



Cathedral City

CITY COUNCIL STUDY SESSION

MINUTES

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

Wednesday, March 22, 2017

STUDY SESSION

4:30 PM

• CALL TO ORDER

Mayor Stan Henry called the Study Session Meeting of March 22, 2017, to order at 4:30 p.m.

• ROLL CALL

Present 5 - Mayor Stan Henry, Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar

• AGENDA FINALIZATION

• STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK

1. PUBLIC COMMENT

Sam Pace and Terry Nelson, Cathedral City, were called to speak. They presented the Fire Department with a first place trophy for the Meatball Festival. Proceeds will benefit the Cathedral City Boys and Girls Club.

Arvin Ocampo, Cathedral City, was called to speak. He provided comments, suggestions and areas of concern with regard to the CVAG Bicycle and Pedestrian Plan.

Andy Jessup, Automobile Club Association, was called to speak. He congratulated the City on the State of the City address. He asked that the Council reconsider any decisions that they have made or will make in the future with any medical marijuana cultivation businesses on Highway 111 behind the Volkswagon dealership. He would like to see the relationship between the dealerships and the City a positive and productive one.

Dan Jessup, Jessup Auto Plaza, was called to speak. He submitted a layout of what it would look like if Jessup was able to purchase the parcel listed on the Closed Session Item and the benefits to the City.

Mario Gonzales was called to speak. He congratulated the City on a great State of the City event. He indicated that he is the applicant for a project that will be coming before the City for approval. He stated that his project is for cultivation not distribution and there will be very little traffic. He stated that his project will be a good project.

2. STUDY SESSION

2.A. [2017-109](#) **Discussion of a Small Hotel Tourism Business Improvement District**

Charles McClendon, City Manager, gave an overview of what a Small Hotel Tourism Business Improvement District is and what the benefits are.

Richard Altman was called to speak, indicated that he is in support of having a Small Hotel Tourism Business

Improvement District.

Alan Carvalho, Cathedral City, was called to speak. He also supports a Small Hotel Tourism Business Improvement District.

It was the consensus of the City Council to bring back to the Council at their second meeting in April the consideration of the establishment of a Small Hotel Tourism Business Improvement District.

2.B. [2017-123](#) Report from the Cannabis Task Force

Charles McClendon, City Manger, presented the City Council with a report on the outcome of the discussions held by the Cannabis Task Force. They discussed zoning, separation requirements, signage and related provisions, taxes and a dispensary moratorium.

Bernard Steimann, member of the Cannabis Task Force, was called to speak. He stated that his report was provided to the City Council with their staff report. He stated that he feels that it is important to be competitive with the tax rate. He has invested a lot in the City and his business and is planning on staying in Cathedral City.

Richard Altman, was called to speak. He stated that the values in property are going up due to the cannabis industry.

Nick Hughes, Cathedral City, was called to speak. He questioned if the Cannabis Task Force discussed the expansion of hours and illegal deliveries.

Alice Daby, Cathedral City, was called to speak. She stated that she is a member of the Cannabis Task Force and it is an honor to serve. She stated that as the industry grows she doesn't want the City to lose site of the businesses that have invested in the community already and to think about that when setting the tax rates.

It was the concensus of the City Council to get more information on taxation regionally. Considering allowing dispensaries north of the I-10 with possible distance requirements and directed staff to look at all of the fees that the City charges.

2.C. [2017-121](#) Discussion on Structure of the Planning Commission

Charles McClendon, City Manager, gave an overview of the current structure of the Planning Commission and provided some back ground on how and why the current structure exists.

Council Member Shelley Kaplan, supports a separate Architectural Revirew Committee and that the Planning Commission being a 5 member commission. He supports the Commission appointing their own Chair and Vice-Chair.

Council Member John Aguilar, support going to a 5 member Planning Commission and having a seperate Architectural Review Committee. He supports having the Commission appoint their own Chair and Vice-Chair.

Mayor Stan Henry, suggested the possiblility of having each Council Member appoint a Plannning Commissioner as we move towards district elections for Council Members.

Mayor Pro Tem Greg Pettis, proposed limiting the number of times a project can go to the Architectural Review Committee to prevent delays. He stated that having district appointments for the Planning Commission could become problematic.

Council Member John Aguilar, stated that he would like to receive feedback from the current Planning Commissioners.

3. CLOSED SESSION

The City Council recessed to Closed Session at 6:15 p.m.

3.A. [2017-102](#) 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. [2017-106](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: Approximately 1.82 acres at the Southwest Corner of East Palm Canyon Drive and West Buddy Rogers Drive; APN's 687-193-003 & 004; 687-193-007 through 010; 687-195-002 through 010 and 687-195-012.

Negotiating Parties: City of Cathedral City as Successor Agency to the former Redevelopment Agency, the City Urban Revitalization Corporation, Tri-Vestco and Guy Whitten

Property Owners: City Urban Revitalization Corporation and Guy Whitten

Under Negotiations: Property Negotiations

3.C. [2017-110](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: Approximately 1.81 acres at the Southwest Corner of Avenida Lalo Guerrero and George Montgomery Trail; APN 687-475-001.

Negotiating Parties: City of Cathedral City and Barrie Livingstone.

Property Owners: City of Cathedral City

Under Negotiations: Property Negotiations

3.D. [2017-111](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: Approximately 13,010 sq. ft. at the Northwest Corner of Avenida Lalo Guerrero and George Montgomery Trail; APN

687-471-004.

Negotiating Parties: City of Cathedral City, Bob Yari and Alibaba Farzaneh.

Property Owners: City of Cathedral City

Under Negotiations: Property Negotiations

3.E. [2017-112](#) **Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

Property Location: Approximately 2.05 acres at the Southeast Corner of Diamond and San Joaquin; APN's 677-291-021 and 022.

Negotiating Parties: City of Cathedral City as Housing Successor Agency, Simon Shakib and Alibaba Farzaneh.

Property Owners: Housing Successor Agency

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

3.F. [2017-114](#) **Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

Property Location: Approximately 5.79 acres at Margot Murphy Way south of E. Palm Canyon Drive; A.P.N. 687-510-049 and 687-510-050, Parcels 6 and 7

Negotiating Parties: City Council as Successor Agency to the Former Redevelopment Agency and City Urban Revitalization Corp.

Property Owners: City Urban Revitalization Corp.

Under Negotiation: Price and Terms for Potential Sale of Real Property

3.G. [2017-116](#) **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.H. [2017-101](#) **Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

Property Location: Approximately .4 acres at the Southeast Corner of

Cathedral Canyon Drive and C Street; APN's 687-215-001 through 004.

Negotiating Parties: City of Cathedral City as Housing Successor Agency and Allan Grushkin.

Property Owners: Housing Successor Agency

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

3.I. [2017-125](#) Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1):

CATH-12-171 Avenida La Paloma

The City Council reconvened at 6:30 p.m.

City Attorney Eric Vail announced that the City Council met in Closed Session to discuss the following items during the Study Session Portion of the meeting:

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

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

Property Location: Approximately .4 acres at the Southeast Corner of Cathedral Canyon Drive and C Street; APN's 687-215-001 through 004.

There was no reportable action taken.

Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): CATH-12-171 Avenida La Paloma

The City Council authorized a full cost recovery in the code enforcement settlement case.

ADJOURN

Mayor Stan Henry adjourned the Study Session Meeting of March 22, 2017 at 6:33 p.m.

STANLEY E. HENRY, Mayor

ATTEST:

GARY F. HOWELL, City Clerk



Cathedral City

CITY COUNCIL MINUTES

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

Wednesday, March 22, 2017 REGULAR MEETING 6:30 PM

• CALL TO ORDER

Mayor Stan Henry called the March 22, 2017 City Council Meeting to order at 6:33 p.m.

• PLEDGE OF ALLEGIANCE

Council Member Shelley Kaplan led the Pledge of Allegiance.

The Cathedral City High School Choir sang the National Anthem.

• INVOCATION (MOMENT OF REFLECTION)

Council Member Mark Carnevale offered the Invocation.

• ROLL CALL

Present: 5 - Mayor Stan Henry, Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar

• SPECIAL PRESENTATIONS

The Cathedral City High School Choir sang songs for the City Council and public.

The Choir will be traveling for competition to Hawaii. Sponsorships would be greatly appreciated.

• AGENDA FINALIZATION

Council Member John Aguilar requested that item 2D. be removed for discussion.

• STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK

1. PUBLIC COMMENT

Dale Jag, Cathedral City, was called to speak. He spoke about Taste of Jalisco and its budget. He expressed his concern with accuracy of reporting expenses. He also stated that some of the links on the website were not working properly.

Sarah Mosley, Cathedral City, was called to speak. Thanked the Council for participating in the Day of the Young Child Event.

Alan Carvalho, Cathedral City, was called to speak. Expressed his concern with those that complain about events.

2. CONSENT AGENDA**2. CONSENT AGENDA**

A motion was made by Council Member Kaplan, seconded by Council Member Aguilar, to approve the following consent agenda items with the removal of Item 2C. and 2D. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

2.A. [2017-108](#) Receive and file Payment of Claims and Demands

This items was approved.

Enactment No: M.O. 6743

2.B. [2017-128](#) City Council Minutes of December 14, 2017 and January 11, 2017

This items was approved.

Enactment No: M.O. 6744

2.C. [2017-115](#) Professional Services Agreement to Perform the Comprehensive Annual Financial Report ("CAFR") Audit Activities

A motion was made by Council Member Aguilar, seconded by Council Member Kaplan, to approve a Professional Services Agreement with Lance, Soll & Lunghard to perform the annual financial audit activities for the next three (3) fiscal years with the option to extend up to three (3) additional fiscal years. The motion carried by the following vote:

Aye: 4 - Mayor Henry, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Nay: 1 - Mayor Pro Tem Pettis

Enactment No: M.O. 6745

2.D. [2017-118](#) Contract Award to Granite Construction in the Amount of \$635,433.60 for Construction of the Whitewater Neighborhood Street Improvements

Enactment No: M.O. 6746

2.E. [2017-122](#) Resolution Approving an Application for Grant Funds through the California Climate Investments Urban Greening Program.

This items was approved.

Enactment No: Reso 2017-08

2.F. [2017-126](#) Advanced Life Support (ALS) First Responder and ALS Emergency Ground Ambulance Transport Agreement with Riverside County

This items was approved.

Enactment No: M.O. 6747

3. PUBLIC HEARINGS

4. LEGISLATIVE ACTIONS

4.A. [2017-97](#) Sponsorship Agreement with Desert Ice Castle

A motion was made by Council Member Aguilar, seconded by Council Member Kaplan, to approve the Diamond Package/Center Ice Logo Sponsorship Agreement with Desert Ice Castle for a period of five (5) years. The motion carried by the following vote:

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

Nay: 1 - Council Member Carnevale

Enactment No: M.O. 6748

4.B. [2017-117](#) Introduction and First Reading of an Ordinance Amending the Code Related to Short Term Vacation Rentals and Adoption of the Related Fine and Fee Resolution

Bethany Ballard, Cathedral City, was called to speak. She indicated that she feels people have property rights and expressed her concern with the City telling them what they can and can't do with their property. She also expressed her concern with the City charging property owners for the use of their own property.

Tim Parrott, Cathedral City, was called to speak. He expressed his concern with homes being used as a hotel. He feels that there needs to be more inspections and restrictions placed on the homeowners who want to use their property as a short term vacation rental.

A motion was made by Council Member Kaplan, seconded by Mayor Pro Tem Pettis, to approve the introduction and first reading of an Ordinance Amending Section 3.24.011 of the Cathedral City Municipal Code Relating to Short Term Vacation Rental Units. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6749

4.C. [2017-119](#) Introduction and First Reading of an Ordinance Amending the Code Related to Noise

Tim Parrott, Cathedral City, was called to speak. He questioned if there is any place that it says where the decibels are measured.

Charles McClendon, City Manager, responded in the affirmative.

A motion was made by Council Member Kaplan, seconded by Council Member Aguilar, to approve the introduction and first reading of an Ordinance of the City Council of the City of Cathedral City Amending Various Sections of the Cathedral City Municipal Code Relating to Noise. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6750

4.D. [2017-120](#) Resolution of Intention to Vacate Certain Streets, Alleys, Public Highway and Utility Easements: Vacation No. 2017-01.

A motion was made by Council Member Kaplan, seconded by Mayor Pro Tem Pettis, to adopt a Resolution declaring its intention to vacate all or portions of Lot "B" (Hillery Road, formerly First Street), Lot "G" (Allen Avenua), and Lot "Y" (Hillery Road, formally First Street), as shown on the map of Cathedral City, filed in Book 13, at Pages 24 through 26, inclusive, of Maps, Records of Riverside County, California, together with the vacation of public highway and/or public utility uses on portions of Lots 44, 50, 51, 52, 53, 54, and 55, as shown on said map of Cathedral City, and public alleys located within Lots 45 and 48 of said Cathedral City, all located within the east half of Section 33, Township 4 South, Range 5 East, San Bernardino Meridian, at the northwest quadrant of East Palm Canyon Drive and Date Palm Drive; and set a Public Hearing date of April 26, 2017 to hear comments and testimony. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: Reso 2017-09

5. COUNCIL REPORTS

Council Member Mark Carnevale, announced that he met with Chief Crum, Officer Hodge and the City Manager regarding joining the CVAG CORE program. He attended the the Mayor's luncheon, the State of the City as well as the grand opening of the new swimming pool at Cathedral City High School. He announced that on March 25 Chief Wilson and the American Red Cross will be giving away free smoke alarms at the Sky Ridge Mobilehome Park. He reported that the week of April 4th is National Crime Victims Week. He also reported that there will be a program for Officer Hodge at the Elks Lodge on April 4th. He reminded everyone of the Church Services that will be held at the Mary Pickford Theater on the 9th of April.

Council Member John Aguilar, expressed his appreciation for the awesome job the City did on the State of the City. A community visioning workshop was held on the 16th. He felt that the workshop was very productive and thanked staff for their participation.

Council Member Shelley Kaplan, encourage everyone to attend the LGBT Events this weekend. He reminded everyone that the first Caviar Festival will be held in Cathedral City on April 1. He congratulated Alan Cavarlho and Chris Parman on the great State of the City event. He stated that he is one of the Valley City Representatives talking to CVAG on Community Choice Aggregation. Something should be brought to the Council in the next few months.

Mayor Pro Tem Greg Pettis, reported that movies in the park will be held on Saturday, if the wind continues it may be continued to a different day. He was in Washington, DC with the National League of Cities. They are asking that letters be sent to our local congressman to save CDBG funding. He also went to Sacramento with SCAG on a lobby trip talking about transportation and immigration. He had the opportunity to have a press conference with Mayor Garcetti to talk about AB1 and SB1, a transportation bill.

Mayor Stan Henry, attended the League of California Cities dinner on Monday. A City Selection Committee Meeting was also held and Yvonne Parks was voted at the LAFCO Rep. He reported that he was a guest speaker at BIA. On Saturday he attended the Date Palm Country Club Pancake Breakfast and the Day of the Young Child Event. He thanked Chris and Alan for doing an awesome job on the State of the City. He also commended the Chamber of Commerce for doing a fantastic job. He looks forward to working with the Greater Coachella Valley Chamber of Commerce and feels that there are great opportunities ahead. He also reported that there will be a free clinic for pets this coming weekend.

Mayor Pro Tem Greg Pettis, reported that on April 12th the Relay for Life was held at the Cathedral City High School. He announced that budget discussions on next budget cycle will begin in April and encouraged everyone to be involved.

6. CLOSED SESSION

City Attorney Eric Vail announced that the City Council met in Closed Session to discuss the following items during the Study Session Portion of the meeting:

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

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

Property Location: Approximately .4 acres at the Southeast Corner of Cathedral Canyon Drive and C Street; APN's 687-215-001 through 004.

There was no reportable action taken.

Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): CATH-12-171 Avenida La Paloma

The City Council authorized a full cost recovery in the code enforcement settlement case.

The City Council adjourned to Closed Session to discuss the remaining items on the Agenda at 7:58 p.m.

6.A. [2017-102](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

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Property Owners: City Urban Revitalization Corporation

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

6.B. [2017-106](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

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6.F. [2017-114](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: Approximately 5.79 acres at Margot Murphy Way south of E. Palm Canyon Drive; A.P.N. 687-510-049 and 687-510-050, Parcels 6 and 7

Negotiating Parties: City Council as Successor Agency to the Former

Redevelopment Agency and City Urban Revitalization Corp.

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Property Owner: City of Cathedral City as Housing Successor Agency

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6.I. [2017-125](#) Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1):

CATH-12-171 Avenida La Paloma

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

Conference with Real Property Negotiators Pursuant to Government Code 54956.8 for the following locations:

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

Property Location: Approximately 1.82 acres at the Southwest Corner of East Palm Canyon Drive and West Buddy Rogers Drive; APN's 687-193-003 & 004; 687-193-007 through 010; 687-195-002 through 010 and 687-195-012.

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Property Location: Approximately 5.79 acres at Margot Murphy Way south of E. Palm Canyon Drive; A.P.N.

687-510-049 and 687-510-050, Parcels 6 and 7.

There was no reportable action taken.

ADJOURN

Mayor Stan Henry adjourned the City Council Meeting of March 22, 2017 at 9:00 p.m.

STANLEY E. HENRY, Mayor

ATTEST:

GARY F. HOWELL, City Clerk