**A motion was made by Council Member Kaplan, seconded by Council Member Aguilar, to approve the first reading, by title only, an Ordinance of the City Council of the City of Cathedral City Adding Section 2.04.180 to the Cathedral City Municipal Code Relating to the Selection of a Mayor and Mayor Pro Tem and waive further reading. The motion carried by the following vote:**

**Aye:** 4 - Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

**Absent:** 1 - Mayor Henry

**4.B. [2017-80](#) Extension of Tow Contracts - Fee Adjustment**

*Rosario Avila, Cathedral City, was called to speak. She questioned how many vehicles Cathedral City impounds each year and of those how many are auctioned.*

*Commander Luna, responded that there are approximately 200, 30 day storages. He is not sure about the auctions, he would have to find out from the tow companies.*

**A motion was made by Council Member Carnevale, seconded by Council Member Kaplan, to endorse the extension of the current tow contracts with Southwest Towing and Mohica Towing with an amended schedule of allowable fees to include fees payable to the City for 30 day vehicle impound storages. The motion carried by the following vote:**

**Aye:** 4 - Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6737

**4.C. [2017-81](#) Amend Cathedral City Municipal Code Chapters 9.108, 9.26, 9.28, 9.30, 9.36, 9.38, 9.40 and 9.42 Related to Medical Cannabis (ZOA 16-003).**

*Miriam Alario, Cathedral City, was called to speak. She stated that she is in favor of legalizing marijuana, however, she is concerned with the number of marijuana businesses in Cathedral City and the effect it will have on the residents. She encouraged the City to limit the number of marijuana businesses allowed in the City.*

*Dale Jag, Cathedral City, was called to speak. He stated that he feels some rules need to be established and followed with regard to cannabis businesses.*

**A motion was made by Mayor Pro Tem Pettis, seconded by Council Member Kaplan, to approve the second reading, by title only, Zone Amendment No. 16-003, an Ordinance of the City Council of Cathedral City, California, Amending Chapters 9.108, 9.26, 9.28, 9.30, 9.36, 9.38, 9.40 and 9.42 of the Cathedral City Municipal Code Relating to Medical Cannabis. The motion carried by the following vote:**

**Aye:** 3 - Mayor Pro Tem Pettis, Council Member Kaplan, and Council Member Aguilar

**Nay:** 1 - Council Member Carnevale

Enactment No: Ord 789

**5. COUNCIL REPORTS**

*Council Member Shelley Kaplan, commended the staff and volunteers for the great event "Taste of Jalisco." There are a series of events happening at the Mary Pickford. Movies in the Park will begin this Saturday night at Ocotillo park. He stated that the When We Rise series will be shown at the Mary Pickford Theater.*

*Council Member Mark Carnevale, reported that he attended the Homeless Committee Meeting at CVAG and stated that the City of Indio has started a new program. He requested to meet with Chief Crum along with Councilmember Aguilar regarding the program. He attended the Public Safety Meeting and announced that Palm Springs will be dedicating a memorial highway for the two slain officers. He attended the Taste of Jalisco event, which was great. He also attended the Mary Nutter Softball tournament, which he really enjoyed.*

*Mayor Pro Tem Greg Pettis, announced that Taste of Jalisco was a great event. SCRAP Gallery set up a display of art work that was done by the children here and the children from Jalisco, made with recycled materials. He encouraged residents to participate in community meetings.*

*Council Member Shelley Kaplan, stated that the situation in Washington is unsure and can be confusing and not clear on what the outcome will be on many issues. He feels that everyone needs to pay attention and to stay involved.*

## **6. CLOSED SESSION**

*City Attorney Eric Vail announced that the City Council met in Closed Session to discuss the items listed under Closed Session on the Agenda during Study Session and is reflected in those minutes.*

**6.A. [2017-77](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

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**One (1) matter**

**ADJOURN**

*Mayor Pro Tem Pettis adjourned the Regular Meeting of the City Council at 7:21 p.m.*

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*STANLEY E. HENRY, Mayor*

ATTEST:

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*GARY F. HOWELL, City Clerk*